

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



**ITEM
12.1
(ID # 3691)**

FROM : DEPARTMENT OF WASTE RESOURCES:

MEETING DATE:
Tuesday, May 23, 2017

SUBJECT: DEPARTMENT OF WASTE RESOURCES: Adopt Resolution No. 2017-033, Certifying the Final Environmental Impact Report (EIR); Approve the Amended and Restated Master Lease for the Coachella Valley Compost (CVC) Facility with Burrtec Waste Industries, Inc., District 4, [\$0 – Department of Waste Resources Enterprise Funds] (Department to file Notice of Determination)

RECOMMENDED MOTION: That the Board of Supervisors:

1. Adopt Resolution No. 2017-033, certifying the Final EIR for the CVC Facility Solid Waste Facility Permit Revision Project (SCH No. 2013081021), adopting the Findings of Fact and Mitigation Monitoring Plan (MMP), in compliance with the California Environmental Quality Act (CEQA), with the requirement that the facility operator submit an annual report detailing compliance with the MMP to the Department of Waste Resources no later than 90 days after the beginning of the calendar year; and,
2. Approve the Amended and Restated Master Lease of County land consisting of approximately 39.8 acres located in an unincorporated area of Riverside County, California, at the closed Coachella Landfill property, with Burrtec Waste Industries, Inc. for the continued operation and expansion of a compost, wood chip, and C&D facility; and,
3. Authorize the Chairman to execute the Lease on behalf of the County; and,
4. Direct the Department of Waste Resources to file the Notice of Determination with the County Clerk within five working days of approval by this Board.

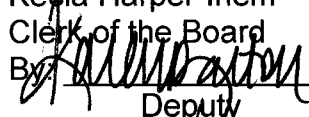
ACTION: Policy


Hans Kemkamp, General Manager - Chief Engineer 5/3/2017

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: May 23, 2017
xc: Waste, Recorder

Kecia Harper-Ihem
Clerk of the Board
By 
Deputy

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STATE OF CALIFORNIA**

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost
COST	\$0	\$0	\$0	\$0
NET COUNTY COST	\$0	\$0	\$ 0	\$ 0
SOURCE OF FUNDS: Department of Waste Resources Enterprise Funds			Budget Adjustment: NO	
			For Fiscal Year: 16/17	

C.E.O. RECOMMENDATION: APPROVE

BACKGROUND:

Summary

The CVC Facility is comprised of approximately 35+ acres south of the closed Coachella Landfill in an unincorporated area east of the City of Indio and immediately west of the northern limits of the City of Coachella. CVC was initially developed and operated by Salado Creek Enterprises, LLC in 2000 through a Master Lease agreement with the RCDWR. On September 24, 2002, the County agreed to assign the lease to Agri Service, Inc. On November 9, 2010 the County consented to the assignment of the Master Lease to Burrtec Waste Industries, Inc., who is the current operator.

The CVC Facility operates under Solid Waste Facility Permit (SWFP) No.33-AA-0292, and is currently permitted to process and compost a maximum of 250 tons per day (tpd) of organic material (green waste and food waste) to produce organic products and compost marketed to local landscapers, golf courses, farmers, and the general public. The facility is also permitted for up to 169 daily vehicles per day, as well as accepting 12,500 gallons per day (gpd) of grease trap liquids.

Burrtec proposes the following operational and administrative changes for the CVC facility:

- Increase the lease area from 35.27 acres to 39.8 acres
- Increase the maximum daily tonnage of compostable and non-compostable organic materials processed at the CVC from 250 tons per day (tpd) to 785 tpd
- Compost up to 450 tpd of organic materials
- Add 200 tpd of construction/demolition (C&D) waste processing
- Increase the number of days of operation from 6 to 7 days per week
- Add animal manures as a permitted organic feedstock
- Add gray water to the list of permitted liquids at the facility
- Increase the maximum gallons per day of grease trap liquids and gray water received at the facility from 12,500 gallons to 55,000 gallons
- Increase the total number of daily vehicles from 169 vehicles to 536 vehicles
- Various minor site improvements and administrative changes

The County of Riverside has the first discretionary action in the process to modify the CVC's SWFP to allow for the proposed operational and administrative changes. The County is being

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asked to review and approve the Amended and Restated Master Lease (see attached) and certify the EIR. Subsequently, Burrtec will require the approval of the revisions to SWFP by the Local Enforcement Agency, approval of revised Waste Discharge Requirements from the Regional Water Quality Control Board, Colorado River Basin Region, as well as approval of revised permits from the South Coast Air Quality Management District.

Amended and Restated Master Lease (Key Features)

- 15 year term with an option to extend for 10 years.
- Provides additional County control to address odors (if needed)
 - Compliance with County Organics BMPs.
 - Cease deliveries of odiferous materials.
 - Testing/sampling protocols.
- Maintenance assurance, clean up/restoration bond.
- Establishes In-County waste priority; limits on acceptance of Out-Of-County material.

California Environmental Quality Act (CEQA)

The Project was initially evaluated under CEQA in 2013 using an Initial Study/Mitigated Negative Declaration (Environmental Assessment No. CVC 2012-01), with the public review period beginning on August 8, 2013 and ending September 30, 2013. After reviewing the letters received during the public comment period, RCDWR determined that a fair argument was made that an Environmental Impact Report (EIR) should be prepared. As such, an EIR (State Clearinghouse No. 2013081021) was prepared by the Altum Group, an environmental consulting firm, in consultation with RCDWR, to evaluate the potential environmental impacts resulting from the proposed Project and to identify appropriate mitigation measures to reduce or eliminate these impacts. The EIR was prepared in conformance with CEQA (California Public Resources Code, Section 21000, et seq.), and the State CEQA Guidelines (California Code of Regulations, Title 14, Section 15000, et seq.).

The Notice of Preparation of the Draft EIR was circulated for public review between November 26, 2013, and December 26, 2013. The Draft EIR was prepared and released for public review from January 14, 2015 to March 2, 2015. In addition to holding multiple community outreach meetings, RCDWR and Burrtec met with various stakeholders upon request (developers, cities, Twenty-Nine Palms Band of Mission Indians, adjacent property owners, HOA's, regulatory agencies, etc.). RCDWR received approximately 50 comment letters during the public review periods for the Project (includes all letters received for the EA, NOP, and Draft EIR).

The Final EIR contains responses to comments, updated technical reports including the Air Quality/Greenhouse Gas (GHG) Impact Analysis, Noise Impact Analysis, and Traffic Impact Analysis, as well as an Odor Impact Analysis. The Odor Assessment verified that the Project would not result in significant impacts to the surrounding community, and the updated technical reports did not identify any new impacts and confirmed that the Project, with mitigation, would

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not result in any significant impacts to air quality, traffic, noise, or GHG. The RCDWR recommends certification of the EIR and approval of the Amended and Restated Master Lease.

Impact on Citizens and Businesses

The Project will assist the County and local jurisdictions in meeting the State's stringent rules and regulations regarding the disposal/recycling of organic waste. In addition, development of CVC will provide citizens and businesses a safe, convenient, and environmentally friendly alternative for disposal of green/food waste and C&D material.

SUPPLEMENTAL:

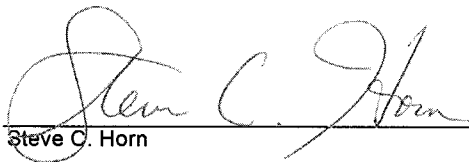
Additional Fiscal Information

There is no cost to the County for this facility and the services it offers. The Lease is a 15 year lease at a rental rate of 5% of the gross revenue to Waste Resources Enterprise Fund.

Contract History and Price Reasonableness

CVC was initially developed and operated by Salado Creek Enterprises, LLC in 2000 through a lease agreement with the RCWMD. On September 24, 2002, the County agreed to assign the lease to Agri Service, Inc. On November 9, 2010 the County consented to the assignment of the lease to Burrtec Waste Industries, Inc., who is the current operator. There is no cost to the County.

- ATTACHMENT A. Resolution 2017-033**
- ATTACHMENT B. Amended and Restated Master Lease for CVC**
- ATTACHMENT C. Final EIR**
- ATTACHMENT D. Notice of Determination**
- ATTACHMENT E. Letter from Twenty-Nine Palms Band of Mission Indians**


Steve C. Horn

5/15/2017


Gregory H. Priamos, Director County Counsel

5/4/2017

1 **BOARD OF SUPERVISORS**

COUNTY OF RIVERSIDE

2 **RESOLUTION NO. 2017-033**

3 **CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE COACHELLA**
4 **VALLEY COMPOST FACILITY SOLID WASTE FACILITY PERMIT REVISION PROJECT**
5 **(SCH #2013081021); ADOPTING ENVIRONMENTAL FINDINGS, AND A MITIGATION**
6 **MONITORING PROGRAM, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL**
7 **QUALITY ACT**

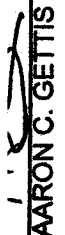
8 **WHEREAS**, the Coachella Valley Compost facility (CVC) is located within approximately 35 acres of the
9 closed Coachella Landfill property, owned by the County of Riverside ("County"), in an unincorporated area east of
10 the City of Indio and immediately west of the northern limits of the City of Coachella; and,

11 **WHEREAS**, CVC was initially developed and operated by Salado Creek Enterprises, LLC in 2000 through
12 a Master Lease agreement with the Riverside County Department of Waste Resources (RCDWR) on behalf of the
13 County; and,

14 **WHEREAS**, on September 24, 2002, the County agreed to assign the lease to Agri Service, Inc., and then
15 on November 9, 2010, County consented to the assignment of the Master Lease to Burrtec Waste Industries, Inc.
16 ("Burrtec"); and,

17 **WHEREAS**, Burrtec operates CVC under Solid Waste Facility Permit (SWFP) No.33-AA-0292, and is
18 currently permitted to process and compost a maximum of 250 tons per day (tpd) of organic material and receive up
19 to 12,500 gallons per day (gpd) of grease trap liquids; and,

20 **WHEREAS**, Burrtec proposes operational and administrative changes at CVC which include, but are not
21 limited to: (1) increasing the size of the CVC leased area by 4.5 acres; (2) increasing the supply of organic material
22 for production of compost and soil amendments from 250 tpd to 785 tpd; (3) processing up to 200 tpd of construction
23 and demolition material; (4) increasing grease trap liquids from 12,500 gallons per day (gpd) to 55,000 gpd; (5)
24 adding animal manure to the list of acceptable organic feedstock; (6) increasing the total number of daily vehicles
25 from the current permitted 169 vehicles to 536 vehicles; (7) relocating the scale and scalehouse; and (8) adding a
26 second scale and an employee breakroom; and,

BY:  AARON C. GETTIS
DATE: 5-18-17

1 **WHEREAS**, the proposed operational and administrative changes require an amendment to the Master Lease
2 for CVC and a revision to the SWFP (referred to herein as the "Project"), both necessitating compliance with the
3 California Environmental Quality Act (CEQA); and,

4 **WHEREAS**, pursuant to State CEQA Guidelines section 15151, the evaluation of environmental effects is
5 to be completed in light of what is reasonably feasible; and,

6 **WHEREAS**, the Project was initially evaluated under CEQA in 2013 using an Initial Study/Mitigated
7 Negative Declaration (Environmental Assessment No. CVC 2012-01), with the public review period beginning on
8 August 8, 2013 and ending September 30, 2013. After the public comment period, RCDWR determined that a fair
9 argument was made that an Environmental Impact Report (EIR) should be prepared; and,

10 **WHEREAS**, the RCDWR circulated a Notice of Preparation (NOP) of a Draft EIR for a 30-day public
11 review period commencing November 26, 2013, concluding on December 26, 2013; and,

12 **WHEREAS**, a Draft EIR (SCH #2013081021) was prepared that analyzed the Project. The Draft EIR was
13 circulated for public review and comment from January 14, 2015 to March 2, 2015, in compliance with the State
14 CEQA Guidelines; and,

15 **WHEREAS**, a Final EIR was prepared containing responses to comments, updated technical studies, and
16 additional discussion and analysis regarding the Project's potential for odor impacts; and,

17 **WHEREAS**, the revised technical reports and odor analysis did not identify any new impacts and confirmed
18 that the Project, with mitigation, would not result in any significant environmental impact; and,

19 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the public and
20 affected government agencies.

21 **NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED** by the Riverside County
22 Board of Supervisors ("Board"), in regular session assembled on May 23, 2017 that:

- 23 A. All the procedures of the CEQA have been satisfied, and the EIR (SCH #2013081021) prepared in
24 connection with the Project, is sufficiently detailed so that all the potentially significant effects of the
25 Project on the environment and measures necessary to avoid or substantially lessen such effects have
26 been evaluated in accordance with CEQA.

27
28

1 B. Pursuant to the provisions of Government Code Section 65350 et. seq., a public hearing was held
2 before the Board in Riverside, California, to consider certification of the EIR (SCH #2013081021)
3 for the Project.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental issues
5 associated with the Project are determined to have no environmental impacts in consideration of existing regulations:

6 A. Aesthetics

7 1. *Impacts: (Impact 5.1.3.2 b) Substantial damage to scenic resources, including but not limited to,*
8 *trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view*
9 *open to the public; or result in the creation of an aesthetically offensive site open to public view*

10 ***Trees, Rock Outcroppings and Unique or Landmark Features***

11 The CVC facility is an existing operation at its current location. The entrance, access road between
12 the entrance and the composting/processing area, are all existing elements of the facility. The
13 improvements to the physical site include widening the entrance to allow two-way traffic, and
14 improving the existing drainage system that drains the northwest side of the landfill. In the
15 composting/processing area the lease boundary will be expanded to allow a new construction and
16 demolition processing area, and the compost windrow area will be expanded to allow additional
17 windrows within an area already part of the lease agreement. These activities will all take place on
18 land that is already disturbed either by activities associated with composting, or by the previous use
19 of the site as a borrow pit to excavate material to cover and cap the closed landfill. The expansion
20 or changes in operations will not create any new aesthetic impacts in the area. There are no trees rock
21 outcroppings or unique features on the project site.

22 ***Scenic Vista or View Open to the Public***

23 The vicinity of the project includes scenic resources such as the Indio Hills located along the San
24 Andreas Fault northwest of the project site, the Little San Bernardino Mountains north and northeast
25 of the project site, and the Santa Rosa Mountains located across the Coachella Valley floor to the
26 west and southwest. The proposed project will not have an adverse effect on any of these scenic
27 resources because (1) the project has a very low profile with the tallest element being the compost
28 windrows at approximately eight feet in height; (2) the composting/processing activities occur and

1 will continue to occur near the center of the larger County Public Facilities site; (3) due to the local
2 topography, the site is only visible from some vantage points; and (4) the only other project element
3 that would be visible from a public view would be the proposed power poles along the existing water
4 line easement. These poles will be located along a route that is located in a depression at a level
5 lower than the composting area or the areas to the west and south. Therefore, although the tops of
6 the power poles may be visible from some vantage points, due to the distance between the site and
7 any public view, the poles will not be a dominate feature in any view of the project site. When
8 visible, the site will generally be visible in the midground and will not block a view. Therefore, the
9 project will not have an adverse impact on any scenic vista or view open to the public.

10 ***Result in the Creation of an Aesthetically Offensive Site Open to Public View***

11 The general vicinity of the project site can be characterized as vacant, undeveloped, largely open
12 desert situated on a northeast-southwest sloping alluvial fan emanating from the Little San
13 Bernardino Mountains. Properties to the south and east are undeveloped desert land. To the north,
14 north of the landfill and Coachella Valley Transfer Station (CVTS) site, the area is also undeveloped
15 desert land with two utility easements (Southern California Gas Company high pressure pipeline and
16 Los Angeles Department of Water and Power electric transmission line). To the east is also
17 undeveloped desert land. On the west and southwest, land uses include agriculture and the Vineyards
18 Motor Home Resort and Villas.

19 The topography of the project area is characterized by a series of northeast to southwest trending
20 drainages and related alluvial terraces emanating from the Little San Bernardino Mountains to the
21 northeast. Depending on a viewer's location, views of the CVC composting/processing area can be
22 restricted or blocked by the alluvial terraces when these are at a higher elevation than the viewer, or
23 can appear in the midground of a view when the viewer is (1) at a higher elevation, or (2) the view
24 is not blocked by an intervening terrace or sand dune. What this means is that when looking toward
25 the project site from the west, southwest or south, views of the CVC composting/processing area will
26 be severely restricted or blocked by the alluvial terraces that rise above most of the viewing locations
27 from these directions. In addition, views of the internal access road and site entrance at Landfill
28 Road are not visible from most views. Conversely, when looking toward the project site from the

1 northwest, the CVC composting/processing area can be seen in the midground of views because the
2 viewer is now above the CVC site and there are no intervening terraces at a higher elevation than
3 where the viewer is standing looking down. Further, this is an existing operation and the project
4 expansion would not greatly increase any visual or aesthetic impacts.

5 Properties surrounding the County's Public Facilities site that are within the City of Coachella are
6 designated for residential subdivisions in master planned communities. Therefore, these properties
7 will eventually be developed with residential land uses and as such, introduce new key observers to
8 the area. Properties adjacent to the County's Public Facilities site on the west and north are in
9 unincorporated County of Riverside and within the City of Indio's sphere of influence. Both agencies
10 have designated these properties as Open Space-Rural where residential uses are allowed but with
11 minimum 10-acre lots (one house/10 acres). However, as is evident in the key vantage points from
12 off-site locations around the County's Public Facilities site, views of the CVC site are either restricted
13 or obstructed by the combination of the following:

14 Relative isolation due to distance from property boundaries.

15 The approximate location of the CVC facility is near the geographic center of the County's larger
16 640-acre site and is distant from all of the property boundaries. The approximate distances are as
17 follows:

- 18 ○ 1,990 feet (0.38 mile) north of the southerly property boundary of the landfill site;
- 19 ○ 2,530 feet (0.48 mile) west of the easterly property boundary;
- 20 ○ 1,650 feet (0.32 mile) east of the westerly property boundary; and
- 21 ○ 2800 feet (0.53 mile) south of the northerly property boundary.

22 CVC's location in a topographical depression.

23 The CVC composting/processing area is located in a topographical depression created when the
24 landfill was open and the landfill operator excavated material to cover and cap the landfill during
25 closure. For example, under existing conditions, the area on the County's site that is east of the CVC
26 lease boundary is at an elevation ranging from 300 to 350 feet above sea level. The highest point
27 within the lease boundary is at an elevation of 270 feet, on the east side of the site, where the compost
28 windrows will be expanded. The windrows are generally eight (8) feet in height so the highest point

1 on the CVC site would be approximately 278 feet above sea level or at least 20 feet below areas to
2 the east. From most locations around the County's site looking toward the CVC
3 composting/processing area, views are restricted, blocked or too distant to be considered the
4 dominant feature within the view. Note: views from the west from the agricultural site adjacent to
5 the County's site were not considered because (1) the site is currently in agricultural use and there
6 are no viewers from this location; and (2) neither the City of Indio or the County of Riverside have
7 been approached by the property owner with a development proposal.

8 *CVC's low profile and absence of tall structures.*

9 The highest structure in the CVC composting/processing area is the water tank located near the
10 entrance to this area. The tank will remain in its present location. All other site elements will be
11 substantially lower than the tank. For example, the compost windrows will be limited in height to 8
12 feet. The employee breakroom/restroom will be a single story trailer; likewise the scalehouse will
13 be similar in size. The internal access road and site entrance are not visible from most views from
14 off-site where future urban uses such as residential neighborhoods may be developed. Finally, the
15 only other project element that would be visible from a public view would be the proposed power
16 poles along the existing water line easement. These poles will be located along a route that is located
17 in a depression at a level lower than the composting area or the areas to the west and south. Therefore,
18 although the tops of the power poles may be visible from some vantage points, due to the distance
19 between the site and any public view, the poles will not be a dominate feature in any view of the
20 project site.

21 *Changes in topography between key observer locations and the CVC site.*

22 The elevation in the vicinity of the project site ranges from approximately sea level along Dillon
23 Road on the west, to approximately 400 feet above sea level near the east boundary of the County's
24 site. For example, views of the CVC composting/processing area from the southwest, south, and
25 southeast are generally restricted or obstructed due to the increase in elevation trending southwest
26 to northeast, and by the fact that the CVC composting/processing area is located in a former borrow
27 pit. From the north views are blocked by the landfill, CVTS, and the existing borrow pit which are
28 all at higher elevations than the CVC site. However, views from the northwest do show that the CVC

1 composting and processing area is visible from this vantage point. In this example, the northeast to
2 southwest trending drainages and related alluvial terraces all decrease in elevation toward the CVC
3 site and beyond, affording views of the CVC site in the midground of these views.

4 Due to the (1) relative isolation of the distance from property boundaries; (2) CVC's
5 composting/processing area location in a topographical depression associated with the former use of
6 the site as a borrow pit; (3) CVC's site elements being low profile with an absence of tall structures,
7 with windrow heights at a maximum of eight feet, single story prefab buildings (scalehouse and
8 employee breakroom) and one element (water tank) at approximately 20 feet in height; and (4)
9 changes in topography between key observer locations and the CVC facility, the expansion of the
10 CVC facility will not adversely impact existing or future views of the area and no impacts will occur.

11 Reference: Revised Draft EIR page 5.1-7 - 14

12 B. Agriculture & Forest Resources

13 1. *Impacts: (Impact 5.2.3.2 a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide*
14 *Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and*
15 *Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use*

16 According to the FMMP maps and statistical data used for analyzing impact on California's
17 agricultural resources, a majority of the site is designated as Urban and Built-Up Land and Other
18 Land. As described in Section 5.2.2.1, Regulatory Framework, the FMMP defines Urban and Built-
19 Up Land as land occupied by structure with a building density of at least one unit to 1.5 acres, or
20 approximately five structures to a one-acre parcel. Additionally, according to the FMMP, Other
21 Land is defined as land not included in any other mapping category. Consequently, the project area
22 is not classified as having prime farmland or farmland of local significance. Therefore,
23 implementation of the expansion will not convert farmland to a non-agricultural use, and no impact
24 will occur.

25 Reference: Revised Draft EIR page 5.2-4

26 2. *Impacts: (Impact 5.2.3.2 b) Conflict with existing agricultural zoning, agricultural use or with land*
27 *subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve*
28

1 No sites in the project area are currently under a Williamson Act Land Conservation Contract.
2 Therefore, there will be no impact to existing zoning for agricultural use or Williamson Act
3 Conservation contract.

4 Reference: Revised Draft EIR page 5.2-4

5 3. *Impacts: (Impact 5.2.3.2 c) Cause development of non-agricultural uses within 300 feet of*
6 *agriculturally zoned property (Ordinance 625 "Right to Farm")*

7 The project site is not designated for agricultural use so the use of the site for solid waste uses does
8 not conflict with the County's commitment to agricultural land uses. The nearest agricultural site to
9 the CVC site is adjacent to the west of the County's 640-acre site where the farmer is growing table
10 grapes and citrus. Currently, the CVC operation provides soil amendment products to the adjacent
11 agricultural operator. In the future, this practice is expected to continue.

12 The project site is not designated for agricultural use so the use of the site for composting and related
13 uses does not conflict with the County's commitment to agricultural land uses. Therefore, there is
14 no impact.

15 Reference: Revised Draft EIR page 5.2-5

16 4. *Impacts: (Impact 5.2.3.2 d) Involve other changes in the existing environment which, due to their*
17 *location or nature, could result in conversion of Farmland, to non-agricultural use*

18 Current land uses surrounding the landfill site containing the CVC site consist of vacant land (north,
19 east and south), an agricultural site to the west (table grapes, dates and citrus groves) and the
20 Vineyards Luxury Motor Coach Resort and Villas to the southwest. Under existing conditions, the
21 CVC site is located approximately 1,650 feet (0.32 mile) east of the westerly property boundary.
22 The proposed expansion of the lease area will occur on the north side of the existing composting and
23 organics processing area, and the distance to the westerly property boundary will not change. The
24 composting and organics processing is a compatible land use with the adjacent agricultural use as
25 the CVC site provides an opportunity for the farm operator to dispose of plant based material and
26 purchase soil amendment products locally.

27 Therefore, the proposed expansion of the CVC site would not have an adverse impact on the adjacent
28 agricultural use.

1 Reference: Revised Draft EIR page 5.2-5

2 5. *Impacts: (Impact 5.2.3.2 e) Conflict with existing zoning for, or cause rezoning of, forest land (as*
3 *defined in public Resources Code Section 1220(g)), timberland (as defined by Public Resources Code*
4 *section 4526), or timberland zoned Timberland Protection (as defined by Govt. Code section 51104(g))*

5 As noted above, the County's 640-acre site is used for solid waste purposes including the operation
6 of the CVC facility and has a Natural-Asset zoning classification. Therefore the expansion of the
7 CVC facility would not conflict with any zoning or cause any rezoning of lands identified as
8 timberland and no impact will occur.

9 Reference: Revised Draft EIR page 5.2-6

10 6. *Impacts: (Impact 5.2.3.2 f) Result in the loss of forest land or conversion of forest land to non-*
11 *forest use*

12 Development of the proposed project would not result in any new conversion of forest land not
13 previously identified and analyzed by the California Department of Forestry and Fire Protection
14 (CALFIRE) and the United State Forest Service.

15 The proposed expansion of the CVC site would have no impact as there is no forest land on site or
16 in the vicinity.

17 Reference: Revised Draft EIR page 5.2-6

18 7. *Impacts: (Impact 5.2.3.2 g) Involve other changes in the existing environment which, due to their*
19 *location or nature, could result in conversion of forest land to non-forest use*

20 The proposed project will not result in the rezoning of forest land or timberland, or affect Timberland
21 Production. Therefore the proposed project will have no impact on forest land as there is no forest
22 land on site or in the vicinity.

23 Reference: Revised Draft EIR page 5.2-7

24 C. Biological Resources

25 1. *Impacts: (Impact 5.4.3.2 f) Wetlands as defined under Section 404 of the Federal CWA*

26 There are no wetlands on the project site; therefore no impacts to wetlands attributable to the
27 proposed project are anticipated.

28 Reference: Revised Draft EIR page 5.4-25

1 D. Cultural Resources

2 1. *Impacts: (Impact 5.5.3.2 a/b) Alter or destroy a historic site or cause a substantial adverse change*
3 *in the significance of a historic resource*

4 The ground surface in the project area has been extensively disturbed in the past by excavation of
5 soil to use to cover and cap the landfill, leaving little potential for intact cultural remains in shallow
6 subsurface deposits. The field survey produced completely negative results for potential cultural
7 resources within the project area. Scatters of modern refuse were observed throughout the project
8 area, but none of the items is of any archaeological or historical interest.

9 No potential "historical resources" were previously recorded within the project area, and none were
10 encountered during the survey for the expansion of the CVC site. In addition, no notable cultural
11 features from the historical period were found in the project area during the historical period, and the
12 Native American input did not identify any specific sites of Native American cultural value within
13 the project boundaries. Based on these findings, and in light of the criteria listed above, the
14 Archaeological Assessment conducted for the expansion of the CVC site concludes that no historical
15 resources exist within or adjacent to the project area and no impacts will occur.

16 Reference: Revised Draft EIR page 5.5-9 - 10

17 E. Hazards and Hazardous Materials

18 1. *Impacts: (Impact 5.5.8.2 c) Impair implementation of or physically interfere with an adopted*
19 *emergency response or evacuation plan.*

20 Review of the applicable County, City of Coachella and City of Indio emergency evacuation and
21 response planning document did not identify the location of the proposed project as proximal to such
22 planned routes. However, the proposed expansion of the CVC facility includes road improvements
23 that, when implemented, will result in a dedicated left turn lane from southbound Dillon Road to
24 eastbound Landfill Road, a southbound bypass lane for through vehicles, a southbound acceleration
25 lane for westbound Landfill Road vehicles transitioning onto southbound Dillon Road, and
26 lengthening the northbound dedicated right turn lane on Dillon Road to east bound Landfill Road.
27 This will allow an increase in the efficiency of the intersection and ensure that implementation of
28 emergency response or evacuation plans are not impaired. No impact is associated with the

1 expansion of the CVC facility with regard to physically interfering with an adopted emergency
2 response or evacuation plan.

3 Reference: Revised Draft EIR page 5.8-12

4 2. *Impacts: (Impact 5.5.8.2 e) Be located on a site which is included on a list of hazardous materials*
5 *sites and create a hazard to the public or environment.*

6 The CVC facility is not listed as a hazardous materials site. The State Department of Toxic
7 Substances Control website – Envirostor – was accessed in January 2014. The site did not identify
8 any sites, including the CVC facility that were considered hazardous materials sites. Therefore, no
9 impact is associated with the CVC facility as it does not appear on any list of hazardous materials
10 sites.

11 Reference: Revised Draft EIR page 5.8-13

12 3. *Impacts: (Impact 5.8.3.2 f-i) Result in an inconsistency with an Airport Master Plan; require*
13 *review by the Airport Land Use Commission; for a project located within an airport land use plan or,*
14 *where such a plan has not been adopted, within two miles of a public airport or public use airport, would*
15 *the project result in a safety hazard for people residing or working in the project area; For a project within*
16 *the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing*
17 *or working in the project area*

18 The project area is not located in an Airport Master Plan and will not require review by the Airport
19 Land Use Commission. The two closest airports are Jacqueline Cochran Regional Airport (at
20 approximately 5.5 miles straight line distance) and the privately-owned Bermuda Dunes Airport
21 (approximately seven-mile straight line distance). The CVC project site is outside both airport
22 Influence Area Boundaries. Therefore, no impact is associated with the expansion of the CVC
23 facility as it relates to inconsistencies with any Airport Master Plans or potential safety hazards
24 related to public or private airports.

25 Reference: Revised Draft EIR page 5.8-14 - 16

26 F. Hydrology and Water Quality

27 1. *Impacts: (Impact 5.9.3.2 e/f) Place housing within a 100-year flood hazard area, or place other*
28 *structures in a 100-year flood hazard area that would impede or redirect flood flows*

1 No housing is proposed as part of the CVC Expansion project. New habitable structures are proposed
2 to be placed outside the flood hazard area associated with the major drainage that traversed the
3 County's Public Facilities site. Therefore, no adverse impact is associated with flooding.

4 Reference: Revised Draft EIR page 5.9-17

- 5 2. *Impacts: (Impact 5.9.3.2 i) Substantially alter the existing drainage pattern of a site or area,*
6 *including through the alteration of the course of a stream or river, or substantially increase the rate or*
7 *amount of surface runoff in a manner that would result in flooding on-or off-site, or result in changes in the*
8 *amount of surface water in any water body*

9 The CVC site drains in a general northeast to southwest direction. Earthen berms direct run-off and
10 stormwater flows from the northeast away from and around the facility. On-site run-off is controlled
11 through the perimeter berms. The site is presently graded to drain inward so that all storm flows are
12 retained on-site and do not enter drainages to the north or the south.

13 Currently an HDPE liner system underlies approximately 10 acres of the compost operations area.
14 The proposed expansion project includes the emplacement of a comparably functional, engineered
15 earthen pad that will line the proposed compost operations areas, as discussed previously in this
16 section.

17 Percolation rates in unlined areas are not expected to differ substantially from the current and tested
18 rates as a result of the proposed CVC expansion. The amount of surface run-off is similarly not
19 expected to differ substantially; the area of expansion lies within an area of previously disturbed soils
20 (historic borrow area for the Coachella Valley Landfill).

21 ***Proposed Detention Basins***

22 The proposed project includes the construction of a series of detention basins that will effectively
23 capture run-off from a 25-year, 24-hour storm event

24 In addition a new siltation basin will be developed at the site entrance. This has been designed to
25 take the incidental stormwater flows from the closed landfill and convey them under the entry road
26 then into a basin where water will percolate into the ground. This system will replace the existing
27 swale currently used to serve this function.

1 The earthen basins will also prevent any surplus liquids draining from windrows from ponding
2 around windrows and/or flowing off-site. However, if standing water occurs, the operator intends to
3 vacuum out the water and reapply it in the compost area.

4 All containment structures and erosion and drainage control systems shall be designed and
5 constructed under the direct supervision of a California Registered Civil Engineer or Certified
6 Engineering Geologist, and shall be certified as meeting the prescriptive standards and performance
7 goals (WDRs). These improvements are subject to review and approval as part of the site's Waste
8 Discharge Authorization from the CRWQCB.

9 In general, the composting/processing area is not affected by off-site storm flows because it lies at a
10 higher elevation than the surrounding terrain, except on the south side of the lease area. The small
11 drainage along the southern lease boundary carries intermittent stormwater flow from the local
12 alluvial terrace; however, the operator has stated that to date, no stormwater in this drainage has
13 affected the site.

14 *Drainage*

15 As under existing conditions, positive drainage will be maintained away from all structures (5 percent
16 for 5 feet minimum) across unpaved areas to prevent ponding and subsequent saturation of the native
17 soil. Adequate site drainage is essential to future performance of the facility. Infiltration of excess
18 irrigation water (for the development of compost windrows) and stormwater can adversely affect the
19 performance of the subsurface soil at the site. Therefore, all flows will be directed into proposed
20 detention basins placed around the site. These basins will detain stormwater or leachate run-off.
21 Any water that does not evaporate will be used to supplement the site's water supply for dust control.
22 The proposed project's Drainage Plan has been designed to capture and detain stormwater that will
23 either evaporate within a few hours or be used to supplement the site's water supply for dust control
24 so that no runoff from the site will drain off-site. Therefore, the proposed project will not
25 substantially alter the existing drainage pattern of a site or area, including through the alteration of
26 the course of a stream or river, or substantially increase the rate or amount of surface runoff in a
27 manner that would result in flooding on-or off-site, or result in changes in the amount of surface
28 water in any water body. As such, no impacts will occur.

1 Reference: Revised Draft EIR page 5.9-18 - 20

2 3. *Impacts: (Impact 5.9.3.2 j) Result in changes in absorption rates or the rate and amount of surface*
3 *runoff*

4 Currently, the compost area has been graded to drain internally toward the compost windrows, and
5 stormwater does not leave the site. As under existing conditions, positive drainage will be maintained
6 away from all structures (5 percent for 5 feet minimum) across unpaved areas to prevent ponding
7 and subsequent saturation of the native soil. Adequate site drainage is essential to future performance
8 of the facility. Infiltration of excess irrigation water (for the development of compost windrows) and
9 stormwater can adversely affect the performance of the subsurface soil at the site. Therefore, all
10 flows will be directed into proposed detention basins placed around the site.

11 These basins will detain stormwater or leachate run-off. Any water that does not evaporate will be
12 used to supplement the site's water supply for dust control.

13 The proposed project's Drainage Plan has been designed to capture and detain stormwater that will
14 either evaporate within a few hours or be used to supplement the site's water supply for dust control
15 so that no runoff from the site will drain off-site. Therefore, the proposed project will not
16 substantially alter the existing drainage pattern of a site or area, including through the alteration of
17 the course of a stream or river, or substantially increase the rate or amount of surface runoff in a
18 manner that would result in flooding on-or off-site, or result in changes in the amount of surface
19 water in any water body. As such, no impacts will occur.

20 Reference: Revised Draft EIR page 5.9-20 - 21

21 4. *Impacts: (Impact 5.9.3.2 k) Expose people or structures to a significant risk of loss, injury or death*
22 *involving flooding, including flooding as a result of the failure of a levee or dam*

23 Habitable structures on site will be located outside the floodplain of the wash that traverses the
24 County's Public Facilities site. In addition, the proposed project's Drainage Plan has been designed
25 to capture and detain stormwater around the perimeter of the site, and away from the scalehouse and
26 employee breakroom. Therefore, exposure of people or structures to a significant risk of loss, injury
27 or death involving flooding would be less than significant. In addition, the project site is not located
28 downstream of a levee or dam. As such, no impacts will occur.

1 Reference: Revised Draft EIR page 5.9-21

2 5. *Impacts: (Impact 5.9.3.2) l) Result in changes in the amount of surface water in any water*
3 *body*

4 The CVC site drains in a general northeast to southwest direction. Earthen berms direct run-off and
5 stormwater flows from the northeast away from and around the facility. On-site run-off is controlled
6 through the perimeter berms. The site is presently graded to drain inward so that all storm flows are
7 retained on-site and do not enter drainages to the north or the south.

8 Currently an HDPE liner system underlies approximately 10 acres of the compost operations area.
9 The proposed expansion project includes the emplacement of a comparably functional, engineered
10 earthen pad that will line the proposed compost operations areas, as discussed previously in this
11 section.

12 Percolation rates in unlined areas are not expected to differ substantially from the current and tested
13 rates as a result of the proposed CVC expansion. The amount of surface run-off is similarly not
14 expected to differ substantially; the area of expansion lies within an area of previously disturbed soils
15 (historic borrow area for the Coachella Valley Landfill).

16 ***Proposed Detention Basins***

17 The proposed project includes the construction of a series of detention basins that will effectively
18 capture run-off from a 25-year, 24-hour storm event.

19 In addition a new siltation basin will be developed at the site entrance. This has been designed to
20 take the incidental stormwater flows from the closed landfill and convey them under the entry road
21 then into a basin where water will percolate into the ground. This system will replace the existing
22 swale currently used to serve this function.

23 The earthen basins will also prevent any surplus liquids draining from windrows from ponding
24 around windrows and/or flowing off-site. However, if standing water occurs, the operator intends to
25 vacuum out the water and reapply it in the compost area.

26 All containment structures and erosion and drainage control systems shall be designed and
27 constructed under the direct supervision of a California Registered Civil Engineer or Certified
28 Engineering Geologist, and shall be certified as meeting the prescriptive standards and performance

1 goals (WDRs). These improvements are subject to review and approval as part of the site's Waste
2 Discharge Authorization from the CRWQCB.

3 In general, the composting/processing area is not affected by off-site storm flows because it lies at a
4 higher elevation than the surrounding terrain, except on the south side of the lease area. The small
5 drainage along the southern lease boundary carries intermittent stormwater flow from the local
6 alluvial terrace; however, the operator has stated that to date, no stormwater in this drainage has
7 affected the site.

8 ***Drainage***

9 As under existing conditions, positive drainage will be maintained away from all structures (5 percent
10 for 5 feet minimum) across unpaved areas to prevent ponding and subsequent saturation of the native
11 soil. Adequate site drainage is essential to future performance of the facility. Infiltration of excess
12 irrigation water (for the development of compost windrows) and stormwater can adversely affect the
13 performance of the subsurface soil at the site. Therefore, all flows will be directed into proposed
14 detention basins placed around the site. These basins will detain stormwater or leachate run-off.
15 Any water that does not evaporate will be used to supplement the site's water supply for dust control.
16 The proposed project's Drainage Plan has been designed to capture and detain stormwater that will
17 either evaporate within a few hours or be used to supplement the site's water supply for dust control
18 so that no runoff from the site will drain off-site. Therefore, the proposed project will not
19 substantially alter the existing drainage pattern of a site or area, including through the alteration of
20 the course of a stream of river, or substantially increase the rate or amount of surface runoff in a
21 manner that would result in flooding on-or off-site, or result in changes in the amount of surface
22 water in any water body. As such, no impacts will occur.

23 Reference: Revised Draft EIR page 5.9-22 - 23

24 G. Land Use and Planning

25 1. *Impacts: (Impact 5.10.3.2 a) Result in a substantial alteration of the present or planned land use of* 26 *an area*

27 The proposed expansion of the CVC facility from an existing lease area of 35.27 acres to 39.8 acres
28 will allow the continuation of an existing permitted land use on an existing site. The project site is

1 located within the larger County Public Facilities site that also includes the closed Coachella Landfill
2 and the CVTS, a facility owned by the cities of Coachella and Indio through a Joint Powers
3 Agreement. The expansion of the facility will not affect surrounding property owners' ability to
4 utilize their properties in the future. The CVC site is located near the center of the larger County site
5 and is not readily accessible nor is it visible from most viewpoints from the surrounding area. Its
6 central location within the County Public Facilities site provides extensive buffers ranging from
7 1,650 ft. (0.32 mile) to 2,640 ft. (0.53 mile) from any existing or potential development.

8 Both the cities of Indio and Coachella are planning for the future development of surrounding
9 properties with a variety of urban uses, through their General Plan and Zoning designations,
10 understanding that the County Public Facilities site includes these existing solid waste land uses.
11 Therefore, because the proposed project is the continuation of an existing use, and the site is
12 relatively isolated both in distance and in the limitation of available views of the site from
13 surrounding properties, the expansion of the CVC facility would not result in a substantial alteration
14 of the present or planned land use of an area. As such, no impacts will occur.

15 Reference: Revised Draft EIR page 5.10-5 - 6

16 2. *Impacts: (Impact 5.10.3.2 b) Affect land use within a city sphere of influence and/or within*
17 *adjacent city or county boundaries*

18 The project site is located on a 640-acre site owned by Riverside County, designated a Public
19 Facilities and zoned N-A (Natural Asset), that is not within a city's sphere of influence, although it
20 is adjacent to the City of Coachella and the City of Indio's sphere of influence. Both cities are
21 planning their respective vacant land to be developed with a mix of residential and non-residential
22 land uses in master planned communities. The fact that the project is an expansion of an existing
23 use, and the fact that it is in a location where buffers of significant distance to adjacent properties
24 exist, the potential of any impact on land uses within adjacent jurisdictions is reduced to an
25 insignificant level. Likewise, the effect on the County's ability to continue to serve the City of
26 Coachella, the City of Indio and unincorporated areas in the County with solid waste collection and
27 transfer, and composting services would not be adversely affected by the future development on
28 adjacent properties. In fact, both the County and the operator are planning for the expansion of the

1 CVC facility in anticipation of this growth in order to continue to support these agencies in meeting
2 their solid waste diversion goals. Therefore, the project will not affect land uses within a city sphere
3 of influence, and there is no impact on land uses of adjacent jurisdictions nor on the CVC facility.

4 Reference: Revised Draft EIR page 5.10-6 - 7

5 3. *Impacts: (Impact 5.10.3.2 c) Be consistent with the site's existing or proposed zoning*

6 The CVC facility is located within the Coachella Landfill site which is zoned N-A (Natural Assets).
7 The CVC facility expansion is consistent with previous actions by the County of Riverside
8 authorizing the current CVC facility. The Land Use Ordinance of the County of Riverside
9 (Ordinance No. 348) states in Section 18.2.a.b. that: "No federal, state, county, or city governmental
10 project shall be subject to the provisions of this ordinance, including projects operated in combination
11 of these agencies or by a private person for the benefit of any such government agency". Riverside
12 County is the property owner. The CVC facility is operated by a private contractor under a lease
13 agreement with RCWMD, which is a public agency, and serves the public need of diversion of waste
14 including green waste, food waste and construction & demolition (C&D) material. Therefore, the
15 CVC facility is considered a "public project" and under the provision of Section 18.2.a.b (1) of
16 County Ordinance No. 348, the CVC facility expansion project is not subject to zoning requirements
17 and is consistent with previous land use actions by the County and does not conflict with the existing
18 zoning. Therefore, the project would be consistent with the existing zoning and no impacts will
19 occur.

20 Reference: Revised Draft EIR page 5.10-7 - 8

21 4. *Impacts: (Impact 5.10.3.2 g) Disrupt or divide the physical arrangement of an established*
22 *community (including a low-income or minority community)*

23 The project site is not located near or within any established communities and therefore would not
24 disrupt or divide the physical arrangement of any established communities. Therefore, there is no
25 impact to an established community.

26 Reference: Revised Draft EIR page 5.10-13

27
28

1 H. Mineral Resources

2 1. *Impacts: (Impact 5.11.3.2 a/b) Result in the loss of availability of a known mineral resource that*
3 *would be of value to the region and residents of the State, and/or; result in the loss of availability of a*
4 *locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other*
5 *land use plan*

6 Mining for construction grade aggregate material is common both in the region and in areas near the
7 CVC site which exhibit similar geomorphic and surficial characteristics. It may very well be that the
8 site of the proposed project occurs over substantive aggregate resources which the industry may one
9 day find economical to mine. However, the existing CVC facility and proposed improvements
10 related to the expansion of the facility are relatively temporary. The CVC facility takes in feedstock
11 and produces a product that leaves the site. In addition, proposed buildings – scalehouse and office,
12 employee breakroom, and the maintenance building will not be permanent structures. No other
13 development is planned to occur within the CVC site or the larger County-Public Facilities site which
14 is designated for similar uses (closed landfill, transfer station). Therefore, should cessation of
15 composting activities occur in the future, and if soil testing shows that the on-site material is
16 construction grade quality, the site could possibly be used for the recovery of aggregate materials in
17 the future.

18 Given the foregoing, it is evident that the proposed project will not result in the loss of availability
19 of any known mineral resource that would be of value to the region and residents of the State, or the
20 loss of availability of a locally-important mineral resource recovery site delineated on a local general
21 plan, specific plan, or other land use plan. As such, no impacts will occur.

22 Reference: Revised Draft EIR page 5.11-2 –13

23 2. *Impacts: (Impact 5.11.3.2 c) Be an incompatible land use located adjacent to a State classified or*
24 *designated area or existing surface mine*

25 The existing aggregate mine sites in the vicinity are located at least three miles north and northeast
26 of the project site. Neither construction nor operation of the proposed project would create any
27 incompatible land uses to existing mining operations, and instead is likely a compatible use to such
28 activities. Therefore, no project-related impacts are anticipated.

1 Reference: Revised Draft EIR page 5.11-3

- 2 3. *Impacts: (Impact 5.11.3.2 d) Expose people or property to hazards from proposed, existing or*
3 *abandoned quarries or mines*

4 There are no proposed, existing or abandoned quarries or mines on the project site. The
5 composting/processing area was used as a borrow pit to excavate material that was used to cover and
6 cap the closed Coachella Landfill, but no mining, per se was ever conducted at the site. The end use
7 of the borrow pit is the CVC composting/processing activities so no hazards associated with the pit
8 would occur. Therefore, no project-related impacts are anticipated since the site was never used as
9 a quarry or mine, and the area where material was borrowed is relatively shallow related to
10 surrounding topography.

11 Reference: Revised Draft EIR page 5.11-3

12 I. Noise

- 13 1. *Impacts: (Impact 5.12.3.2 a/b) Be located within two miles of a public airport or public use airport*
14 *where the project would expose people residing or working in the project area to excessive noise levels; or*
15 *be located within the vicinity of a private airstrip, where the project would expose people residing or*
16 *working in the project area to excessive noise levels*

17 The project area is not located in an Airport Master Plan and will not require review by the Airport
18 Land Use Commission. The two closest airports are Jacqueline Cochran Regional Airport,
19 approximately 5.5 miles southeast of the project site; and the privately-owned Bermuda Dunes
20 Airport, approximately seven miles to the southwest, west of the City of Indio. The CVC project site
21 is outside both airport Influence Area Boundaries. Therefore, no impact is associated with the
22 expansion of the CVC facility.

23 Reference: Revised Draft EIR page 5.12-11

- 24 2. *Impacts: (Impact 5.12.3.2 c/d) Expose people residing and working in the project area to excessive*
25 *Railroad or Highway Noise*

26 The project site is located approximately three miles from the nearest railroad right-of-way
27 (southwest of the project site) and therefore there is no impact on project employees from railroad
28 noise.

1 ***Construction Noise***

2 During construction, workers commuting to the project area and delivery of materials would result
3 in a slight increase in traffic along I-10 and Dillon Road. The proposed improvements to the project
4 site will require the delivery of materials to the site. However, delivery trucks would be a part of the
5 daily vehicle count allowed at the site, and would not be considered additional trips. Therefore the
6 project's construction traffic would not result in an increase in traffic noise. As such, no impacts
7 will occur.

8 ***Operations Noise***

9 For long term operation, project generated traffic would result in noise level increases greater than 3
10 dBA CNEL along Landfill Road. Noise modeling results show that existing traffic noise levels range
11 between 60.9-75.4 dBA CNEL along affected roadways; and existing plus project noise levels are
12 expected to range between 62.7 and 75.5 dBA CNEL along affected roadways. Increases in the
13 ambient noise levels attributed to project trips would range between 0.1 to 5.1 dBA CNEL along
14 Landfill Road. The increase in ambient noise levels where there are no sensitive receptors that would
15 be affected by project vehicle noise would be the only increase associated with project generated
16 trips that would be audible. All other increases in ambient noise levels due to project generated trips
17 would be less than 2 dBA CNEL. Because there are no sensitive receptors along that road segment,
18 no impacts related to highway noise during operation of the project would occur.

19 Reference: Revised Draft EIR page 5.12-12 - 13

20 3. *Impacts: (Impact 5.12.3.2 h) Expose persons to or generation of excessive ground-borne vibration*
21 *or ground-borne noise levels*

22 Ground-borne vibration is an oscillatory motion that is often described by the average amplitude of
23 its velocity in inches per second or more specifically, peak particle velocity. Ground-borne vibration
24 is much less common than airborne noise; the ambient peak particle velocity of a residential area is
25 commonly .0003 inches per second or less, well below the threshold of human perception of .0059
26 inches per second. Nonetheless, human reactions to vibration are highly subjective, and even levels
27 below the threshold can cause minor annoyances like rattling of dishes, doors, or fixtures.

1 The most vibration-causing piece of equipment that will likely be used on-site is the vibratory roller
2 during paving. This machine can cause vibration strong enough to annoy people over 100 feet away.
3 However, there are no sensitive receptors located within 100 feet of the project site therefore, there
4 would not be an impact, and no mitigation or mitigation monitoring is required.

5 Based on the California Department of Transportation data, haul trucks are not anticipated to exceed
6 0.10 in/sec peak particle velocity (ppv) at 10 feet (California Department of Transportation 2002).
7 Predicted vibration levels at the nearest off-site structures, which are located in excess of 25 feet
8 from the traveled roadway segments, are not anticipated to exceed even the most conservative
9 threshold of 0.2 inch/second ppv. Considering that there are no residential dwelling units located
10 within 25 feet of the haul route, there would be no impact.

11 Reference: Revised Draft EIR page 5.12-21 - 22

12 J. Population and Housing

- 13 1. *Impacts: (Impact 5.13.3.2 a) Displace substantial numbers of existing housing, necessitating the*
14 *construction of replacement housing elsewhere*

15 The proposed project would not displace any existing housing or persons as the site is not currently
16 being used for housing nor is it zoned for residential use. Therefore there is no impact.

17 Reference: Revised Draft EIR page 5.13-6

- 18 2. *Impacts: (Impact 5.13.3.2 c) Displace substantial numbers of people, necessitating the construction*
19 *of replacement housing elsewhere*

20 The proposed project would not displace any existing housing or persons as the site is not currently
21 being used for housing nor is it zoned for residential use. Therefore, no impact would occur.

22 Reference: Revised Draft EIR page 5.13-6 - 7

- 23 3. *Impacts: (Impact 5.13.3.2 d) Affect a County Redevelopment project area*

24 Neither the CVC compost site nor any of the area part of the expansion is in a County Redevelopment
25 Project Area and the construction or operation of the project site would not impact any existing or
26 planned redevelopment project areas. Therefore, no impact would occur.

27 Reference: Revised Draft EIR page 5.13-7

- 28 4. *Impacts: (Impact 5.13.3.2 e) Cumulatively exceed official regional or local population projections*

1 The proposed project does not include residential housing units; therefore, it will not exceed official
2 regional or local population projections. As such, no impacts will occur.

3 Reference: Revised Draft EIR page 5.13-8

4 K. Transportation and Traffic

- 5 1. *Impacts: (Impact 5.16.3.2 c) Result in a change in air traffic patterns, including an increase in*
6 *traffic levels or change in location that results in substantial safety risks*

7 The project area is not located in an Airport Master Plan and will not require review by the Airport
8 Land Use Commission. The two closest airports are Jacqueline Cochran Regional Airport (at
9 approximately 5.5 miles straight line distance) and the privately-owned Bermuda Dunes Airport
10 (approximately seven-mile straight line distance). The CVC project site is outside both airport
11 Influence Area Boundaries. Therefore, no impact is associated with the expansion of the CVC
12 facility.

13 Reference: Revised Draft EIR page 5.16-21

- 14 2. *Impacts: (Impact 5.16.3.2 d) Alter waterborne, rail or air traffic*

15 The project site is not located near a navigable waterway. Also, the project site is located
16 approximately three miles from the nearest railroad right-of-way. Finally, the project site is not
17 located near an airport such that air traffic would be adversely affected. Therefore, no impact to
18 waterborne, rail, or air traffic infrastructure would occur associated with the expansion of the CVC
19 facility.

20 Reference: Revised Draft EIR page 5.16-21

- 21 3. *Impacts: (Impact 5.16.3.2 g) Cause an effect upon circulation during the project's construction*

22 The proposed project will require the delivery of some construction material, and three modular
23 buildings, as well as vehicles and equipment to construct. These additional vehicles will be counted
24 as part of the existing daily trips permitted at the CVC site so no additional trips are anticipated
25 associated with construction of the proposed improvements. Therefore, no impact is associated with
26 the expansion of the CVC facility.

27 Reference: Revised Draft EIR page 5.16-24

- 28 4. *Impacts: (Impact 5.16.3.2 h) Result in emergency access or access to nearby uses*

1 Currently Landfill Road serves the CVC site, the CVTS site, the closed Coachella Landfill and the
2 adjacent agricultural site. Landfill Road begins at the intersection with Dillon Road and terminates
3 at the entrance to the CVTS site. Suitable emergency access to the site, or any adjacent uses, will
4 remain open and available during both construction and operations. No change in access to any of
5 these sites is proposed. Therefore, no impact is associated with the expansion of the CVC facility.

6 Reference: Revised Draft EIR page 5.16-24

7 5. *Impacts: (Impact 5.16.3.2 i) Conflict with adopted policies/plans or programs regarding public*
8 *transit, bikeways, or pedestrian facilities, or otherwise substantially decrease the performance or safety of*
9 *such facilities*

10 The proposed project would not result in hazards or barriers for pedestrians or bicyclists. The project
11 site is located in an area where there is an existing landfill and predominantly vacant land, and there
12 is no existing public transit, bicycle or pedestrian facilities located in proximity to the project site.
13 Therefore, no impact is associated with the expansion of the CVC facility.

14 Reference: Revised Draft EIR page 5.16-24

15 L. Utilities and Service Systems

16 1. *Impacts: (Impact 5.17.3.2 a) Require or result in the construction of new water treatment facilities*
17 *or expansion of existing facilities, the construction of which would cause significant environmental effect*

18 The CVC site is currently served by the City of Coachella. The connection is located at the westerly
19 lease boundary of the site. The water main is connected to an existing water tank on-site that stores
20 enough water to refill the water truck used for dust control and to apply process water to the compost
21 windrows. The operator, in discussions with the City Water Department has determined that no
22 upgrade to the water system is required with the proposed expansion of the facility. Therefore, there
23 is no impact.

24 Reference: Revised Draft EIR page 5.17-5

25 2. *Impacts: (Impact 5.17.3.2 e/f) Is the project served by a landfill with sufficient permitted capacity*
26 *to accommodate the project's solid waste disposal needs; does the project comply with federal, state, and*
27 *local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste*
28 *Management Plan)*

1 ***Solid Waste Disposal System***

2 With regard to solid waste disposal systems, the current operation of the CVC is consistent with the
3 goals and policies of the CIWMP by both recycling and reducing the amount of green waste that
4 would otherwise be land-filled. The recycling of green waste through composting is especially
5 crucial in assisting the County and its cities in meeting and maintaining AB 939 diversion goals.
6 Moreover, the project will also serve to "strengthen and develop markets for recycled or composted
7 materials and products throughout Riverside County," consistent with the goals of the CIWMP.
8 Finally, the proposed revisions to the SWFP to increase the capacity of the facility will assist the
9 County in meeting the State's new goal of 75 percent diversion by 2020 per AB341. The Project
10 will comply with all federal, state, and local regulations relating to solid waste.

11 No impact was identified; therefore no mitigation or mitigation monitoring is required. The proposed
12 project will have no impact related to solid waste disposal.

13 Reference: Revised Draft EIR page 5.17-14

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental impacts
15 associated with the SWFP Revision for Coachella Valley Compost are determined to be less than significant in
16 consideration of existing regulations:

17 A. Aesthetics

18 1. *Impacts: (Impact 5.1.3.2 a) Substantial adverse effect upon a scenic highway corridor within which*
19 *it is located.*

20 Dillon Road and Interstate 10 in the project vicinity are designated as County Eligible Scenic
21 Highways on Figure C-9 of the Riverside County General Plan, but to date, neither road has been
22 officially designated. The entrance to the CVC site at Landfill Road is approximately one mile east
23 of Dillon Road and is not visible due to the presence of a berm between Dillon Road and the adjacent
24 agricultural site between Dillon Road and the County's Public Facilities site. Likewise, the internal
25 access road between the scalehouse and the composting/processing area is not visible from Dillon
26 Road. Views of the project site from the I-10 Freeway are blocked by sand dunes.

27 At its closest point, the southwestern edge of the CVC composting/processing area is approximately
28 0.83 mile from the I-10 Freeway, and the easterly edge of the CVC site is approximately 1.3 miles

1 east of Dillon Road. For the most part the CVC site is situated in a topographic depression caused
2 by borrow activities associated with the closure of the Coachella Landfill. However, the project site
3 distance from these roadways, as well as the low profile of the composting facility, are such that no
4 scenic view will be compromised by project implementation. Therefore, impacts were determined
5 to be less than significant.

6 Reference: Revised Draft EIR page 5.1-6 – 7

- 7 2. *Impacts: (Impact 5.1.3.2 c) Interfere with the nighttime use of the Mt. Palomar Observatory, as*
8 *protected through Riverside County Ordinance No. 655.*

9 Area lighting is currently provided at the scalehouse/administrative office. Lighting in operations
10 areas may be provided by temporary mobile lighting systems.

11 The project site is located approximately 50 miles (straight line) from Mt. Palomar Observatory and
12 according to the Riverside County Integrated Plan (General Plan) Figure 7, the site is located outside
13 of Zone B of the Mt. Palomar Lighting Policy Area. Projects outside Zone B do not need to provide
14 special outdoor lighting features to minimize the effects on the nighttime sky or adhere to the
15 County's lighting requirements that limit light leakage and spillage. Therefore, the expansion of the
16 existing CVC site will not have an adverse impact on the Mt. Palomar Observatory and impacts will
17 remain less than significant.

18 Reference: Revised Draft EIR page 5.1-15

- 19 3. *Impacts: (Impact 5.1.3.2 d/e) Create a new source of substantial light or glare which would*
20 *adversely affect day or nighttime views in the area; and expose residential property to unacceptable light*
21 *levels.*

22 Area lighting will be provided at the scalehouse for security purposes. Lighting in operations areas
23 may be provided by temporary mobile lighting systems. Most operations of the CVC will take place
24 during daytime; therefore, no late-night operation is anticipated. Lighting may be required at the end
25 of the day (6:30 pm) during winter months and occasionally in the maintenance area when a vehicle
26 or piece of equipment is in need of repair. However, this would be temporary, with short term
27 lighting used to complete the end of the day site activities, and the maintenance area only being lit
28 during occasional maintenance work. The project is not expected to create new permanent night

1 lighting or glare that may affect nearby areas. In addition, the project site is located at least 1,000
2 feet from the nearest property boundary with an adjacent parcel. Therefore, the expansion of the
3 existing CVC site will not create a significant source of light or glare in the surrounding area and the
4 impacts will remain less than significant.

5 Reference: Revised Draft EIR page 5.1-15 - 16

6 B. Air Quality

- 7 1. *Impacts: (Impact 5.3.3.2 f) Create objectionable odors affecting a substantial number of people.*

8 Individual responses to odors are highly variable and can result in a variety of effects. Generally,
9 the impact of an odor results from a variety of factors such as frequency, duration, offensiveness,
10 location, and sensory perception. The frequency is a measure of how often an individual is exposed
11 to an odor in the ambient environment. The intensity refers to an individual's or group's perception
12 of the odor strength or concentration. The duration of an odor refers to the elapsed time over which
13 an odor is experienced. The offensiveness of the odor is the subjective rating of the pleasantness or
14 unpleasantness of an odor. The location accounts for the type of area in which a potentially affected
15 person lives, works, or visits; the type of activity in which he or she is engaged; and the sensitivity
16 of the impacted receptor.

17 ***Potential Construction-Related Odors***

18 Potential sources that may emit odors during construction activities include the application of
19 materials such as asphalt pavement, paints and solvents and from emissions from diesel equipment.
20 The objectionable odors that may be produced during the construction process would be temporary
21 and would not likely be noticeable for extended periods of time beyond the project site's boundaries.
22 Furthermore, the nearest off-site sensitive receptors to the project site are the proposed Vineyards
23 Phase 2 RV Park, which when completed will be as near as 3,700 feet to the proposed project's
24 construction activities. Due to the distance to the nearest sensitive receptors and the transitory nature
25 of construction odors, a less than significant odor impact would occur and no mitigation would be
26 required.

1 **Potential Operations-Related Odor Impacts**

2 Composting/processing activities at the CVC site have the potential to generate odors that could
3 migrate off-site. The *Odor Source Assessment Off-Site Analysis* was conducted for the proposed
4 project to quantify surface odor emissions and possible neighborhood odor impacts from the
5 greenwaste/food waste compost facility. Odor emissions from the CVC site were measured and
6 analyzed. The overall site odor emissions measured were substantially less than the industry average
7 for greenwaste only composting facilities. The site capacity for these measurements was 180 tons
8 per day for a 5.5 day week (existing conditions). The majority of the emissions come from the
9 process windrows (active composting cycle).

10 The possible odor impacts from the proposed expanded facility capable of composting 450 tons per
11 day on either a 5.5 day week schedule, or 7 day per week schedule, were also evaluated. Whether the
12 facility operates on a 5.5 day per week schedule, or a 7 day per week schedule, will not affect the
13 results of the atmospheric dispersion modeling analysis since the analysis is based on how much
14 compost is present at the site, not at the rate that the feedstock is received.

15 To determine odor impacts, thresholds were chosen for barely perceptible and measureable odors as
16 well as worst case impact odors. The threshold for measureable odor was determined to be 7.5 DT,
17 which registers a very light odor, normally below the complaint level. Without previous knowledge
18 of the odor source, most people would not be able to identify the source at this odor level. For worst
19 case impacts, a threshold level of 25 DL was used to demonstrate a worst case scenario of odors.
20 During the average daytime, all barely perceptible and measureable odor of 7.5 DT should occur
21 within the site property boundary. At night, possible barely perceptible and measureable odors are
22 shown outside of the County property boundary. For an impact threshold of 25 DT, distances range
23 from 2,500 feet to 3,400 feet from the center of the site, placing almost all impact level odors
24 generated by the proposed expanded facility inside the existing County property boundary, except
25 for the extreme condition of atmospheric drainage, where potential impact odors may protrude the
26 west property line.

27 Three worst case conditions were also evaluated. The transport distance to the southeast and north
28 were shown to be the same. The worst case measurable odor thresholds can occur in any direction

1 as shown on the exhibits. The frequency would be for an example, 0.55 percent of the time per year
2 to the southeast and 0.18 percent of the time per year to the north. Note that the modeling used for
3 this report was a worst case screening modeling that predicts only the possibility of measureable
4 odor.

5 The results of the Odor Source Assessment show that the normal site odor impacts occur in the
6 daytime to the northeast and in the nighttime to the northwest. No impact to any receptors is
7 anticipated from these normal conditions. To summarize:

- 8 1. In the southeast direction there are no existing receptors possibly affected by the measureable
9 odor.
- 10 2. To the north direction measurable odor would consist, at most, of barely measureable odor
11 occurring at most, much less than 1% of the time per year, and only at night.
- 12 3. No receptors, current or planned, would be subjected to measurable odors from these worst
13 case conditions.
- 14 4. In the west direction, the main influence on odor is atmospheric drainage. This is an
15 atmospheric condition that may occur due to downward sloping terrain, but is too weak to
16 register at a weather station. The compost facility has not received any complaints from the
17 west that would result from this atmospheric condition. Analytical results from the odor
18 evaluation indicate that the expanded facility may have further extension of odor transport
19 to the west. However, the odor would be barely measurable odor occurring very infrequently.

20 Almost all odor impacts (25DT) will occur inside the existing County property boundary. Barely
21 perceptible and measureable odor from the site will not travel to, or past, Interstate 10 in the
22 predominant wind direction to the southeast. There are also no existing receptors that will be possibly
23 affected by the barely measureable odor to the southeast. Although under normal conditions, no
24 impact to any receptors is anticipated, there may be occasions where normal conditions transition
25 into worst case conditions due to weather patterns or other unforeseen circumstances. In such
26 situations however, with good housekeeping methods, adherence to the BMPs set forth in the existing
27 Odor Impact Minimization Plan (OIMP) as required by Title 14 CCR Chapter 3.1, Compostable
28 Materials Handling Operations and Facilities Regulatory Requirements, and implementation of the

1 County Department of Waste Resources' Best Management Practices (BMPs) for site management
2 and odor control, the generation of unpleasant odors during composting/processing activities would
3 be controlled. Therefore, impacts were determined to be less than significant.

4 ***Regulatory Requirements and Best Management Practices for Compost Sites***

5 The proposed project would be required to conform to the odor requirements provided in California
6 Code of Regulations, Title 14, Chapter 3.1, Compostable Materials Handling Operations and
7 Facilities Regulatory Requirements, which provides specific odor management requirements for
8 compost facilities. In order to conform to Title 14, Chapter 3.1, the operator operates the existing
9 CVC site under an approved Odor Impact Minimization Plan (OIMP). The OIMP includes the
10 following components:

- 11 • Description of the meteorological conditions effecting migration of odors and/or transport
12 of odor-causing material off-site with consideration of effects related to seasonal variations;
- 13 • Complaint response protocol;
- 14 • Design considerations to minimize odors including special efforts for rapid processing of
15 food wastes and animal manures, methods and degrees of aeration, methods to maintain
16 aerobic conditions through control of moisture content, measures to control airborne
17 emissions including detailed policy and procedures regarding the receipt and processing of
18 gray water and grease trap liquids, water quality management, in addition to considerations
19 regarding equipment reliability, personal training, weather event impacts, and utility service
20 interruptions; and
- 21 • Operational procedures to minimize odors with detailed methods to reduce potential for odor
22 generation by stagnation of feedstock, drainage controls, storage practices, and finally
23 contingency plans.

24 In addition to the site's OIMP, the Riverside County Department of Waste Resources has developed
25 a set of Best Management Practices (BMPs). When implemented, implementation of BMPs in
26 conjunction with the site's OIMP will ensure that odor associated with CVC activities would be kept
27 under control.

- 28 • Designate full-time staff in charge of:

- Implementing the OIMP;
- Keeping the OIMP current in pace with changes in operations;
- Following protocol for odor complaints and investigations; and
- Training composting staff to adequately implement the OIMP.
- Document and develop mitigation measures to address any infraction or violation that may occur, with reporting to the County's Planning and Solid Waste Management Departments, and follow up within 15 days to remove remaining odiferous material in accordance with applicable laws, ordinances, and regulations.
- Cover food waste with ground green waste, or unscreened or screened compost within three hours of receipt and incorporate into an active pile within 48 hours of receipt to minimize odor generation and attraction to vectors.
- Directly incorporate wet or odiferous feedstock loads into actively composting windrows or aerated static piles, where practical, as well as mix and condition to reduce odor releases such that restaurant grease and oils do not exceed 5 percent by volume.
- Process restaurant grease and oils at the time of receipt such that there is no ponding of wet material in accordance with SCAQMD Rule 1133.3.
- Directly apply to an active windrow that no longer requires a compost cover, or to an active static pile that is aerated under negative pressure and uses an emissions control device, as required by SCAQMD Rule 1133.3.
- Configure and orient windrows/piles based on prevailing winds to minimize off-site exposures of receptors where feasible.
- Active composting shall be by means of either the windrow method, aerated static pile, extended aerated static pile, or an alternative technology approved by the LEA/DEH.
- Where feasible, the active composting pad location and windrow/pile configuration and orientation should be such that wind-driven off-site exposures of receptors to composting odors can be minimized.
- Turn windrows to meet applicable regulatory requirements pertaining to achieving pathogen reduction and odor minimization standards.

- 1 • Keep the curing of compost (>122°F) and active composting areas separate to avoid cross-
- 2 contamination and facilitate separate odor monitoring.
- 3 • Avoid screening of compost in unfavorable weather conditions, or apply misting water or
- 4 other odor reducing measures, as approved by the LEA/DEH during screening to lessen odor
- 5 emissions.

6 Through compliance with the site specific OIMP as well as State and County BMPs, regulations and
7 requirements, potential odors associated with site activities would not occur, or would be controlled
8 at the source in order to comply with Title 14 CCR requirements as well as the County's new BMPs
9 for operation of compost facilities.

10 *Compliance with SCAQMD Regulations and Rules*

11 Under federal and State law, SCAQMD is under legal obligation to enforce air pollution regulations.
12 These regulations are primarily meant to ensure that the ambient air meets federal and State air
13 quality standards. SCAQMD also has broad authority to regulate toxic and hazardous air emissions,
14 and these regulations are enforced in the same manner as those that pertain to the ambient air quality
15 standards.

16 New Source Review (NSR)

- 17 ○ The facility operator shall comply with the current New Source Review regulation codified
- 18 by SCAQMD Regulation XIII.

19 Note: NSR is a preconstruction review required under both federal and State statutes for new
20 and modified sources located in non-attainment areas that do not meet the Clean Air Act
21 standards. NSR applies to both individual permits and entire facilities.

22 Air Quality Permits

- 23 ○ The facility operator shall comply with SCAQMD Rule 203 and file applications for a Permit
- 24 to Construct and Permit to Operate prior to installation of any new or relocated equipment
- 25 or emission control device, or prior to modifications of existing equipment or emission
- 26 control device.
- 27 ○ The facility operator shall obtain a Change of Operator Permit for changes of operator for an
- 28 existing permit.

1 Note: This would require the combined VOC emissions from both the active and curing
2 phases of food waste composting to be reduced to 0.65 pounds per ton of compost
3 throughput.

4 *PM10 Reductions from Aggregate and Related Operations*

5 The facility operator shall comply with Rule 1157 to reduce PM10 emissions from aggregate
6 and related C&D operations.

7 Note: Rule 1157 applies to all permanent and temporary aggregate related operations, unless
8 otherwise exempt.

9 *Off-Road Equipment*

- 10 • The facility operator shall reduce emissions of oxides of nitrogen (NOx) and
11 particulate matter (PM) from off-road diesel vehicles in accordance with CARB
12 regulations.

13 Note: The Off-Road Regulation imposes limits on idling, requires a written idling policy,
14 and requires a disclosure when selling vehicles; requires all vehicles to be reported to ARB
15 (using the Diesel Off-Road Online Reporting System (DOORS) and labeled; restricts the
16 adding of older vehicles into fleets; and requires fleets to reduce their emissions by retiring,
17 replacing, or repowering older engines, or installing Verified Diesel Emission Control
18 Strategies, VDECS (i.e., exhaust retrofits).

19 *Compliance With CCR Title 14, Chapter 3.1, Odors*

- 20 • The facility operator shall prepare and maintain an Odor Impact Minimization Plan
21 (OIMP) required by California Code of Regulations (CCR), Title 14.

22 Note: The OIMP details potential odor impacts from the operation of the proposed project,
23 develops a complaint response protocol and provides design considerations and operational
24 procedures to minimize odors. Through compliance with the OIMP, the operational odor
25 impacts would be reduced to less than significant.

26 Reference: Revised Draft EIR page 5.3-49 – 60

27 C. Biological Resources

- 28 1. *Impacts: (Impact 5.4.3.2 d) Wildlife Movement and Corridors.*

1 The composting/processing area of the project site is located on an elevated alluvial surface or
2 alluvial terrace, with major washes below to the north and south. Because the expansion area is
3 directly adjacent to the existing facility and will largely take place in a previously disturbed area, no
4 significant habitat fragmentation will occur as a result of the proposed project. The
5 composting/processing area is not fenced and the expansion area will not be fenced since the site is
6 remote and is internal within the larger County 640-acre Public Facilities site.

7 Operations at the existing compost facility, adjacent to the proposed expansion area, are on-going,
8 and there is open space to the north and the east. The proposed hours of operation are between 5:30
9 am and 6:30 pm, and during most of the year, lighting will not be required as there would be adequate
10 daylight during these hours. However, during late fall and early winter, at the beginning or end of
11 the workday lighting may be required but it would be short term, likely lasting less than 2 hours.

12 Therefore, nighttime lighting would not adversely affect wildlife movement or wildlife corridors.
13 An existing, large agricultural development lies to the west, adjacent to the closed landfill, effectively
14 cutting off access to the site from the west and northwest. Southward there is an open corridor,
15 approximately 0.75 to 0.9 miles wide, between the agricultural area, along with the landfill property,
16 and the I-10 Freeway.

17 Overall, no significant habitat fragmentation or wildlife movement impacts are anticipated to occur
18 with the implementation of the proposed expansion of the CVC facility. No barriers, such as fences
19 or walls are proposed; thus, the site and surrounding wash area will remain open to wildlife
20 movement. Therefore the impact is less than significant.

21 Reference: Revised Draft EIR page 5.4-22 - 23

22 D. Cultural Resources

23 1. *Impacts: (Impact 5.5.3.2.f) Restrict existing religious or sacred uses within the potential impact*
24 *area.*

25 A summary of the protocol the project archaeologist followed to determine Native American interest
26 in the project area was outlined in Section 5.5.2.2 of the EIR. The conclusion was that no regional
27 tribes had information for the project area and that a Cultural Resources survey should be conducted.
28 The project archaeologist concluded that through the various avenues of research, no "historical

1 resources," as defined by CEQA, were found within or adjacent to the project area. No further
2 cultural resources investigation is recommended unless project plans undergo such changes as to
3 include areas not covered in the Archaeological Assessment. Therefore, impacts were determined
4 to be less than significant.

5 Reference: Revised Draft EIR page 5.5-15

6 E. Geology and Soils

7 1. *Impacts: (Impact 5.6.3.2 c) Be subject to seismic-related ground failure including liquefaction.*

8 Sites that are considered susceptible to liquefaction will exhibit evidence of groundwater elevations
9 at 50 feet or shallower. The Geotechnical Report states that groundwater was not encountered in the
10 soil borings where they encountered interbedded, silty sands with gravels, sands, sandy gravels with
11 cobbles, and gravelly sands with cobbles and boulders to a depth of 28 feet, the maximum depth of
12 exploration. Historic groundwater levels ranged from 90 to 97 feet in the vicinity of the project site
13 according to a report, Coachella Valley Investigation, conducted by the California Department of
14 Water Resources and published in July 1964. Since the 1980s, water levels in the central and
15 southern areas of the Coachella Valley have declined despite Colorado River imports. These declines
16 are largely due to increasing urbanization and groundwater pumping (CVWD 2000). In addition,
17 Rasmussen & Associates reviewed local well data in 1999 as part of their work on the development
18 of the CVTS, and found that historic groundwater levels in the area are over 100 feet below the
19 surface (Rasmussen 1999).

20 The site is located within an area designated by the County of Riverside to have Moderate
21 Liquefaction Susceptibility, given "No Groundwater Data and Susceptible Sediments." In light of
22 historical data, the liquefaction susceptibility is considered to be low to very low. Therefore a finding
23 of a low to very low potential for Liquefaction can be made and no mitigation or mitigation
24 monitoring is required. Impacts related to liquefaction will therefore remain less than significant.

25 Reference: Revised Draft EIR page 5.6-9 - 10

26 2. *Impacts: (Impact 5.6.3.2 e) Be located on a geologic unit or soil that is unstable, or that would*
27 *become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral*
28 *spreading, collapse or rockfall hazards.*

1 The hazard of landsliding is unlikely due to the regional planar topography. No ancient landslides
2 are shown on geologic maps of the region, and no indications of landslides were observed during the
3 geotechnical site investigation.

4 There are no steep slopes or other conditions on the CVC portion of the County's Public Facilities
5 site that might result in landslides, mudflows, lateral spreading, collapse, or rockfall. The County of
6 Riverside quantifies the slope angle as being between 0-25 percent. The northerly side of the site is
7 bounded by the wash which is separated from the site by a reinforced rip-rap berm at a 2:1
8 (horizontal:vertical) slope and is stable. Therefore, a less than significant impact is identified with
9 regard to Landslide Risk.

10 Reference: Revised Draft EIR page 5.6-11 - 10

- 11 3. *Impacts: (Impact 5.6.3.2 f) Be located on a geologic unit or soil that is unstable, or that would*
12 *become unstable as a result of the project, and potentially result in ground subsidence.*

13 The project is located in the Coachella Valley which has experienced up to 12 inches of regional
14 subsidence between 1996 and 2005. The project site is located in a Riverside County designated
15 area of active subsidence. The risk of regional subsidence at the project site is considered moderate.
16 However, because the proposed project does not involve the addition of loads that would lead to an
17 impact on local or regional subsidence, and no withdrawal of groundwater is proposed, development
18 of the habitable structures on site and the expansion of the CVC facility would have a less than
19 significant impact.

20 Reference: Revised Draft EIR page 5.6-12

- 21 4. *Impacts: (Impact 5.6.3.2 g) Be subject to geologic hazards, such as seiche, mudflow, or volcanic*
22 *hazard.*

23 The project site is not located in an area that is subject to seiche (large wave of water generated in an
24 enclosed or partially enclosed body of water such as a lake), tsunami (large wave of water or rapidly
25 rising tide generally associated with a seismic event that affects coastal areas), or volcanic (rupture
26 in the earth surface that allows gases or molten rock to escape) hazard. There are no steep slopes or
27 other conditions on the CVC portion of the County's Public Facilities site that might result in other
28 geologic hazards such as seiche, mudflows or volcanic hazard. The project site lies outside any areas

1 designated by Riverside County as 100- or 500-Year Flood Hazard Zone; therefore, mudflow activity
2 at the site is considered to be unlikely. Therefore, the expansion of the CVC facility would have a
3 less than significant impact.

4 Reference: Revised Draft EIR page 5.6-13

5 5. *Impacts: (Impact 5.6.3.2 h/i/j) Change in topography or ground surface relief features; create cut*
6 *and fill slopes greater than 2:1 or higher than 10 feet; or result in grading that affects or negates*
7 *subsurface sewage disposal system.*

8 The proposed project does not include significant grading that would result in changes in topography
9 or the creation of cut or fill slopes greater than 2:1 or higher than 10 feet. The project is the expansion
10 of an existing composting facility, including a new C&D sorting area, the relocation of the scalehouse
11 and scales, and the addition of an employee breakroom and a small maintenance building. The area
12 of the site where these elements will be developed is relatively flat so grading will be minimal. The
13 proposed septic system will be located in an area that will be excavated and filled/compacted as part
14 of the grading plan. This will be done to the County of Riverside's grading standards so there would
15 be no adverse effect on the system's ability to adequately function. The proposed project also
16 includes a minimal amount of grading along the southern lease boundary area to clearly delineate the
17 composting site from the small drainage feature to the south. Grading will likely be limited to the
18 creation of a short berm along the edge of the lease boundary.

19 The existing slope along the north side of the composting area was created when the County used
20 the area to borrow material to create a final cover for the Coachella Landfill. This slope is reinforced
21 with rip-rap and was generally developed at a 3:1 slope. The proposed expansion of the facility does
22 not include making any changes to the slope or otherwise adversely affecting its integrity.

23 Finally, the compost windrows that are developed on site are all designed to be eight feet or less in
24 height. Therefore, the expansion of the CVC facility would have a less than significant impact.

25 Reference: Revised Draft EIR page 5.6-14

26 F. Hazards and Hazardous Materials

27 1. *Impacts: (Impact 5.8.3.2 a) Create a significant hazard to the public or the environment through*
28 *the routine transport, use, or disposal of hazardous materials.*

1 The CVC facility is not a hazardous waste site and does not routinely use or dispose of hazardous
2 materials. The Solid Waste Facility Permit (SWFP 33-AA-0248) specifically prohibits accepting
3 hazardous waste. Occasionally household hazardous materials or hazardous materials associated
4 with landscaping/golf course maintenance such as pesticide containers, are brought into the facility
5 mixed in the green waste but is routinely removed at the tipping area where loads of feedstock are
6 unloaded. Therefore, the proposed project would not create a significant hazard to the public or the
7 environment through routine transport, use, or disposal of hazardous materials and impacts will
8 remain less than significant.

9 Reference: Revised Draft EIR page 5.8-9

- 10 2. *Impacts: (Impact 5.8.3.2 d) Emit hazardous emissions or handle hazardous or acutely hazardous*
11 *materials within one-quarter mile of a school.*

12 The nearest schools to the project site are Van Buren Elementary School and Amistad High School
13 over 3.5 miles away. Therefore the proposed expansion of the CVC Facility does not pose a threat
14 to these schools associated with hazardous materials and impacts were determined to be less than
15 significant.

16 Reference: Revised Draft EIR page 5.8-13

17 G. Hydrology and Water Quality

- 18 1. *Impacts: (Impact 5.9.3.2 c/g) Substantially deplete groundwater supplies or interfere substantially*
19 *with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the*
20 *local groundwater table (e.g., the production rate of pre-existing nearby wells would drop to a level which*
21 *would not support existing land uses or planned uses for which permits have been granted); otherwise*
22 *degrade water quality.*

23 ***Quantity of Groundwater***

24 The proposed project does not include the development of a well on-site that would withdraw any
25 groundwater, nor would the project result in the direct addition of new water to the groundwater
26 aquifer. As discussed previously, the compost site will be improved with a series of detention basins
27 that will detain water until it evaporates. However, because the site is located in an arid climate
28 where the average annual rainfall is less than 4 inches, the amount of stormwater in these basins is

1 expected to be negligible and would evaporate within a few hours. For storm events that are more
2 severe, the operator will take advantage of the water in the basins and use it to supplement the water
3 supply for dust control.

4 ***Existing Water Usage for Operations and Composting Activities***

5 Active composting requires a moisture content of approximately 50 to 60 percent. Although organics
6 and food waste have high moisture contents, additional water must be added throughout the active
7 compost phase. Process water is derived from two sources: 1) domestic water provided by the City
8 of Coachella Water Department through a 6-inch pipeline connected to a City-owned water tank
9 located southwest of the facility; and 2) grease trap liquids brought to the site. Domestic water is
10 pumped into an aboveground water storage tank, which then feeds by gravity to water trucks used
11 for dust control. This water is also available for fire prevention. Domestic water is conveyed
12 throughout the facility through an underground piping and an above ground hydrant system making
13 water available to moisture condition active windrows by hose. Water is presently used for the
14 following:

- 15 • Compost process water
- 16 • Dust control from grinding and screening activities
- 17 • Dust control on unpaved roadways

18 No City water is currently used for consumption; bottled water is provided for drinking water.
19 Sanitary services are accommodated by portable toilets and sinks. In 2012, the City's Water
20 Department records indicated that CVC used a total of 9,876,592 gallons for the calendar year or an
21 average of 34,560 gallons per business day. Presently, the potable water is supplemented by
22 incoming loads of grease trap liquids. The facility is currently permitted to accept up to 12,500
23 gallons of liquid grease waste per day for a total demand of 47,060 gallons of water and other liquids
24 per day. Water usage varies by season, with substantially more water being consumed during
25 summer months.

26 ***Projected Water Usage for Operations and Composting Activities***

27 Under future conditions, water usage will also vary depending upon the quantity of compost being
28 produced versus soil amendments and mulches. In order to attain an average of 50 to 60 percent

1 moisture in new compost batches, water may be added at a rate of 3,500 gallons per 100 tons of
2 compost feedstock. Water is continually added throughout the active compost stage and is typically
3 applied during windrow turning activities to add moisture and control dust and emissions. Assuming
4 that each windrow is turned five times during active composting over the course of six weeks,
5 approximately 231 gallons of water or other liquid per ton of active compost is needed through the
6 active compost stage. Therefore, at peak operations of 450 tpd of active compost, approximately
7 103,950 gallons of water or other liquids is required for process water. In 2012, CVC was producing
8 approximately 150 tpd of active compost requiring approximately 33,100 gpd of process water. No
9 withdrawal or groundwater pumping from on-site, monitoring wells is proposed.

10 ***Supplementation from Gray Water and Grease Trap Liquids***

11 Incoming gray water and grease trap liquids are used to supplement domestic water as active compost
12 process water. The proposed expansion includes an increase in total grease trap liquids from 12,500
13 gpd to 55,000 gpd. Therefore, of the total process water demand of 103,950 gpd, gray water and
14 grease trap liquids will account for 53 percent of the total process water demand.

15 ***Existing and Projected Water Usage for Dust Control on Roadways***

16 Presently, all unpaved roads are watered for dust control an average of twice per day. There is
17 approximately 5,000 lineal feet of unpaved roads on-site. A 2,000 gallon water truck can spray
18 approximately 1,200 lineal feet of roadway. Therefore, approximately 16,700 gallons of water or
19 four 2,000-gallon water truckloads is currently needed for dust control. The proposed expansion will
20 increase the total unpaved roadways to approximately 8,500 lineal feet.

21 Using the same assumption of water application, the expansion will require approximately 28,300
22 gallons for roadway dust control.

23 ***Existing and Projected Water Usage for Dust Control in Processing***

24 Additional water is used for dust control during organics grinding and screening activities. Although
25 grinding and screening activities vary from day to day, an average of 2,500 gallons of water is used
26 per day (gpd) for such activities. It may be assumed that grinding and screening activities will
27 increase approximately three times with the expansion. Therefore, approximately 7,500 gpd will be
28 used for process dust control at full operations. C&D activities will also require water for dust

1 control. Sorting mixed C&D wastes using a shaker screen and sort line will require the application
2 of water to the C&D wastes prior to loading onto the shaker screen. It is estimated that at 200 tpd,
3 process dust control will require approximately 1,500 gpd of water.

4 ***Projected Water usage for Facilities***

5 The proposed expansion includes the installation of break rooms that will include restrooms and a
6 kitchen. It may be assumed that the main employee building will have five to six toilet fixtures and
7 three sinks. According to the USGS Water Science School ([http://ga.water.usgs.gov/edu/qa-home-](http://ga.water.usgs.gov/edu/qa-home-percapita.html)
8 [percapita.html](http://ga.water.usgs.gov/edu/qa-home-percapita.html)), typical water use per person per hand washing and toilet flush is four gallons.
9 Assuming that each employee uses the restroom five times per work day, average water use for up
10 to 49 employees would be 980 gallons per day. As presented in Table 5.9-1, the net increase in
11 consumption of potable water to be obtained from the City of Coachella due to project
12 implementation is an estimated 48,130 gallons per day. When assuming that an average household
13 of four uses 400 gallons per day, the increase in water consumption at CVC would be equivalent to
14 that of 120 households. For perspective purposes, the City of Coachella in its recently adopted
15 General Plan Housing Element had 8,995 households in 2010 and the Southern California
16 Association of Governments (SCAG) projects that by 2020 the number of households at 17,300.
17 Therefore this amount of water that would be used by the project represents 0.7 percent of the City's
18 projected water needs. Taking green waste, food waste and other organic material and turning it into
19 compost or other soil amendment products is a water conservation measure that is being used more
20 often in the Coachella Valley because the use of this material allows farmers, golf courses, city parks,
21 and others to use less water. The amount of water used at one of these sites is directly related to the
22 type of soil and the percentage of organic matter found in the native soils. Local soils in the vicinity
23 of the project site are predominately sandy soils with a mix of rocks, stones and cobble, indicative of
24 alluvial soils, with some loamy qualities. Where loam is present, the soil could contain more
25 nutrients, moisture, and humus than sandy soils. Therefore, the local soils would benefit from being
26 mixed with compost or other soil amendments available from the CVC facility because composted
27 material not only has a relatively high moisture content due to the use of water in the
28 composting/curing process, but also when applied to the soil acts as a barrier to evaporation.

1 Therefore, although the composting process requires water to produce the material, it also saves
2 water when applied by the product's end users in the same region.

3 The operator is not currently using groundwater from on-site wells. Additionally, water used for the
4 composting process and site maintenance shall be limited to the amount necessary for optimal
5 compost processing and dust control as required by the site's (WDRs). Therefore, impacts were
6 determined to be less than significant.

7 Reference: Revised Draft EIR page 5.9-11 – 14

8 H. Land Use and Planning

9 1. *Impacts: (Impact 5.10.3.2 d) Be compatible with existing surrounding zoning.*

10 The CVC site is located within the County's Public Facilities site for the Coachella Landfill which
11 is currently zoned NA (Natural Assets). County zoning to the north and west of the County's 640-
12 acre site is W-2-10, City of Coachella zoning to the south and west of the County's site is R-S
13 (Residential Single Family) and Open Space. As discussed previously, the fact that the project is an
14 expansion of an existing use, and it is located in the County's Public Facilities site where the CVC
15 facility has been sited so that buffers of significant distance to adjacent properties exists, the potential
16 of incompatibility with the zoning of adjacent jurisdictions is reduced to a less than significant level.
17 The CVC lease area includes a road that begins at its intersection with Landfill Road and traverses
18 the County's 640-acre site within a narrow linear lease area forming the access road, to the area
19 where composting/processing and related activities occur. This site is located near the center of the
20 County's larger 640-acre Coachella Landfill site. The approximate location of the CVC facility
21 related to the County's property boundaries are as follows:

- 22 • 1,990 feet (0.38 mile) north of the southerly property boundary of the landfill site;
- 23 • 2,530 feet (0.48 mile) west of the easterly property boundary;
- 24 • 1,650 feet (0.32 mile) east of the westerly property boundary; and
- 25 • 2,800 feet (0.53 mile) south of the northerly property boundary.

26 The CVC facility was developed in an area that was used as a borrow pit for the closure of the landfill.
27 The County's contractor removed material from this area to use to cover and cap the landfill, thus,
28 the CVC composting/processing area is located at an elevation lower than the surrounding area to

1 the south and east internal to the County's site. Therefore, impacts were determined to be less than
2 significant.

3 Reference: Revised Draft EIR page 5.10-8 - 9

4 I. Noise

5 1. *Impacts: (Impact 5.12.3.2 e) Expose people residing and working in the project area to excessive*
6 *project-related noise.*

7 There are currently no people residing or working within one mile of the CVC
8 composting/processing area of the facility, that area of the CVC site that would likely generate the
9 highest noise levels during operations. The nearest residents are located in the Vineyards Motor
10 Home Resort and Villas, southwest of the project site. The Vineyards property is separated from the
11 CVC composting/processing area by a tall berm immediately east of Vineyards golf course, an
12 agricultural site (citrus and date trees, and table grapes), and an increase in elevation of approximately
13 250 feet between the Vineyards site and the CVC composting/processing area.

14 In addition, the CVC lease area includes a road that begins at its intersection with Landfill Road and
15 traverses the County's 640-acre Public Facilities site within a narrow linear lease area forming the
16 access road, to the area where composting/processing and related activities occur. This site is located
17 near the center of the County's site. The approximate location of the CVC composting/processing
18 area related to the County's property boundaries are as follows:

- 19 • 1,990 feet (0.38 mile) north of the southerly property boundary;
- 20 • 2,530 feet (0.48 mile) west of the easterly property boundary;
- 21 • 1,650 feet (0.32 mile) east of the westerly property boundary; and
- 22 • 2,800 feet (0.53 mile) south of the northerly property boundary.

23 The CVC facility was developed in an area that was used as a borrow pit for the closure of the landfill.
24 The County's contractor removed material from this area to use to cover and cap the landfill, thus,
25 the CVC composting/processing area is located at an elevation lower than the surrounding area to
26 the south and east internal to the County's site.

27 The nearest sensitive receptors are located to the southwest at the Vineyards Luxury Motor Coach
28 site along Vista Del Norte Drive, located approximately one mile from the existing

1 composting/processing area. The compost area generates the highest noise levels during operations.
2 However, between the compost area and the homes located along Vista Del Norte Drive, there are
3 natural and manmade barriers that prevent project generated noise from adversely affecting these
4 homes. For example, the compost area is located in a depressed area associated with the previous
5 use of the site as a borrow pit for the closure of the Coachella Landfill. In addition, the topography
6 between the compost area and the southwest property boundary prevents the compost area from being
7 seen from this area – line of sight has been interrupted by topography. For example, the homes along
8 Vista del Norte are located approximately 20-30 feet above sea level, while the topography across
9 the southwest portion of the County's Public Facilities site ranges from 130 to 200 feet above sea
10 level. Finally, the homes are further protected from noise generated from the compost area by a levee.
11 Because of the distance between the CVC facility and the County site's property boundaries with
12 adjacent sites, topography and the existing levee, existing and future sensitive receptors will not
13 likely be affected by excessive noise associated with the project. The expansion of the CVC facility
14 would result in a less than significant impact.

15 Reference: Revised Draft EIR page 5.12-13 - 14

16 J. Population and Housing

17 1. *Impacts: (Impact 5.13.3.2 b) Create a demand for additional housing, particularly housing*
18 *affordable to households earning 80 percent or less of the County's median income.*

19 The proposed expansion of the CVC site includes an increase in the number of employees from the
20 current eight to 49. This is expected to occur over a period of years since the proposed expansion of
21 the facility is based on projections for future growth in the area that would result in commensurate
22 growth in the amount of green waste, food waste, and other materials that would be accepted at the
23 site over time. Both cities have populations that range from Extremely Low income to Above
24 Moderate incomes. Therefore, over time as the CVC facility increases the amount of feedstock it
25 takes in and additional employees are needed, it is likely that the employees could come from the
26 existing local population, and thus, a demand for additional affordable housing will not be generated.
27 Based on the small number of employees that would be added over the life of the project (net 41
28 employees) the proposed expansion of the CVC facility would not adversely impact housing

1 availability or affordability in the cities of Indio or Coachella. The impact on affordable housing is
2 considered to be less than significant.

3 Reference: Revised Draft EIR page 5.13-6

4 2. *Impacts: (Impact 5.13.3.2 f) Induce substantial population growth in an area, either directly (for*
5 *example, by proposing new homes and businesses) or indirectly (for example, through extension of roads*
6 *or other infrastructure).*

7 The proposed expansion and improvements at the CVC facility would increase the capacity of the
8 site and require an additional 41 employees from the current eight to a maximum of 49 employees at
9 the peak of its permitted operations. The number of employees would gradually increase as the
10 amount of activity at the site increases. For example, currently the site is limited to accepting 250
11 tons per day of feedstock. As the population of the region continues to grow, the amount of feedstock
12 available for processing at the CVC facility would increase to the proposed 985 tons per day. As the
13 amount of activity increases, the operator will add employees to reach a maximum of 49 employees.
14 The 41 additional employees would likely be hired from within the nearby communities of the City
15 of Indio, the City of Coachella, and unincorporated communities in Riverside County such as Mecca
16 and Thermal.

17 Growth in undeveloped areas around the landfill and the extension of major infrastructure would
18 occur only as new master planned communities are developed around the County's Public Facilities
19 site, and not as a result of the CVC expansion project. In fact, the expansion project and any future
20 expansion of the facility would be in response to the continued growth of residential and
21 nonresidential uses in the area, and the project expansion itself would not create any additional
22 growth in the area. As these uses continue to generate green waste, food waste, and construction
23 materials the additional capacity at the CVC facility will be realized. Therefore, the proposed project
24 would not induce substantial population growth in the area and the impact is less than significant.

25 Reference: Revised Draft EIR page 5.13-8 - 9

26 K. Recreation

27 1. *Impacts: (Impact 5.15.3.2 a/b/c) Would the project include recreational facilities or require the*
28 *construction or expansion of recreational facilities which might have an adverse physical effect on the*

1 *environment; would the project include the use of existing neighborhood or regional parks or other*
2 *recreational facilities such that substantial physical deterioration of the facility would occur or be*
3 *accelerated; is the project located within a Community Service Area (CSA) or recreation and park district*
4 *with a Community Parks and Recreation Plan (Quimby fees).*

5 The proposed expansion and improvements to the CVC facility will ultimately add an additional 41
6 employees for a total of 49 employees. Currently, the employees are local, residing in nearby
7 communities and are likely already using park and recreation facilities.

8 The region, like the rest of the State is slowly coming out of the recession, but employment
9 opportunities continue to be scarce. Therefore, it is likely that as the CVC facility expands and
10 employees are added, they will come from the local labor pool in Indio, Coachella and the
11 unincorporated communities in Riverside County.

12 In addition, the proposed project's additional 41 employees are negligible when compared with the
13 larger number of jobs generated by commercial and business activities in the region. The proposed
14 project would not generate any significant population growth, so would not increase the demand for
15 parks and other recreational facilities.

16 The project as proposed does not include recreational facilities nor does it require the
17 construction/expansion of recreational facilities; furthermore, it does not include the use of existing
18 neighborhood or regional parks or other recreational facilities.

19 According to County of Riverside Ordinance 659.13, commercial/industrial development is exempt
20 from paying development impact fees for regional parks/trails.

21 The proposed project would not have an adverse effect on recreation as the increase in the number
22 of employees is negligible. Therefore, impacts were determined to be less than significant.

23 Reference: Revised Draft EIR page 5.15-2

24 L. Utilities and Service Systems

25 1. *Impacts: (Impact 5.17.3.2 h) Would the project conflict with any adopted energy conservation*
26 *plans.*

27 Appendix F of the CEQA Guidelines focuses on Energy Conservation and states that EIRs must
28 include a discussion of the potentially significant energy implications of proposed projects to the

1 extent relevant and applicable to the project, with particular emphasis on avoiding or reducing
2 inefficient, wasteful and unnecessary consumption of energy.

3 For the purposes of this project, the energy used on-site includes electricity and diesel fuel for on-
4 site equipment. No natural gas is used on-site.

5 *Electrical Energy Requirements*

6 Under existing conditions, the CVC facility uses an average of 1,295 kWh per month (actual usage
7 averaged between July and October 2014). This usage was limited to the scalehouse and scale; as
8 there is no electrical use at the composting area. Using the US Energy Information Administration's
9 2012 estimate of 903 kWh per month for single-family residential use nationwide
10 (<http://www.eia.gov/tools/faqs/faq.cfm?id=97&t=3>), the 1,295 kWh used by the CVC facility would
11 equate to approximately 1.5 households. Understanding that electrical usage in the Coachella Valley
12 would likely be higher due to the extensive use of electricity during the late spring through mid-Fall
13 months, this average estimate is considered conservative.

14 In addition to the electrical use at the CVC facility, the applicant has also provided electrical usage
15 for a similar facility where a C&D sort line and maintenance building are operated; similar to the
16 uses proposed at the CVC facility. Under existing conditions at Burrtec's Agua Mansa facility
17 (located immediately north of the City of Riverside), the average electrical usage for the C&D sort
18 line and maintenance building is 2,930 kWh per month (actual usage averaged between July and
19 October 2014).

20 Elements of the proposed project that will use electricity include the relocated scalehouse and scale
21 and an additional scale, an employee breakroom, a maintenance building and a C&D sort line. Using
22 the existing 2014 electrical usage at the CVC and Agua Mansa facilities, the proposed project would
23 use an estimated 4,225 kWh per month. At an average of 903 kWh per month for a typical residence,
24 this usage would equate to approximately 6.5 additional single family households in the IID service
25 area, an increase that is considered to be negligible when compared to the projected growth expected
26 to occur just in the City of Coachella over the next 20 years of approximately 15,205 dwelling units
27 (including existing units).
28

1 The operator will be required to meet the requirements of the latest Title 24 standards for indoor
2 electrical use, including energy saving lighting and HVAC units. Therefore, the proposed project
3 would not conflict with IID's energy conservation plans and no mitigation or mitigation monitoring
4 is required.

5 ***Diesel Fuel Requirements***

6 With regard to vehicles and equipment operated on-site, under existing conditions, the operator uses
7 10 pieces of diesel equipment. With the proposed expansion, and additional 20 pieces of equipment
8 would be used for a total of 30 pieces of equipment using diesel fuel consisting of forklifts, loaders,
9 tractors, pick-up trucks, a water truck, screens and grinders.

10 Under existing conditions, the facility uses between 9,000 and 11,000 gallons of diesel fuel per month
11 for the 10 pieces of equipment. Under future conditions under peak operating conditions the facility
12 could use between 27,000 and 33,000 gallons of diesel fuel per month.

13 Vehicles and equipment are required to be compliant with all SCAQMD and CARB rules to control
14 air emissions that also reduce the amount of time they are operating or idling. For example, CARB's
15 off-road regulation imposes limits on idling but also places a limit on the age of diesel powered
16 equipment to reduce emissions. Reducing emissions translates into more efficient, cleaner burning
17 equipment resulting in less fuel consumed. As a result, over the life of the project, it is likely that
18 diesel fuel usage would be less than the 33,000 gallons per month because as diesel powered vehicles
19 and equipment are replaced, efficiency and greater fuel economy would be realized.

20 Most equipment and vehicles will operate 4 to 8 hours per day, and as required, will be turned off if
21 not in use after 5 minutes of idling.

22 ***CARB Regulations for In-Use Off-Road Diesel Vehicles***

23 On July 26, 2007, (CARB adopted a regulation that amended Sections 2449, 2449.1, and 2449.2 of
24 the California Code of Regulations in order to reduce diesel particulate matter (DPM) and NOx
25 emissions from in-use off-road heavy-duty diesel vehicles in California. Such vehicles are used in
26 construction, mining, and industrial operations. The regulation limits idling to no more than five
27 consecutive minutes, requires reporting and labeling, and requires disclosure of the regulation upon
28 vehicle sale. Performance requirements of the rule are based on a fleet's average NOx emissions,

1 which can be met by replacing older vehicles with newer, cleaner vehicles or by applying exhaust
2 retrofits. The regulation was amended in 2010 to delay the original timeline of the performance
3 requirement making the first compliance deadline January 1, 2014 for large fleets (over 5,000
4 horsepower), 2017 for medium fleets (2,501-5,000 horsepower), and 2019 for small fleets (2,500
5 horsepower or less).

6 Note: The Off-Road Regulation imposes limits on idling, requires a written idling policy, and
7 requires a disclosure when selling vehicles; requires all vehicles to be reported to ARB (using the
8 Diesel Off-Road Online Reporting System, DOORS) and labeled; restricts the adding of older
9 vehicles into fleets; and requires fleets to reduce their emissions by retiring, replacing, or repowering
10 older engines, or installing Verified Diesel Emission Control Strategies, VDECS (i.e., exhaust
11 retrofits).

12 Therefore, impacts were determined to be less than significant.

13 Reference: Revised Draft EIR page 5.17-18 - 21

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the following environmental impacts
15 associated with the EIR are potentially significant unless otherwise indicated, but each of these impacts will be
16 avoided or substantially lessened to a level of less than significant by the identified existing regulations or mitigation
17 measures specified in the attached Mitigation Monitoring Program (MMP) which is incorporated herein by this
18 reference. Accordingly, the County makes the following finding as to each of the following impacts pursuant to State
19 CEQA Guidelines section 15091(a): "Changes or alterations have been required in, or incorporated into, the project
20 which avoid or substantially lessen the significant environmental effect as identified in the final EIR."

21 A. Air Quality

- 22 1. *Impacts: (Impact 5.3.3.2 a) Conflict with or obstruct implementation of the applicable air quality*
23 *plan.*

24 CEQA requires a discussion of any inconsistencies between a proposed project and applicable
25 general plans and regional plans (CEQA Guidelines Section 15125). The regional plan that applies
26 to the proposed project includes SCAQMD's 2012 AQMP. Therefore, this section discusses any
27 potential inconsistencies of the proposed project with the AQMP.
28

1 The purpose of this discussion is to set forth the issues regarding consistency with the assumptions
2 and objectives of the AQMP and discuss whether the proposed project would interfere with the
3 region's ability to comply with federal and State air quality standards. If the decision-makers
4 determine that the proposed project is inconsistent, the lead agency may consider project
5 modifications or inclusion of mitigation to eliminate the inconsistency.

6 The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including
7 land use zoning and density amendments), Specific Plans, and significant projects must be analyzed
8 for consistency with the AQMP." Strict consistency with all aspects of the plan is usually not
9 required. A proposed project should be considered to be consistent with the AQMP if it furthers one
10 or more policies and does not obstruct other policies. The CEQA Handbook identifies two key
11 indicators of consistency:

- 12 1. Whether the project will result in an increase in the frequency or severity of existing air
13 quality violations or cause or contribute to new violations, or delay timely attainment of air
14 quality standards or the interim emission reductions specified in the AQMP.
- 15 2. Whether the project will exceed the assumptions in the AQMP or increments based on the
16 year of project buildout and phase.

17 ***Criterion 1 - Increase in the Frequency or Severity of Violations***

18 Based on the air quality modeling analysis conducted for the project, short-term construction impacts
19 will not result in significant impacts based on the SCAQMD regional and local thresholds of
20 significance because the operator is required to adhere to a number of SCAQMD standard conditions
21 set forth in Rule 403 which governs emissions of fugitive dust; Rule 1108 which governs the sale,
22 use and manufacturing of asphalt that limits the VOC content in asphalt; and Rule 1113, which
23 governs the sale, use and manufacturing of architectural coatings that limits VOC content. These are
24 described in Mitigation Measures AQ-1 and AQ-2 under Impact 5.3.3.2 b below. The air analysis
25 also found that long-term operations impacts will not result in significant impacts based on the
26 SCAQMD local, regional, and toxic air contaminant thresholds of significance. Therefore, the
27 proposed project is not anticipated to contribute to the exceedance of any air pollutant concentration
28 standards and is found to be consistent with the AQMP for the first criterion.

1 ***Criterion 2 - Exceed Assumptions in the AQMP?***

2 Consistency with the AQMP assumptions is determined by performing an analysis of the proposed
3 project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the
4 analysis conducted for the proposed project is based on the same forecasts as the AQMP. For this
5 project, the County of Riverside General Plan defines the assumptions that are represented in the
6 AQMP.

7 The project site is currently designated as Public Facility (PF) in the General Plan Land Use Plan.
8 The proposed expansion project is consistent with the current land use designation and would not
9 require a General Plan Amendment or zone change. The proposed project would not result in an
10 inconsistency with the current land use designation. Therefore, the proposed project is not
11 anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with
12 the AQMP for the second criterion.

13 Mitigation: See Impact 5.3.3.2 b below for mitigation measures that address Criterion 1.

14 Reference: Revised Draft EIR page 5.3-19 - 20

- 15 2. *Impacts: (Impact 5.3.3.2 b) Violate any air quality standard or contribute substantially to an*
16 *existing or projected air quality violation*

17 ***Construction***

18 Construction activities for the proposed project are anticipated to take approximately three months,
19 beginning in Spring 2015 and would include: site preparation and grading of approximately 15 acres
20 of additional composting area, three acres for the C&D sorting facility and an additional 2.3 acres
21 for improvements to the site entrance and the low-water crossing for a total of 20.3 acres of
22 disturbance, building construction of approximately 1,500 square feet of facility structures, and
23 paving of approximately two acres of roadways and parking lots, and application of architectural
24 coatings.

25 ***Construction Related Emissions***

26 The proposed expansion of the CVC facility was evaluated for construction related fugitive dust and
27 diesel emissions, toxic air contaminants, and construction-related odors based on the proposed phases
28 of construction activities and equipment/vehicles, as well as number of acres disturbed per day. The

1 analysis shows that none of the analyzed criteria pollutants would exceed the regional emissions
2 thresholds with implementation of standard Best Management Practices (BMPs) as required under
3 SCAQMD Rules 403 and 403.1. These BMPs must be implemented in order to ensure that emissions
4 are kept at less than significant levels. They are identified as Mitigation Measures AQ-1 through
5 AQ-2.

6 ***Construction-Related Toxic Air Contaminant Impacts***

7 Given the relatively limited number of heavy-duty construction equipment and the short-term
8 construction schedule, the proposed project would not result in a long-term (i.e., 70 years) substantial
9 source of toxic air contaminant emissions and corresponding individual cancer risk. Therefore, no
10 significant short-term toxic air contaminant impacts would occur during construction of the proposed
11 project.

12 ***Operations-Related Regional Air Quality Impacts***

13 The on-going operation of the CVC facility would result in a long-term increase in air emissions due
14 to an increase in feedstock delivered to the site; the increase in the size of the composting/processing
15 area to include additional compost windrows; and a new C&D sorting/processing area.

16 The analysis of operational impacts from on-site equipment emissions, area sources, energy use,
17 vehicle emissions and compost emissions shows the emissions generated during long-term operation
18 of the facility, including mobile source emissions, would not exceed the SCAQMD regional
19 operational thresholds of significance, with the implementation of SCAQMD rules listed in
20 Mitigation Measure AQ-3. Therefore, with mitigation and compliance with regulatory requirements,
21 impacts will be reduced to less than significant.

22 ***Construction Activities***

23 The standard conditions will apply to construction activities and were included in the assumptions
24 used in the CalEEMod model to evaluate the project's construction emissions.

25 **Mitigation:**

26 **AQ-1** During construction, no more than 5 acres per day shall be disturbed for site preparation and
27 grading activities.
28

1 **AQ-2** The following standard conditions shall be implemented during construction and operation
2 of the CVC facility. These are required by SCAQMD as part of standard practice related to
3 the generation and control of fugitive dust and VOCs.

4 ○ Rule 403 governs emissions of fugitive dust during construction and operational
5 activities and requires that no person shall cause or allow the emissions of fugitive dust
6 such that dust remains visible in the atmosphere beyond the property line or the dust
7 emission exceeds 20 percent opacity, if the dust is from the operation of a motorized
8 vehicle. Compliance with this rule is achieved through application of standard Best
9 Available Control Measures (BACM), which includes but is not limited to the measures
10 below. Compliance with these rules would reduce local air quality impacts to nearby
11 sensitive receptors.

- 12 • Utilize either a pad of washed gravel 50 feet long, 100 feet of paved surface, a wheel
13 shaker, or a wheel washing device to remove material from vehicle tires and
14 undercarriages before leaving project site.
- 15 • Do not allow any track out of material to extend more than 25 feet onto a public
16 roadway and remove all tracks out at the end of each workday.
- 17 • Restrict traffic speeds on all unpaved roads to 15 miles per hour or less.
- 18 • The facility operator shall prepare a Fugitive Dust Control Plan for project
19 construction and operations.
- 20 • The facility operator shall conduct on-site wind monitoring during project
21 construction and operations to suspend or curtail all grading and/or organic materials
22 management activities when wind speeds exceed 25 miles per hour.
- 23 • The facility operator shall conduct watering as necessary to prevent visible
24 emissions and/or apply nontoxic chemical soil stabilizers according to
25 manufacturers' specifications to all inactive areas.

26 ○ Rule 1108 governs the sale, use, and manufacturing of asphalt and limits the volatile
27 organic compounds (VOC) content in asphalt used in the Basin. This rule would regulate
28

1 the VOC content of asphalt used during construction. Therefore, all asphalt used during
2 construction of the proposed project must comply with SCAQMD Rule 1108.

- 3 ○ Rule 1113 governs the sale, use, and manufacturing of architectural coatings and limits
4 the VOC content in sealers, coatings, paints and solvents. This rule regulates the VOC
5 contents of paints available during construction. Therefore, all paints and solvents used
6 during construction and operation of the proposed project must comply with SCAQMD
7 Rule 1113.

8 Operations Activities

9 **AQ-3** The standard conditions will apply to the operation of the CVC facility and were included in
10 the assumptions used in the CalEEMod model to evaluate the project's construction
11 emissions.

12 SCAQMD Rules

13 SCAQMD Rule 203 requires that a person shall not operate or use any equipment, the use
14 of which may cause the issuance of or control of air contaminants without first obtaining a
15 written permit to operate from the SCAQMD. Rule 203 also requires that the equipment
16 shall not be operated contrary to the conditions specified in the permit to operate.

17 Rule 1133 – Composting General Administrative Requirements

18 Rule 1133 governs chipping and grinding activities and composting operations and details
19 registration and fee requirements with the SCAQMD for all composting that occurs within
20 the SCAQMD's jurisdiction. The facility operator shall complete Rule 1133 Registration
21 and Annual Updates, comply with the chipping and grinding and stockpile operations
22 requirements of Rule 1133.1, and Rule 1133.3 emissions reductions from green waste
23 composting operations.

24 Rule 1133.1 – Chipping and Grinding Activities

25 Rule 1133.1 governs chipping and grinding activities within the SCAQMD and places
26 limitations on food waste. It also requires that mixed green waste be chipped within 48 hours
27 of receipt, excluding holidays. Rule 1133.1 also requires operators to maintain operational
28

1 records for the prior five year period and shall include daily amounts of green waste received,
2 daily weather conditions and moisture content of the piles.

3 *Rule 1133.2 – Emissions Reductions from Co-Composting Operations*

4 Rule 1133.2 governs co-composting, which is defined as where biosolids and/or manure are
5 mixed with bulking agents to produce compost. Rule 1133.2 requires that all new co-
6 composting activities either occur within an enclosure that has set air flow rates or through
7 development of a compliance plan that demonstrates an overall emission reduction of 80
8 percent for both ammonia and VOC emissions. Rule 1133.2 also requires that co-composting
9 operations do not result in a measurable increase in background levels of ammonia or VOC,
10 which is required to be verified through regular measurements of the co-composting
11 operations.

12 The facility operator shall require that all food waste composting greater than 5,000 tons per
13 year throughput and/or any active phase composting more than 10 percent food waste, by
14 weight, shall be conducted using an emission control device designed and operated with an
15 overall system control efficiency of at least 86 percent, by weight, each for VOC and
16 ammonia emissions. Note: This would require the combined VOC emissions from both the
17 active and curing phases of food waste composting to be reduced to 0.65 pounds per ton of
18 compost throughout.

19 *Rule 1133.3 – Emissions Reductions from Green waste Composting Operations*

20 Rule 1133.3 governs green waste composting operations within the SCAQMD and requires
21 that any active composting that contains more than 10 percent food waste is required to be
22 operated with either an emission control system that has an overall control efficiency of at
23 least 80 percent for VOC and ammonia emissions or a control alternative that achieves the
24 same reductions. Rule 1133.3 also requires that each active pile is covered with a minimum
25 of 6 inches of finished compost, requires that water be applied before turning a pile, and is
26 required to limit manure to 20 percent or less of the compost pile. Rule 1133.3 also requires
27 regular measurements to be taken of the ammonia and VOC emissions from the piles in order
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1 to ensure compliance with the 80 percent control efficiency requirements and that record of
2 the source testing of the piles are maintained for a minimum of five years.

3 *Rule 1157 – PM10 Emissions Reductions from Aggregate Operations*

4 Rule 1157 governs the PM10 emissions from aggregate operations within the SCAQMD that
5 would occur as part of the C & D activities. Rule 1157 provides specific limitations on the
6 amount of discharge of PM10 that may occur from the project site as well as specific PM10
7 emission reduction measures that are required to be implemented such as the utilization of
8 dust suppressants on piles and dirt roads.

9 *Rule 1193 – Clean On-Road Residential and Commercial Refuse Collection Vehicles*

10 Rule 1193 applies to government agencies that operate solid waste collection fleets with 15
11 or more solid waste collection vehicles and private operators that provide solid waste
12 collection services to governmental agencies within the SCAQMD. Rule 1193 requires that
13 any governmental agency that obtains new solid waste collection services from a private
14 company shall require that 100 percent of the vehicles are powered by alternative fuel. For
15 existing services, Rule 1193 provides a 5 year phase in period before all vehicles are required
16 to be powered by alternative fuel. Although, this rule does not directly regulate the proposed
17 project, it has been included here since several of the customers of the compost facility are
18 required to meet the requirements of Rule 1193.

19 *CARB Rules*

20 The following lists the State of California rules that are applicable to all industrial projects
21 in the State. If specialized uses or stationary emissions sources are developed on the project
22 site, additional rules may apply.

23 *CARB Regulations for In-Use Off-Road Diesel Vehicles*

24 On July 26, 2007, the California Air Resources Board (CARB) adopted a regulation that
25 amended Sections 2449, 2449.1, and 2449.2 of the California Code of Regulations in order
26 to reduce diesel particulate matter (DPM) and NOx emissions from in-use off-road heavy-
27 duty diesel vehicles in California. Such vehicles are used in construction, mining, and
28 industrial operations. The regulation limits idling to no more than five consecutive minutes,

1 requires reporting and labeling, and requires disclosure of the regulation upon vehicle sale.
2 Performance requirements of the rule are based on a fleet's average NOx emissions, which
3 can be met by replacing older vehicles with newer, cleaner vehicles or by applying exhaust
4 retrofits. The regulation was amended in 2010 to delay the original timeline of the
5 performance requirement making the first compliance deadline January 1, 2014 for large
6 fleets (over 5,000 horsepower), 2017 for medium fleets (2,501-5,000 horsepower), and 2019
7 for small fleets (2,500 horsepower or less).

8 Note: The Off-Road Regulation imposes limits on idling, requires a written idling policy,
9 and requires a disclosure when selling vehicles; requires all vehicles to be reported to ARB
10 (using the Diesel Off-Road Online Reporting System, DOORS) and labeled; restricts the
11 adding of older vehicles into fleets; and requires fleets to reduce their emissions by retiring,
12 replacing, or repowering older engines, or installing Verified Diesel Emission Control
13 Strategies, VDECS (i.e., exhaust retrofits).

14 *CARB Resolution 08-43 for On-Road Diesel Truck Fleets*

15 On December 12, 2008 the CARB adopted Resolution 08-43, which limits NOx, PM10 and
16 PM2.5 emissions from on-road diesel truck fleets that operate in California. On October 12,
17 2009 Executive Order R-09-010 was adopted that codified Resolution 08-43 into Section
18 2025, title 13 of the California Code of Regulations. This regulation requires that by the year
19 2023 all commercial diesel trucks that operate in California shall meet model year 2010 (Tier
20 4 Final) or latter emission standards. In the interim period, this regulation provides annual
21 interim targets for fleet owners to meet. For the anticipated project opening year of 2015, 50
22 percent of a truck fleet is required to have installed Best Available Control Technology
23 (BACT) for NOx emissions and 100 percent of a truck fleet installed BACT for PM10
24 emissions. This regulation also provides a few exemptions including a onetime per year 3-
25 day pass for trucks registered outside of California. All on-road diesel trucks operating on
26 the project site will be required to comply with Resolution 08-43.

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1 California Code of Regulations (CCR) Title 14, Chapter 3.1 Materials Odors

2 CCR Title 14, Chapter 3.1, Compostable Materials Handling Operations and Facilities
3 Regulatory Requirements, was adopted to implement the California Integrated Waste
4 Management Act of 1989 and provides a variety of regulatory requirements for composting
5 operations including the preparation of an Odor Impact Mitigation Plan that includes an odor
6 monitoring protocol, a complaint response protocol, and methods for implementing
7 additional mitigation to reduce odor impacts. The facility operator shall prepare and maintain
8 an Odor Impact Minimization Plan required by California Code of Regulations (CCR), Title
9 14.

10 Note: During construction and operations, the Project must comply with Title 14, Chapter
11 3.1. An Odor Impact Minimization Plan (OIMP) was prepared for the proposed project and
12 is provided in the Air Quality Assessment (EIR Appendix D). The OIMP details potential
13 odor impacts from the operation of the proposed project, develops a complaint response
14 protocol and provides design considerations and operational procedures to minimize odors.
15 Through compliance with the OIMP, the operational odor impacts would be reduced to less
16 than significant.

17 California Code of Regulations (CCR) Title 24, Part 6

18 CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and
19 Nonresidential Buildings (Title 24) standards require the use of greater insulation in the attic,
20 the use of cool roofing shingles and a minimum 1-inch air space between roof material and
21 roof deck for all structures in Riverside County, as well as insulated and sealed ducting
22 (www.askaroofer.com). The new building standards also require that all outdoor lighting
23 have daylight sensors and motion sensors, which require the lighting power to be reduced to
24 40 percent power when no motion is detected and requires that vacancy sensors are installed
25 in bathrooms, utility rooms and other spaces in industrial buildings. The 2014 Building
26 Standards are anticipated to reduce energy usage by 25 percent in residential buildings and
27 30 percent in commercial buildings over the 2008 Building Standards
28 (<http://lighting.com/t24-smart-lightingstandard>).

1 California Code of Regulations (CCR) Title 24, Part 11

2 CCR Title 24, Part 11: California Green Building Standards (Title 24) requires that new
3 buildings reduce water consumption, employ building commissioning to increase building
4 system efficiencies, divert construction waste from landfills, and install low pollutant-
5 emitting finish materials. One focus of CCR Title 24, Part 11 is water conservation
6 measures, which reduce GHG emissions by reducing electrical consumption associated with
7 pumping and treating water. CCR Title 24, Part 11 has approximately 52 nonresidential
8 mandatory measures and an additional 130 provisions for optional use. Some key mandatory
9 measures for commercial occupancies include specified parking for clean air vehicles, a 20
10 percent reduction of potable water use within buildings through use of low-flow fixtures, a
11 50 percent construction waste diversion from landfills, and use of building finish materials
12 that emit low levels of volatile organic compounds.

13 Therefore, with mitigation and compliance with regulatory requirements, impacts will be
14 reduced to less than significant.

15 Reference: Revised Draft EIR page 5.3-21 – 37

- 16 3. *Impacts: (Impact 5.3.3.2 c) Result in a cumulatively considerable net increase of any criteria*
17 *pollutant for which the project region is non-attainment under an applicable federal or State ambient air*
18 *quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)*

19 ***Construction-Related Cumulative Impacts***

20 The project site is located in the Coachella Valley, which is currently designated by the EPA as a
21 non-attainment area for ozone and PM10. The analysis found that with implementation of mitigation
22 measure AQ-1 and AQ-3, the proposed project would result in less than significant emissions of
23 ozone and PM10 during construction of the proposed project.

24 ***Operational-Related Cumulative Impacts***

25 The greatest cumulative operational impact on the air quality of the regional basin will be the
26 incremental addition of pollutants mainly from increased traffic from residential, commercial, and
27 industrial development. In accordance with SCAQMD methodology, projects that do not exceed
28 SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add

1 to the overall cumulative impact. The air quality analysis found that operation of the proposed project
2 would not result in significant emissions of VOC and NOx, which are both ozone precursors
3 associated with the operation of the CVC facility can be reduced to less than significant levels, with
4 compliance with all applicable SCAQMD and CARB Rules for composting facilities. Additionally,
5 composting organic material offsets the generation of NOx through the natural decomposition
6 process. Therefore, the expansion of the CVC facility would not result in a significant contribution
7 to a cumulative net increase of any criteria pollutants.

8 In addition, the State has adopted Sections 2449.1 and 2025 of the California Code of Regulations
9 that require commercial operations to reduce NOx emissions from off-road diesel equipment and
10 from on-road diesel truck fleets that operate in California. Compliance with Sections 2449.1 and
11 2025 of the California Code of Regulations will reduce the NOx emissions by more than half of what
12 was calculated for the operation of the project. Therefore, with mitigation and compliance with
13 regulatory requirements, impacts will be reduced to less than significant.

14 Mitigation:

15 Mitigation measures identified for Impact 5.3.3.2 b and compliance with applicable SCAQMD rules
16 apply to this impact.

17 Reference: Revised Draft EIR page 5.3-37 – 39

- 18 4. *Impacts: (Impact 5.3.3.2 d/e) Expose sensitive receptors which are located within one mile of the*
19 *project site to substantial point source project emissions; or involve the construction of a sensitive receptor*
20 *located within one mile of an existing substantial point source emitter*

21 In order to assess local air quality impacts SCAQMD has developed Localized Significant
22 Thresholds (LSTs) to assess the project-related air emissions.

23 The nearest sensitive receptors to the proposed construction activities would be located in the
24 proposed Vineyards Phase 2 RV Park, which when completed will be as near as 3,700 feet southwest
25 of the proposed project's construction activities. The LST Methodology provides screening
26 distances out to 1,640 feet. This distance limit was utilized in the LST Methodology, since it is not
27 possible for an emission source that is within SCAQMD's regional criteria pollutant emissions
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1 thresholds to cause a significant local impact at sensitive receptors located greater than 1,640 feet
2 from the emissions source.

3 Thresholds were calculated based on the Coachella source receptor area (SRA) 30 and a disturbance
4 of five acres per day; even though the disturbance during site preparation and grading would be less
5 than five acres.

6 The analysis shows that none of the criteria pollutants would exceed the calculated local emissions
7 thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact
8 would occur from construction of the proposed project. No mitigation is required.

9 ***Construction-Related Toxic Air Contaminant Impacts***

10 The greatest potential for toxic air contaminant emissions would be related to diesel particulate
11 emissions associated with heavy equipment operations during construction of the proposed project.
12 According to SCAQMD methodology, health effects from carcinogenic air toxics are usually
13 described in terms of "individual cancer risk" which is the likelihood that a person exposed to
14 concentrations of toxic air contaminants over a 70-year lifetime will contract cancer, based on the
15 use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty
16 construction equipment and the short-term construction schedule, the proposed project would not
17 result in a long-term (i.e., 70 years) substantial source of toxic air contaminant emissions and
18 corresponding individual cancer risk. Therefore, no significant short-term toxic air contaminant
19 impacts would occur during construction of the proposed project.

20 ***Operations-Related Local Air Quality Impacts***

21 Project-related air emissions may have the potential to exceed the State and federal air quality
22 standards in the project vicinity, even though these pollutant emissions may not be significant enough
23 to create a regional impact to the Air Basin. The proposed project has been analyzed for the potential
24 local CO emission impacts from the project-generated vehicular trips and from the potential local air
25 quality impacts from on-site operations. The analysis covers vehicular CO emissions, local impacts
26 from on-site operations, toxic air contaminant impacts from on-site diesel trucks, and odor impacts.

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1 Local CO Hotspot Impacts from Project-Generated Vehicular Trips

2 CO is the pollutant of major concern along roadways because the most notable source of CO is motor
3 vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated
4 by a roadway network and are used as an indicator of potential local air quality impacts.

5 To determine if the proposed project could cause emission levels in excess of the CO standards, a
6 sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number
7 of intersections in the general project vicinity. When an intersection operates at LOS E or F,
8 SCAQMD recommends performing a CO hotspot analysis if the volume to capacity ratio increases
9 by two percent or more.

10 Both the 2013 and 2015 TIAs found that with the proposed road improvements, no analyzed
11 intersection would operate at a Level of Service E or worse for; existing plus project and existing
12 plus ambient growth plus cumulative scenarios. Therefore no CO "hot spot" modeling was
13 performed and no significant long-term air quality impact is anticipated to local air quality with the
14 on-going use of the proposed project.

15 Local Air Quality Impacts from On-Site Operations

16 Project-related air emissions from on-site sources such as diesel equipment and compost emissions
17 as well as the operation of vehicles on-site may have the potential to exceed the State and federal air
18 quality standards in the project vicinity, even though these pollutant emissions may not be significant
19 enough to create a regional impact to the Air Basin. The nearest sensitive receptor that may be
20 impacted by the proposed project is the proposed Vineyards Phase 2 RV Park located approximately
21 3,700 feet southwest of the project site.

22 The local air quality emissions from on-site operations were analyzed according to the methodology
23 described in Localized Significance Threshold Methodology, prepared by SCAQMD, revised July
24 2008.

25 The LST Methodology distance limit of 1,640 feet was utilized, along with data from Coachella
26 Valley SRA 30, since it is not possible for an emission source that is within the SCAQMD's regional
27 criteria pollutant emissions thresholds to cause a significant local impact at sensitive receptors
28 located greater than 1,640 feet from the emissions source. The analysis shows that on-site pollutant

1 emissions would not exceed SCAQMD localized operational thresholds even with the slight increase
2 in project-related traffic.

3 ***Operations-Related Toxic Air Contaminant Impacts***

4 The on-going operation of the proposed project would generate toxic air contaminants from diesel
5 truck emissions. According to SCAQMD methodology, health effects from carcinogenic air toxics
6 are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood
7 that a person exposed to concentrations of toxic air contaminants over a 70-year lifetime will contract
8 cancer, based on the use of standard risk-assessment methodology.

9 Health risks from diesel particulate matter are twofold. First, diesel particulate matter is a carcinogen
10 according to the State of California. Second, long-term chronic exposure to diesel particulate matter
11 can cause health effects to the respiratory system.

12 The analysis shows that Sensitive Receptor 3, which is located by the parking lot at The Vineyards
13 Golf Course would experience the highest level of project-related diesel emissions that would result
14 in a cancer risk increase of 3.3 per million people. All off-site diesel emissions concentrations at
15 sensitive receptor locations were found to be below the 10.0 in a million cancer risk threshold.
16 Therefore, no significant long-term health impacts would occur from the operation of diesel trucks
17 on the project site.

18 ***Other Health Risks***

19 The criterion for significance is a Hazard Index increase of 1.0 or greater. The project's Hazard
20 index has been calculated to be 0.1095. Since the projects Hazard index is less than 1.0, the on-going
21 operations of the proposed project would result in a less than significant impact due to the non-cancer
22 risk from diesel emissions created by the proposed project.

23 Through compliance with the listed mitigation measures and SCAQMD regulations, impacts would
24 be reduced to less than significant.

25 **Mitigation:**

26 Compliance with Air Quality Mitigation Measure AQ-3 (see Impact 5.3.3.2 b).

27 **Reference:** Revised Draft EIR page 5.3-39 - 48

1 B. Biological Resources

2 1. *Impacts: (Impact 5.4.3.2 a) Conflict with the provisions of the CVMSHCP*

3 The project site is located within the CVMSHCP Area; however, it is not within any of the 21
4 Conservation Areas. The nearest Conservation Area to the CVC site is the East Indio Hills
5 Conservation Area. The County has agreed to adopt local development mitigation fees that apply to
6 new construction to generate revenue to be used to acquire approximately 89,000 acres of land in the
7 designated Conservation Areas. The Coachella Valley Conservation Commission's latest
8 Development Mitigation Fee adjustment for Commercial/Industrial uses per acre is \$5,769 as of July
9 1, 2014. Therefore, the operator will be required to pay \$26,134 for the proposed increase in the
10 lease area boundary of 4.53 acres.

11 Improvements to the entrance of the site at Landfill Road are not subject to this fee as this area is
12 already part of the lease area and was previously disturbed. Likewise, improvements to the internal
13 haul road to construct a low water crossing are not subject to this fee because construction activities
14 will be done within the existing lease boundary and existing road.

15 Therefore, with mitigation and compliance with regulatory requirements, impacts will be reduced to
16 less than significant.

17 Mitigation:

18 **BIO-1** Prior to ground disturbance associated with the expansion of the CVC site, to comply with
19 the Coachella Valley Conservation Commissions requirement for payment of a Development
20 Impact Fee, the site operator shall pay the Multiple Species Plan Fee of \$5,769 per acre for
21 the 4.53 acre expansion area, for a total of \$26,134; or the fee in effect at the time of initial
22 site disturbance.

23 Reference: Revised Draft EIR page 5.4-15 - 16

24 2. *Impacts: (Impact 5.4.3.2 b/c) Substantial adverse effect on endangered/threatened, candidate or*
25 *special status species*

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1 *Wildlife Species*

2 Desert Tortoise

3 During the site assessment of the CVC site conducted by NRAI, no sign of tortoise was identified,
4 and none were anticipated because the site has been heavily disturbed in the past and does not contain
5 good quality habitat for desert tortoise. In addition, because of the disturbed nature of the habitat
6 and the nearness to activity on the compost site, desert tortoises are not expected to use the project
7 area. However, while impacts to the desert tortoise are not anticipated, mitigation is still required to
8 ensure the protection of desert tortoise individuals that may inadvertently wander onto the site.
9 Mitigation Measures BIO-2 through BIO-5 pertain to the desert tortoise.

10 Fringe-toed Lizard

11 No suitable habitat for this species is present on-site. Therefore, the development of the expansion
12 area will not impact habitat for this species. The Coachella Valley Fringe-toed Lizard is covered
13 under the CVMSHCP. The operator is responsible to pay the appropriate MSHCP fees for an
14 additional, approximately 4.53 acres as described in Mitigation Measure BIO-1.

15 Flat-tailed Horned Lizard

16 There is no preferred habitat for the Flat-tailed Horned Lizard on-site. This species is not expected
17 to be present and was not present during the habitat assessment of the project site; therefore no impact
18 to the species is expected to occur.

19 Burrowing Owls

20 Burrowing owls have been observed along the southern border of the existing composting operation,
21 outside the lease area boundary. The proposed project will not directly impact resident burrowing
22 owls, because the burrow site area is not part of the expansion area. The only exception would be in
23 the larger eastern section where compost windrow development will occur. If burrowing owls are
24 nesting in the burrows found in this area when heavy equipment is in use during preparation of the
25 windrow expansion area, the owls may abandon the nest. Therefore, the project biologist
26 recommends that a focused survey for the species be conducted prior to project construction related
27 to ground disturbance. The survey should be conducted according to recommended guidelines of
28

1 the Burrowing Owl Consortium (1993) and in consultation with CDFW and USFWS. These
2 guidelines are described in Mitigation Measure BIO-6 and BIO-7.

3 LeConte's Thrasher

4 Foraging habitat for LeConte's thrasher is present on-site; however, there is a lack of nesting habitat.
5 Based on the field surveys, this species is not present on the CVC expansion area. Therefore, there
6 is a less than significant impact on this species.

7 Palm Springs Round-tailed Ground Squirrel

8 Based on the field surveys, Palm Springs Round-tailed Ground Squirrel do not appear to be present
9 on the CVC Expansion site as none were identified during the habitat assessment of the project site,
10 and there is a lack of suitable habitat. No impact to this species is expected to occur as a result of
11 expansion of the CVC.

12 Palm Springs Round-tailed Pocket Mouse

13 Based on the field surveys, there is a lack of sign of (burrows) and suitable habitat (sandy soils) for
14 the Palm Springs Round-tailed pocket mouse (Lilburn). This species does not appear to be present
15 on the CVC Expansion site. No impact to this species is expected to occur as a result of the CVC
16 project.

17 Grasshopper Mouse

18 Based on the field surveys, there is neither sign (burrows) nor suitable habitat (sandy soils) for the
19 Grasshopper Mouse. This species was not observed and is not expected to be present. Due to the
20 lack of suitable habitat, there is no impact to the Grasshopper Mouse.

21 Coachella Valley Giant Sand Treader Cricket

22 No preferred habitat, sand dunes or springs exist on-site; therefore, this species is not expected to be
23 present within the project area. Due to the lack of suitable habitat, there is no impact to this species.

24 ***Plant Species***

25 Arizona Spurge

26 The Arizona spurge (*Chamaesyce arizonica*) is on a relatively low priority list for CNPS, and is not
27 listed by CDFW or USFWS. The sand sheets and sand dunes preferred by this species do not exist
28 onsite and no Arizona spurge is expected to be present. No impacts to this species are expected.

1 Coachella Valley Milk-vetch

2 The sand sheets and sand dune habitat preferred by the Coachella Valley milk-vetch does not exist
3 on-site. No impacts to this species are expected.

4 Triple-ribbed Milkvetch

5 Triple-ribbed milkvetch was not observed, and the site does not contain suitable rocky slopes or
6 canyon wall habitat preferred by this species. Because no suitable habitat exists on the site, no
7 impacts are expected to occur.

8 ***Potential Impacts to Protected Native Plant Species***

9 Silver cholla

10 Silver cholla is present on the site and may be affected by project construction. This plant is protected
11 under the California Desert Native Plant Act of 1982 which protects native plants from indiscriminate
12 collection and regulates the taking of desert plant species for commercial purposes. It also regulates
13 the permitting process for the taking of desert plant species in general, making it unlawful for “any
14 person to destroy, dig up, mutilate or harvest any living native plant, or the living or dead parts of
15 any native plant, except its fruit, without obtaining written permission from the landowner and a
16 permit...”

17 Silver cholla (*Opuntia echinocarpa*) occurs on-site. Removal of a protected plant species requires a
18 permit from the Riverside County Agricultural Commission. Project construction may result in the
19 removal of some individuals. Therefore, prior to any site disturbance near individual cholla, a
20 qualified biologist should flag the plants and in consultation with the project engineer, determine if
21 individuals will be adversely impacted. If there is potential for this to occur, individuals can be
22 removed and relocated to another location out of harm’s way. An alternative would be to have a
23 licensed plant nursery remove the individuals. This must all be done prior to ground disturbance as
24 set forth in Mitigation Measures BIO-8 and BIO-9.

25 Therefore, with mitigation and compliance with regulatory requirements, impacts will be reduced to
26 less than significant.

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1 Mitigation:

2 **BIO-2** Prior to the commencement of any new site disturbance associated with the expansion of the
3 CVC site, including any disturbance along the shoulders of Dillon Road where the applicant will
4 be responsible for widening the road to accommodate a southbound acceleration lane and to
5 lengthen the existing northbound deceleration lane, a qualified biologist shall conduct a pre-
6 construction desert tortoise survey in accordance with established protocol. If desert tortoises
7 are found, the operator shall notify the USFWS 45 days prior to the issuance of any grading
8 permit to allow USFWS to salvage adult tortoises. If USFWS is not able to salvage desert
9 tortoise, the operator shall have the qualified biologist salvage desert tortoise per current USFWS
10 desert tortoise clearance survey protocol. New disturbance associated with the expansion of the
11 CVC facility shall not occur until the tortoises are salvaged.

12 **BIO-3** An educational course will be required for construction personnel. The course shall be given by
13 a qualified desert tortoise biologist and be approved for use by USFWS and the CDFW. The
14 course shall be given prior to the start of any new ground disturbance associated with the
15 proposed project. At a minimum, the course must cover the following:

- 16 • General behavior and ecology of the tortoise
- 17 • Distribution of the desert tortoise
- 18 • Sensitivity to human activities
- 19 • Status of the desert tortoise under State and federal endangered species acts
- 20 • Basis for protection requirements and the need to avoid harming desert tortoises
- 21 • Restrictions and guidelines that must be followed by all construction personnel
- 22 • Penalties and fines for harming desert tortoises
- 23 • Reporting requirements
- 24 • Project protective mitigation measures

25 **BIO-4** If a desert tortoise wanders onto the site, all construction shall be halted in the vicinity of the
26 animal until the animal leaves. The site operator shall call an authorized biologist (listed in the
27 site's Business Plan/Emergency Contingency Plan) who will come on-site and assess the
28 situation. If the animal appears to be leaving the site, no further action will be necessary.

1 **BIO-5** If an animal takes up residence, then additional measures must either include fencing and
2 avoidance of the burrow site out to 300 feet or relocation of the animal by an authorized biologist.
3 Relocation will require a take permit from USFWS (Section 10(a) of the Endangered Species
4 Act) and CDFW (Section 2018 of the State's Fish and Game Code) and the implementation of
5 standard measures to protect the animal as determined during consultation with the agencies.

6 **BIO-6** Occupied burrows shall not be disturbed by development in the expansion areas, during the
7 nesting season (February 1 through August 31), unless a qualified biologist approved by CDFW
8 verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying
9 and incubation; or (b) the juveniles from the occupied burrows are foraging independently and
10 are capable of independent survival. If the biologist is not able to verify one of the above
11 conditions, then no disturbance shall occur within 500 meters of the burrowing owls nest during
12 the breeding season so as to avoid abandonment of the young.

13 **BIO-7** Compensation for the loss of burrowing owl burrows and foraging habitat has changed. As of
14 2012, CDFW has determined that mitigation for permanent impacts to nesting, occupied and
15 satellite burrows and/or burrowing owl habitat is such that the habitat acreage, number of
16 burrows and burrowing owls impacted are replaced based on the information gathered for each
17 project. Because these factors will not be known until the survey takes place, if none are found
18 within the project area, the compensation listed herein will not have to occur. If the survey
19 determines birds occupy the area, compensation will have to be arranged.

20 At a minimum, CDFW requires that mitigation for permanent impacts to nesting, occupied and satellite
21 burrows and burrowing owl habitat requires:

- 22 a. Permanent conservation of similar vegetation communities (grassland, scrublands, desert,
23 urban, and agriculture) to provide for burrowing owl nesting, foraging, wintering, and
24 dispersal (i.e., during breeding and non-breeding seasons) comparable to or better than that
25 of the impact area;
- 26 b. Sufficiently large acreage and presence of fossorial mammals. The mitigation lands may
27 require habitat enhancements including enhancement or expansion of burrows for breeding,
28 shelter and dispersal opportunity, and removal or control of population stressors. If the

1 mitigation lands are located adjacent to the impacted burrow site ensure the nearest neighbor
2 artificial or natural burrow clusters are at least within 210 meters.

3 c. The operator shall prepare a Burrowing Owl Mitigation and Monitoring Plan according to
4 the CDFW 2012 Staff Report on Burrowing Owl Mitigation and submit it to CDFW if owls
5 will be significantly impacted by the project. Note: A Burrowing Owl Mitigation and
6 Monitoring Plan will not be required if a survey determines no burrows are present that will
7 be impacted. The Burrowing Owl Mitigation and Monitoring Plan shall be developed to
8 describe the proposed relocation site and follow-up monitoring.

9 The plan shall include the number and location of any occupied burrow sites and details on
10 adjacent or nearby suitable habitat available to the owls for relocation.

11 **BIO-8** Prior to ground disturbance, a qualified biologist shall consult with the project engineer to
12 determine whether individual cholla will be affected by project construction. Any
13 individuals identified within the area of disturbance shall be flagged, and if necessary,
14 removed and relocated to another location on-site, or transported to a plant nursery.

15 **BIO-9** Prior to ground disturbance near individual cholla, the operator shall obtain a permit from
16 the Riverside County Agricultural Commission to remove and relocate any individuals that
17 may be in harm's way during construction of the CVC site improvements.

18 Reference: Revised Draft EIR page 5.4-16 - 22

19 3. *Impacts: (Impact 5.4.3.2 e) Riparian Habitat*

20 The proposed expansion in the composting/processing area to the east and north of the existing site
21 will take place in a previously disturbed area, with historical use as a borrow area for the closed
22 landfill. Therefore, no impacts to riparian habitat are associated with this element of the project.

23 The proposed improvements to the entrance of the site at Landfill Road will also not adversely affect
24 riparian habitat since there is no habitat associated with this part of the site.

25 The proposed development of a new scalehouse and scales would result in approximately 0.39 acres
26 of impacts to desert drainages with creosote bush scrub and smoke tree vegetation. Development of
27 the new scales and scalehouse would result in impacts to the drainage that flows from the upper part
28 of the alluvial terrace surface (See Exhibit 5.4-5, Impacts to Local Drainages). The area for this

1 watershed is restricted to approximately 150 acres on the uplifted alluvial surface. This small
2 drainage is incised into the alluvial terrace, and connects with active fan channelization downstream
3 and off-site.

4 Development of the proposed low water crossing and cut-off wall would result in impacts to
5 approximately 0.01 acres of desert drainages. The desert drainages are subject to the jurisdiction of
6 the CDFW. The operator will be responsible for notifying CDFW of proposed impacts to
7 approximately 0.40 acres of desert drainages via a 1602 Lake or Streambed Alteration Notification.
8 In summary, the maximum potential aerial extent of impacts on jurisdictional drainages on or near
9 the project site has been calculated to be 0.40 acres and is directly related to the access road
10 improvements and the relocation of the scalehouse and scales. Therefore, with mitigation and
11 compliance with regulatory requirements, impacts will be reduced to less than significant.

12 Mitigation:

13 The following measures are required to avoid and minimize impacts to jurisdictional areas and
14 resources associated within the CVC facility expansion:

15 **BIO-10** The project proponent shall notify the CDFW and Colorado River RWQCB of
16 proposed impacts to 0.40-acres of jurisdictional waters as described in the report
17 entitled Jurisdictional Delineation for the Coachella Valley Compost Expansion,
18 prepared by Lilburn Corporation, September 2013. CDFW will be notified per the
19 Streambed Alteration Agreement application and RWQCB, if necessary, through the
20 Clean Water Act Section 401 notification.

21 **BIO-11** The project proponent shall submit a copy of the report entitled Jurisdictional
22 Delineation for the Coachella Valley Compost Expansion, prepared by Lilburn
23 Corporation, September 2013, to the ACOE for concurrence that the proposed
24 project will not result in impacts to waters of the United States.

25 **BIO-12** Construction activities shall be scheduled to occur during dry periods, when rain is
26 not forecast to occur for an extended period of time.

27
28

1 **BIO-13** The project contractor shall be responsible for implementing erosion and sediment
2 control best management practices as established in the project's storm water
3 pollution and prevention program (SWPPP).

4 **BIO-14** All litter shall be removed from the construction area and disposed of in an
5 appropriate manner at the end of each construction day to ensure that no litter enters
6 jurisdictional waters.

7 **BIO-15** No project construction vehicles shall be stored within the limits of the jurisdictional
8 waters.

9 **BIO-16** The project boundaries shall be flagged and defined to avoid impact outside of the
10 designated construction area. No impacts to jurisdictional areas will be allowed
11 outside of the permitted project area.

12 **BIO-17** To avoid potential impacts to the drainage on the southern edge of the facility, the
13 limits of the compost/organic waste operations area shall be visually marked.
14 Facility operations shall be limited to the defined work area; no waste or litter shall
15 be allowed into the drainage. The project operator is required to follow the best
16 management practices as established in the project's storm water pollution and
17 prevention program (SWPPP).

18 Reference: Revised Draft EIR page 5.4-23 – 25

19 4. *Impacts: (Impact 5.4.3.2 g) Local Policies, Ordinances, or Preservation Plans for Natural*
20 *Communities*

21 The project site is located within the CVMSHCP Area; however, it is not within any of the 21
22 Conservation Areas. The nearest Conservation Area to the CVC site is the East Indio Hills
23 Conservation Area. The County has agreed to adopt local development mitigation fees that apply to
24 new construction to generate revenue to be used to acquire approximately 89,000 acres of land in the
25 designated Conservation Areas. The Coachella Valley Conservation Commission's latest
26 Development Mitigation Fee adjustment for Commercial/Industrial uses per acre is \$5,769 as of July
27 1, 2014. Therefore, the operator will be required to pay \$26,134 for the proposed increase in the
28 lease area boundary of 4.53 acres.

1 Improvements to the entrance of the site at Landfill Road are not subject to this fee as this area is
2 already part of the lease area and was previously disturbed. Likewise, improvements to the internal
3 haul road to construct a low water crossing are not subject to this fee because construction activities
4 will be done within the existing lease boundary and existing road. Therefore, with mitigation and
5 compliance with regulatory requirements, impacts will be reduced to less than significant.

6 Mitigation:

7 **BIO-1** Prior to ground disturbance associated with the expansion of the CVC site, to comply
8 with the Coachella Valley Conservation Commissions requirement for payment of
9 a Development Impact Fee, the site operator shall pay the Multiple Species Plan Fee
10 of \$5,769 per acre for the 4.53 acre expansion area, for a total of \$26,134; or the fee
11 in effect at the time of initial site disturbance.

12 Reference: Revised Draft EIR page 5.4-25 – 26

13 C. Cultural Resources

14 1. *Impacts: (Impact 5.5.3.2 c/d) Alter or destroy an archaeological site; cause a substantial adverse*
15 *change in the significance of an archaeological resource pursuant to California Code of Regulations,*
16 *Section 15065.5*

17 Between October 2013 and February 2014, at the request of Burrtec Waste Industries, Inc., CRM
18 TECH performed a cultural resources study on approximately 20 acres of vacant land within the 640-
19 acre County Public Facilities site, to provide the County of Riverside with the necessary information
20 and analysis to determine whether the proposed project would cause substantial adverse changes to
21 any "historical resources," as defined by CEQA and associated regulations, that may exist in or
22 around the project area. In order to identify and evaluate such resources, CRM TECH conducted a
23 historical and archaeological resources records search, pursued historical background research,
24 contacted Native American representatives, and carried out an intensive-level field survey of the
25 entire project area.

26 ***Records Search***

27 According to EIC records, the project site had not been surveyed for cultural resources prior to this
28 study, and no cultural resources had been recorded on or adjacent to the property. Outside the project

1 boundaries but within a one-mile radius, EIC records show a total of 16 previous cultural resources
2 studies covering various tracts of land and linear features. As a result of these five
3 historical/archaeological sites and two isolates were previously recorded. None of these previously
4 recorded sites and isolates was found in the immediate vicinity of the project site, and thus none of
5 them required further consideration as part of the CRM TECH study.

6 *Historical Research*

7 Historical sources consulted for this study suggest that the project area appears to be low in sensitivity
8 for cultural resources from a historic period. Based on historic maps, the project area evidently
9 remained unsettled and undeveloped throughout the historic period.

10 *Native American Participation*

11 Previous correspondence between the State of California's Native American Heritage Commission
12 (NAHC) and the Riverside County Department of Waste Resources indicated that the NAHC
13 regarded the project area and its vicinity as "very culturally sensitive," and recommended that a
14 records search be carried out to determine if the area had been previously surveyed. Echoing similar
15 concerns, Darrell Mike, Chairman of the Twenty-Nine Palms Band of Mission Indians,
16 recommended to the RCDWR that a records search be conducted and that local Native American
17 groups be consulted regarding the findings.

18 In response to CRM TECH's written request for a records search in the commission's sacred lands
19 file, the NAHC reported in a letter dated November 8, 2013, that the sacred lands record search
20 indicated the presence of Native American traditional cultural properties in the vicinity of the project
21 area, and recommended that local Native American groups be contacted for further information. For
22 that purpose, the NAHC provided a list of potential contacts in the region. Upon receiving the
23 NAHC's reply, CRM TECH sent written requests for comments to five of the 12 individuals on the
24 referral list.

25 *Field Survey*

26 The field survey produced completely negative results for potential cultural resources within the
27 project area. Scatters of modern refuse were observed throughout the project area, but none of the
28 items is of any archaeological or historical interest. The ground surface at the project site and in the

1 vicinity has been extensively disturbed in the past, leaving little potential for intact cultural remains
2 in shallow subsurface deposits.

3 In summary no "historical resources," as defined by CEQA, were encountered throughout the course
4 of the Cultural Resources Assessment. CRM TECH provided the following recommendations to the
5 County of Riverside:

- 6 • No historical resources exist within or adjacent to the project site, and thus the project as
7 currently proposed will not cause a substantial adverse change to any known historical
8 resources.
- 9 • No further cultural resources investigation will be necessary unless project plans undergo
10 such changes as to include areas not covered by this study. If buried cultural materials are
11 discovered during any earth-moving operations associated with the project, all work in that
12 area should be halted or diverted until a qualified archaeologist can evaluate the nature and
13 significance of the finds.

14 Due to the nature of the project site, that it was used previously as a borrow site to excavate material
15 to use to close the Coachella Landfill, subsurface excavation was conducted and no resources were
16 uncovered. In addition, as part of the initial site preparation for the CVC facility, the composting
17 area was excavated to install a liner system and again, no resources were uncovered. However,
18 because additional excavation will occur as part of the proposed improvements such as the detention
19 basins and the water quality basin near the entrance to the site, previously unknown resources could
20 be uncovered. Therefore, if buried cultural materials are discovered during any earth-moving
21 operations associated with the project, all work in that area should be halted or diverted until a
22 qualified archaeologist can evaluate the nature and significance of the finds. Mitigation measures
23 CR-1 and CR-2 shall be implemented to ensure that any unknown cultural resources that may be
24 uncovered during construction activities are addressed. Therefore, with mitigation and compliance
25 with regulatory requirements, impacts will be reduced to less than significant.

26 Mitigation:

27 **CR-1** A Native American monitor shall be present on site during grading and/or
28 excavation of new infrastructure such as new water quality basins, placement of new

1 poles for the conveyance of electricity to the composting area, the proposed drainage
2 improvements at the entrance to the site at Landfill Road, and where widening may
3 occur on Dillon Road as a result of proposed road improvements to provide
4 acceleration and deceleration lanes.

5 In addition, if subsurface cultural resources are encountered during any excavation,
6 or if evidence of an archaeological site or other suspected historic resources is
7 encountered, all ground-disturbing activity will cease within 100 feet of the
8 resource. A qualified archaeologist will be retained by the operator to assess the
9 find, and to determine whether the resource requires further study. Potentially
10 significant cultural resources could consist of, but are not limited to, stone, bone,
11 fossils, wood or shell artifacts or features, including structural remains, historic
12 dumpsites, hearths and middens. Midden features are characterized by darkened
13 soil, and could conceal material remains, including worked stone, fired clay vessels,
14 faunal bone, hearths, storage pits, or burials and special attention should always be
15 paid to uncharacteristic soil color changes. Any previously undiscovered resources
16 found during construction should be recorded on appropriate Department of Parks
17 and Recreation (DPR) 523 forms and evaluated by a qualified archaeologist retained
18 by the County or the applicant, subject to County approval and concurrence, for
19 significance under all applicable regulatory criteria.

20 **CR-2**

No further grading will occur in the area of the discovery until the County (CEQA
21 Lead Agency) approves the measures to protect the resources. This would be done
22 in concert with Native American representatives. Any uncovered resources may
23 remain in place at the discretion of the Native American representatives. However,
24 if not, any archaeological artifacts recovered as a result of mitigation will be donated
25 to a qualified scientific institution approved by the County (CEQA Lead Agency)
26 where they would be afforded long-term preservation to allow future scientific
27 study.

28 Reference:

Revised Draft EIR page 5.5-10 – 14

1 2. *Impacts: (Impact 5.5.3.2 e) Disturb any human remains, including those interred outside of formal*
2 *cemeteries*

3 The proposed project is the expansion of an existing compost facility that has been in operation at
4 the present location since 2000. To date, no human remains have been unearthed at the site.
5 Although it is unlikely that human remains will be uncovered during the construction of the
6 expansion project, mitigation measure CR-3 has been identified to ensure that if remains are
7 encountered the operator will take the appropriate action immediately.

8 Therefore, with mitigation and compliance with regulatory requirements, impacts will be reduced to
9 less than significant.

10 Mitigation:

11 **CR-3** In the event of an accidental discovery or recognition of any human remains, PRC
12 Section 5097.98 must be followed. In this instance, once project-related
13 earthmoving begins and if there is accidental discovery or recognition of any human
14 remains in any location other than a dedicated cemetery, the following steps shall be
15 taken:

- 16 • There shall be no further excavation or disturbance of the site or any nearby area
17 reasonably suspected to overlie adjacent human remains until the County Coroner is
18 contacted to determine if the remains are Native American and if an investigation of
19 the cause of death is required. If the coroner determines the remains to be Native
20 American, then the coroner shall contact the NAHC within 24 hours, and the NAHC
21 shall identify the person or persons it believes to be the "most likely descendant" of
22 the deceased Native American. The most likely descendent may make
23 recommendations to the landowner or the person responsible for the excavation
24 work, for means of treating or disposing of, with appropriate dignity, the human
25 remains and any associated grave goods as provided in PRC Section 5097.98, or
- 26 • Where the following conditions occur, the landowner or his authorized
27 representative shall rebury the Native American human remains and associated
28 grave goods with appropriate dignity either in accordance with the recommendations

1 of the most likely descendant or on the property in a location not subject to further
2 subsurface disturbance:

- 3 ○ The NAHC is unable to identify a most likely descendent or the most likely
4 descendent failed to make a recommendation within 24 hours after being
5 notified by the commission;
- 6 ○ The descendant identified fails to make a recommendation; or
- 7 ○ The landowner or his authorized representative rejects the recommendation of
8 the descendant, and the mediation by the NAHC fails to provide measures
9 acceptable to the landowner.

10 Reference: Revised Draft EIR page 5.5-14 - 15

11 3. *Impacts: (Impact 5.5.3.2 g) Directly or indirectly destroy a unique paleontological resource, or*
12 *site, or unique geologic feature*

13 Results of the Paleontological Resources Assessment were that surface sediments within the project
14 area are of Holocene (Recent) origin. These Holocene-age surficial sediments have a low potential
15 for containing significant vertebrate fossil remains. However, the surface deposits can be a veneer
16 resting directly on top of sedimentary rocks of Pleistocene age or older, which have been assigned a
17 high potential for important, nonrenewable vertebrate fossils. Both vertebrate and invertebrate
18 fossils have been found in the older Palm Springs formation, but no fossils have been found in the
19 Ocotillo Conglomerate in Indio Hills. During a fault-trenching project just south of the County's
20 Public Facilities site some invertebrate remains in the Palm Springs Formation but no fossil findings
21 in the Ocotillo Conglomerate were reported. Any excavation or other ground-disturbing activities in
22 these older sediments, therefore, will require paleontological monitoring to ensure that no important,
23 nonrenewable vertebrate fossils are adversely affected. Mitigation Measures CR-4 through CR-6
24 shall be implemented to prevent adverse effects on important, nonrenewable vertebrate fossils, or to
25 reduce such effects to less than significant.

26 Mitigation:

27 **CR-4** Paleontological Monitoring Program. Excavations in areas identified as likely to
28 contain paleontological resources shall be monitored by a qualified paleontological

1 monitor, under a paleontological monitoring program approved by the County of
2 Riverside prior to commencement of any ground disturbance. The program shall
3 consist of, but not be limited to the following elements:

4 a. The paleontological monitor shall be prepared to quickly salvage fossils, if
5 they are unearthed, to avoid construction delays, but must have the power
6 to temporarily halt or divert construction equipment to allow for removal of
7 abundant or large specimens.

8 b. If fossil remains are encountered by earthmoving activities when the
9 paleontologist is not on-site, these activities will be diverted around the
10 fossil site and the paleontologist called to the site immediately to recover
11 the remains.

12 c. All site earthmoving shall cease in the area where fossil remains are
13 encountered. Earthmoving activities may be diverted to other areas of the
14 site.

15 d. The owner of the property shall be immediately notified of the fossil
16 discovery who will in turn immediately notify the County Geologist of the
17 discovery.

18 e. Samples of sediments should be collected and washed to recover small
19 invertebrate and vertebrate fossils.

20 f. The paleontologist shall determine the significance of the encountered fossil
21 remains.

22 g. Paleontological monitoring of earthmoving activities shall continue
23 thereafter on an as-needed basis by the paleontologist during all
24 earthmoving activities that may expose sensitive strata. Earthmoving
25 activities in areas where previously undisturbed strata will be buried but not
26 otherwise disturbed will not be monitored. The supervising paleontologist
27 shall have the authority to reduce monitoring once he/she determines the
28

1 probability of encountering any additional fossils has dropped below an
2 acceptable level.

- 3 h. A report of findings, including, when appropriate, an itemized inventory of
4 recovered specimens and a discussion of their significance, shall be
5 prepared upon completion of the steps outlined above. The report and
6 inventory, when submitted to the County of Riverside, would signify
7 completion of the program to mitigate impacts on paleontological resources.

8 **CR-5**

Disposition of recovered paleontological resources.

- 9 a. Recovered specimens shall be identified and curated at a repository with
10 permanent retrievable storage that would allow for further research in the
11 future.
- 12 b. Any recovered fossil remains shall be prepared to the point of identification
13 and identified to the lowest taxonomic level possible by knowledgeable
14 paleontologists. The remains then shall be curated (assigned and labeled
15 with museum repository fossil specimen numbers and corresponding fossil
16 site numbers, as appropriate; placed in specimen trays and, if necessary,
17 vials with completed specimen data cards) and catalogued, an associated
18 specimen data and corresponding geologic and geographic site data shall be
19 archived (specimen and site numbers and corresponding data entered into
20 appropriate museum repository catalogs and computerized data bases) at the
21 museum repository by a laboratory technician. Note: Per the County of
22 Riverside "SABER Policy," paleontological fossils found in the County of
23 Riverside should, by preference, be directed to the Western Science Center
24 in the City of Hemet.
- 25 c. The remains shall then be accessioned into the museum repository fossil
26 collection, where they will be permanently stored, maintained, and, along
27 with associated specimen and site data, made available for future study by
28 qualified scientific investigators.

1 CR-6 The property owner and/or operator on whose land the paleontological fossils are
2 discovered shall provide appropriate funding for monitoring, reporting, delivery and
3 curating the fossils at the institution where the fossils will be placed, and will provide
4 confirmation to the CRWMD that such funding has been paid to the institution.

5 Reference: Revised Draft EIR page 5.5-14 – 15

6 D. Geology and Soils

7 1. *Impacts: (Impact 5.6.3.2 a/b) Expose people or structures to potential adverse effects, including*
8 *risk of loss, injury or death; or be subject to rupture of a known earthquake fault as, delineated on the most*
9 *recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on*
10 *other substantial evidence of a known fault*

11 ***San Andreas Earthquake Fault Zone***

12 The project site is located in the seismically active Coachella Valley region of Southern California
13 with numerous mapped faults of the San Andreas Fault System traversing the region. The northerly
14 half of the County's Public Facilities site, in which the CVC site is located, falls within the San
15 Andreas Earthquake Fault Zone. The existing access road between the entrance to the CVC site at
16 Landfill Road and the entrance to the composting/processing area is located within the fault zone.
17 However, most of the composting/processing area, with the exception of the northeastern corner of
18 the compost windrow expansion area is outside the fault zone. There are no habitable structures
19 proposed for this area; only composting and processing activities.

20 There will be three habitable structures on site, the scalehouse/office, employee
21 breakroom/restrooms, and the maintenance building. There is already a scalehouse at the site near
22 the entrance at Landfill Road. This scalehouse is currently located within the earthquake fault zone
23 and will be moved to a new location immediately west of the composting/processing area and will
24 be located outside the established earthquake fault zone. The other two buildings are new and will
25 be located in the northwest corner of the composting/processing area, again, outside the earthquake
26 fault zone. These structures will only be inhabited during business hours (7 am to 5 pm). The project
27 would not be attracting significant numbers of employees or customers to the project area and would
28 not result in a significant environmental impact related to seismic activity.

1 ***Surface Rupture***

2 No mapped fault traces cross the composting/processing area of the CVC site including the expansion
3 area. The internal access road, between the site entrance and the entrance to the
4 composting/processing area is affected by a fault trace. The part of the fault zone that encroaches
5 the northeast side of the composting/processing area is a buffer which extends from the terminus of
6 the nearest mapped fault traces, approximately 500 feet to the north and northwest of the
7 composting/processing area.

8 According to the project geologist, because the project site (composting/processing area) does not
9 lie within a State of California, Alquist-Priolo Earthquake Fault Zone, surface rupture is not
10 considered likely to occur because of the well-delineated fault lines through the Coachella Valley.
11 However, because of the high earthquake activity in the area and deep alluvium in the region, the
12 project geologist states that they cannot preclude the potential for surface rupture on undiscovered
13 or new faults that may underlie the project site (Landmark 2013, page 7). Because undiscovered or
14 new faults are speculative and are not currently known, the threshold of significance is for surface
15 rupture on a known fault. Therefore, because no known fault traverses that part of the CVC site
16 where habitable structures and work areas where employees will be located, that is the
17 composting/processing area of the site, impacts associated with potential surface rupture would be
18 less than significant.

19 ***Groundshaking***

20 A substantive seismic event on the San Andreas Fault has the potential to subject the project site to
21 moderate to strong ground motion. The site lies within a designated area of Very High to Extremely
22 High General Ground Shaking Risk.

23 Any moderate to strong ground motion, which could potentially occur on the site, warrants
24 consideration in the design and construction of these buildings.

25 Operationally, the majority of site activities will occur in the open and not in habitable structures.
26 The scalehouse/office (1 to 2 employees) will be occupied during business hours (generally between
27 7 am and 5 pm) and the employee break room and maintenance building will be used intermittently
28 throughout operating hours. The operator will be required to ensure that the building designs comply

1 with the latest edition of the California Building Code (CBC 2013) for Site Class D using the seismic
2 coefficients provided in Section 3.4 of the Geotechnical Report to the satisfaction of the County
3 Building and Safety Official. Therefore, potential impacts to humans associated with seismic ground
4 motion will be mitigated through proper design of the structures and with mitigation and compliance
5 with regulatory requirements, impacts will be reduced to less than significant.

6 Mitigation:

7 **GEO-1** Building design shall comply with the latest edition of the California Building Code
8 for Site Class D using the seismic coefficients provided in Section 3.4 of the
9 Geotechnical Report prepared for the CVC Expansion Project by LandMark
10 Consultants, Inc., dated January 2013.

11 **GEO-2** Prior to construction of any habitable structures at the project site, a professional
12 geologist shall review the site plans and determine the optimum location of the
13 scalehouse/office, employee breakroom, maintenance building, and any other
14 habitable structures to ensure that no such structures are constructed within the
15 earthquake fault zone that impacts a portion of the larger County Public Facilities
16 site.

17 Reference: Revised Draft EIR page 5.6-6 - 9

18 2. *Impacts: (Impact 5.6.3.2 d) Be subject to seismic groundshaking*

19 The project site is located in an area that is generally subject to seismic activity from faults associated
20 with the San Andreas Fault zone, any moderate to strong ground motion, which occur onsite, will
21 warrant consideration in the design and construction of proposed buildings. Operationally, the
22 majority of site activities will occur in the open and not in habitable structures. The scalehouse/office
23 (1 to 2 employees) will be occupied during business hours (generally between 5:30 am and 6:30 pm)
24 and the employee break room and maintenance building will be used intermittently throughout
25 operating hours. The operator will be required to ensure that the building designs comply with the
26 latest edition of the California Building Code (CBC 2013) for Site Class D using the seismic
27 coefficients provided in Section 3.4 of the Geotechnical Report to the satisfaction of the County
28 Building and Safety Official. Therefore, potential impacts to humans associated with seismic ground

1 motion will be mitigated through proper design of the structures and with mitigation and compliance
2 with regulatory requirements, impacts will be reduced to less than significant.

3 **GEO-1** Building design shall comply with the latest edition of the California Building Code
4 for Site Class D using the seismic coefficients provided in Section 3.4 of the
5 Geotechnical Report prepared for the CVC Expansion Project by LandMark
6 Consultants, Inc., dated January 2013.

7 **GEO-2** Prior to construction of any habitable structures at the project site, a professional
8 geologist shall review the site plans and determine the optimum location of the
9 scalehouse/office, employee breakroom, maintenance building, and any other
10 habitable structures to ensure that no such structures are constructed within the
11 earthquake fault zone that impacts a portion of the larger County Public Facilities
12 site.

13 Reference: Revised Draft EIR page 5.6-10 - 11

14 3. *Impacts: (Impact 5.6.3.2 k/l/m) Result in substantial soil erosion or the loss of topsoil; be located*
15 *on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating*
16 *substantial risks to life or property; or have soils incapable of adequately supporting use of septic tanks or*
17 *alternative waste water disposal systems where sewers are not available for the disposal of waste water*

18 ***Soil Erosion or Loss of Topsoil***

19 **Water Erosion**

20 The entrance to the CVC site at Landfill Road is not currently paved. However, the internal access
21 road between the existing scalehouse and the composting/processing area (approximately one mile
22 in length) is paved. As part of the proposed improvements, the entrance to the site will be widened
23 to accommodate two-way traffic and will be paved. The road between the new entrance and the
24 composting/processing area will continue to be maintained through the life of the project.

25 Where the access road crosses the major drainage through the County's larger Public Facilities site,
26 heavy storm flows or flash floods can wash out this portion of the road. As part of the proposed
27 project, the operator will upgrade the road by constructing a concrete low water crossing. The new
28

1 low water crossing will prevent future washouts of the road and still allow stormwater to flow
2 unimpeded.

3 In general, the composting/processing area is not affected by off-site storm flows because it lies at a
4 higher elevation than the surrounding terrain. The small drainage that runs along the southern lease
5 boundary carries stormwater flow; however, the operator has stated that to date, no stormwater in
6 this drainage has entered the site.

7 No storm drains or retention basins currently exist on-site in the composting/processing area, but the
8 site is graded to drain inward so that all storm flows are retained on-site. According to the Soils
9 Report generated for the project, soils generally consist of Chuckwalla (CoB) soils characterized as
10 very gravelly sandy clay loam, at 2 to 5 percent slopes, at the CVC site, and Carrizo (CcC) soils
11 characterized as stony sand, at 2 to 9 percent slopes along the access road and entrance to the site at
12 Landfill Road. These are well drained soils.

13 As under existing conditions, positive drainage will be maintained away from all structures (5 percent
14 for 5 feet minimum) across unpaved areas to prevent ponding and subsequent saturation of the native
15 soil. Adequate site drainage is essential to future performance of the facility. Infiltration of excess
16 irrigation water (for the development of compost windrows) and stormwater can adversely affect the
17 performance of the subsurface soil at the site. Therefore, all flows will be directed into new detention
18 basins placed around the site. These basins will detain stormwater or site runoff and any water that
19 does not evaporate will be used to supplement the site's water supply for windrow development. The
20 site operator is cognizant of the need to conserve water wherever feasible and will utilize the
21 stormwater detained in the new basins to supplement water for the compost windrows or dust control.
22 However, because often, rainfall in the area can be fleeting and last only a few minutes, there may
23 be times when the amount of water detained in the basins would be negligible and would evaporate
24 within a matter of hours. For more significant rainfall events where stormwater may fill the basins
25 and detention would be for longer than a few hours, the operator would use this water to supplement
26 the site's water supply. Therefore, the possibility that vectors such as mosquitos will be an impact
27 related to the stormwater in detention basins is a low.
28

1 The new site plan and stormwater features including the new detention basins will be incorporated
2 into the site's existing Industrial Stormwater Pollution Prevention Plan (SWPPP). The SWPPP must
3 be updated and forwarded to the State Water Quality Control Board (SWQCB). The SWQCB will
4 review the Notice of Intent (NOI) for the SWPPP and upon concurrence of the Best Management
5 Practices (BMPs) to be employed, will issue a revised Waste Discharge Identification number
6 (WDID). Likewise, the LEA will also review the revised SWPPP for the site, as they are the
7 enforcement arm for CalRecycle who must also approve the proposed revisions to the Solid Waste
8 Facilities Permit (SWFP) and the Report of Compost Site Information (RCSI). Finally, a copy of
9 the SWPPP, NOI and WDID must be available for review at the CVC site during operation.
10 Mitigation measure GEO-3 describes the requirement for development and implementation of the
11 SWPPP.

12 Wind Erosion

13 The CVC site is located in an area that is relatively remote and is characterized as a desert
14 environment with sparse vegetation and gravelly, sandy soil that is easily erodible when exposed to
15 wind.

16 Currently, the entrance to the CVC site is not paved, however, once past the scalehouse to the south,
17 the road is paved to the entrance to the composting/processing area. So the access road is not
18 susceptible to wind erosion.

19 Fugitive dust in the composting/processing area is kept at a minimum through the use of water trucks.
20 Currently, water trucks are also used to keep the windrows at the proper moisture levels to ensure
21 adequate composting activity.

22 During construction which will consist of (1) improvements to the site entrance; (2) construction of
23 a low water crossing across the major drainage; (3) construction of the new scales and
24 scalehouse/office, employee breakroom, and maintenance building; (4) development of the new
25 C&D sort line/processing area; and (5) expansion of the composting/processing area to the east,
26 construction activities must be accomplished with minimal impact to the site and must be undertaken
27 using BMPs as set forth in the operator's Fugitive Dust Control Plan which must be in compliance
28 with South Coast Air Quality Management District's (SCAQMD) Rules 403 and 403.1. These rules

1 require that fugitive dust be controlled so that the presence of such dust does not remain visible in
2 the atmosphere beyond the property line of the emission source. The rules require implementation
3 of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. The
4 Fugitive Dust Control Plan includes BMPs such as the following:

- 5 ○ The facility operator shall conduct on-site wind monitoring during project construction and
6 operations and suspend or curtail all grading and/or organic materials management activities
7 when wind speeds exceed 25 miles per hour.
- 8 ○ The facility operator shall conduct watering as necessary to prevent visible emissions and/or
9 apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all
10 inactive areas.

11 Therefore, the construction and operation of the CVC site BMPs for wind erosion will be
12 implemented through a Fugitive Dust Control Plan that will be updated to include the additional lease
13 area and new site elements such as the C&D sort line. Mitigation measure GEO-4 describes the
14 requirement for updating and implementing the Fugitive Dust Control Plan.

15 Loss of Topsoil

16 The entrance to the CVC site at Landfill Road will be improved including paving the unpaved portion
17 of the road between the entry gate and the existing scalehouse. The access road between the entry
18 gate and the entrance to the composting/processing area is already paved and at the location where it
19 crosses the major drainage at its lowest point, the operator is proposing to construct a concrete low
20 water crossing. The composting/processing area of the CVC site was historically used as a borrow
21 pit to cover and cap the Coachella Landfill when it closed. Prior disturbance included the removal
22 of topsoil at the site. Therefore there would be no loss of topsoil associated with the CVC expansion
23 project. Impacts related to the loss of topsoil would remain less than significant.

24 Expansive Soils

25 The site's underlying soil is Chuckwalla very gravelly sandy clay loam (CoB), at 2 to 5 percent
26 slopes. These soils are generally located at elevations ranging between 400 to 1,000 feet, in areas
27 where the mean annual precipitation is approximately four inches and the mean annual air
28 temperature is 72° F. The soil is developed into terraced alluvial fan surfaces characterized by

1 gravelly alluvium, the parent material. Soils are well-drained; therefore, the underlying soil at the
2 CVC site is not expansive and no project-related impacts are expected in this regard.

3 Septic System

4 A total of four percolation tests were conducted on November 20, 2012 at this site, as shown on the
5 Site and Exploration Plan. The percolation test was performed in conformance to the Riverside
6 County Percolation Report Standards, as described in the "Waste and Disposal for the Individual
7 Home, Commercial and Industrial," published by the Riverside County Division of Environmental
8 Health.

9 The tests were performed using perforated pipes inside six-inch diameter boreholes made to depths
10 of approximately three feet below the existing ground surface. The boreholes were filled with water
11 and tests were performed the same day using the sandy soil criteria test. The test results indicate that
12 the stabilized soil percolation rate for the soil ranges from 1.51 to 6.67 minutes per inch (mpi).

13 A maximum soil percolation rate of 6.67 minutes per inch (mpi) may be used for leach field design.
14 Accordingly, the leach fields may be designed using a minimum of 20 square feet of leaching area
15 per 100 gallons of septic tank capacity. Based on the data presented and the recommendations set
16 forth in the Geotechnical Report, there is sufficient area in the northwest corner of the
17 composting/processing area near the site of the proposed employee breakroom and scalehouse/office
18 to support a sewage disposal system that will meet the current codes and standards of the Riverside
19 County Health Department. In addition, based on the depth of the soil borings as well as information
20 on the depth of the historic groundwater in the area, the groundwater table will not encroach upon
21 the current allowable limit set forth by County and State requirements for sewage disposal systems.
22 Mitigation measure GEO-5 describes the requirement for installation of an on-site sewage disposal
23 system. Therefore, with mitigation and compliance with regulatory requirements, impacts will be
24 reduced to less than significant.

25 Mitigation:

26 **GEO-3** The operator shall update the CVC SWPPP to include construction and operation of
27 activities in the lease boundary expansion area, the new composting/processing
28 expansion area, and the improvements to the site entrance at Landfill Road and the

1 low water crossing, and shall describe the potential sources of pollutants and the
2 means to manage any identified sources to reduce storm water pollution. The
3 SWPPP shall identify a suite of minimum BMP's, including but not limited to, good
4 housekeeping practices, employee training, etc. The operator shall file a Notice of
5 Intent with the SWQCB and have a copy of the SWPPP and WDID issued by the
6 SWQCB on file at the scalehouse/office.

7 **GEO-4** The operator shall update the existing CVC PM10 Dust Control Plan to include the
8 additional lease area and new site elements such as the expansion area for the C&D
9 sorting/processing, and the compost windrow expansion area.

10 **GEO-5** A percolation test has been performed at the CVC site that determined that the site
11 is suitable for the development of an on-site wastewater treatment system for the
12 scalehouse/office and employee breakroom. Based on the results of the percolation
13 test, and prior to the development of any habitable structures at the CVC site, the
14 operator shall have an On-site Wastewater Treatment (OSWT) Report prepared by
15 a qualified professional such as a grading engineer with expertise in designing such
16 systems or other qualified professional such as a registered civil engineer, registered
17 engineering geologist, or registered environmental health specialist. The report shall
18 describe how the OSWT will be installed/constructed, how sewage will be
19 discharged or disposed of, and how the OSWT will be maintained. The OSWT
20 Report shall be submitted for review and approval by the Riverside County Director
21 of Environmental Health or his designated representative.

22 Reference: Revised Draft EIR page 5.6-15 - 19

23 4. *Impacts: (Impact 5.6.3.2 n/o) Change deposition, siltation, or erosion that may modify the channel*
24 *of a river or stream or the bed of a lake; or result in any increase in water erosion either on- or off-site*

25 The project's potential to increase deposition, siltation or erosion during construction and operation
26 is evaluated in Impact 5.6.3 k/l/m of the EIR.

27 The project includes improvements to the existing access road between the site entrance at Landfill
28 Road and the composting operations area, some of which will affect the dry wash that traverses the

1 County's 640-acre site in a northeast to southwest direction. This would slightly modify the channel
2 during road improvements that include constructing a concrete low-water crossing and cut-off wall.
3 In addition, the proposed location of the new scale and scalehouse will affect 0.4 acre of the riparian
4 area. These construction activities must be reviewed by the California Department of Fish and
5 Wildlife (CDFW) through a Streambed Alteration Agreement under Section 1600 of the State Fish
6 and Game Code. BMPs implemented through the site's SWPPP including the placement of
7 impediments to stormwater flows during construction such as hay bales or straw wattles, or other
8 mechanisms for controlling stormwater during construction, will control stormwater so as not to
9 change the regime of the wash. Therefore, with mitigation and compliance with regulatory
10 requirements, impacts will be reduced to less than significant.

11 Mitigation:

12 **GEO-3** The operator shall update the CVC SWPPP to include construction and operation of
13 activities in the lease boundary expansion area, the new composting/processing
14 expansion area, and the improvements to the site entrance at Landfill Road and the
15 low water crossing, and shall describe the potential sources of pollutants and the
16 means to manage any identified sources to reduce storm water pollution. The
17 SWPPP shall identify a suite of minimum BMP's, including but not limited to, good
18 housekeeping practices, employee training, etc. The operator shall file a Notice of
19 Intent with the SWQCB and have a copy of the SWPPP and WDID issued by the
20 SWQCB on file at the scalehouse/office.

21 **GEO-4** The operator shall update the existing CVC PM₁₀ Dust Control Plan to include the
22 additional lease area and new site elements such as the expansion area for the C&D
23 sorting/processing, and the compost windrow expansion area.

24 Reference: Revised Draft EIR page 5.6-19 - 20

- 25 5. *Impacts: (Impact 5.6.3.2 p) Be impacted by or result in an increase in wind erosion and blowsand,*
26 *either on- or off-site*

27
28

1 The CVC site is located in an area that is relatively remote and is characterized as a desert
2 environment with sparse vegetation and gravelly, sandy soil that is easily erodible when exposed to
3 wind.

4 Currently, the entrance to the CVC site is not paved, however, once past the scalehouse to the south,
5 the road is paved to the entrance to the composting/processing area. So the access road is not
6 susceptible to wind erosion.

7 Fugitive dust in the composting/processing area is kept at a minimum through the use of water trucks.
8 Currently, water trucks are also used to keep the windrows at the proper moisture levels to ensure
9 adequate composting activity.

10 During construction which will consist of (1) improvements to the site entrance; (2) construction of
11 a low water crossing across the major drainage; (3) construction of the new scales and
12 scalehouse/office, employee breakroom, and maintenance building; (4) development of the new
13 C&D sort line/processing area; and (5) expansion of the composting/processing area to the east,
14 construction activities must be accomplished with minimal impact to the site and must be undertaken
15 using BMPs as set forth in the operator's Fugitive Dust Control Plan which must be in compliance
16 with South Coast Air Quality Management District's (SCAQMD) Rules 403 and 403.1. These rules
17 require that fugitive dust be controlled so that the presence of such dust does not remain visible in
18 the atmosphere beyond the property line of the emission source. The rules require implementation
19 of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. The
20 Fugitive Dust Control Plan includes BMPs such as the following:

- 21 • The facility operator shall conduct on-site wind monitoring during project construction and
22 operations and suspend or curtail all grading and/or organic materials management activities
23 when wind speeds exceed 25 miles per hour.
- 24 • The facility operator shall conduct watering as necessary to prevent visible emissions and/or
25 apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all
26 inactive areas.

27 The construction and operation of the CVC site BMPs for wind erosion will be implemented through
28 a Fugitive Dust Control Plan that will be updated to include the additional lease area and new site

1 elements such as the C&D sort line. Mitigation measure GEO-4 describes the requirement for
2 updating and implementing the Fugitive Dust Control Plan. Therefore, with mitigation and
3 compliance with regulatory requirements, impacts will be reduced to less than significant.

4 Mitigation:

5 **GEO-3** The operator shall update the CVC SWPPP to include construction and operation of
6 activities in the lease boundary expansion area, the new composting/processing
7 expansion area, and the improvements to the site entrance at Landfill Road and the
8 low water crossing, and shall describe the potential sources of pollutants and the
9 means to manage any identified sources to reduce storm water pollution. The
10 SWPPP shall identify a suite of minimum BMP's, including but not limited to, good
11 housekeeping practices, employee training, etc. The operator shall file a Notice of
12 Intent with the SWQCB and have a copy of the SWPPP and WDID issued by the
13 SWQCB on file at the scalehouse/office.

14 **GEO-4** The operator shall update the existing CVC PM₁₀ Dust Control Plan to include the
15 additional lease area and new site elements such as the expansion area for the C&D
16 sorting/processing, and the compost windrow expansion area.

17 Reference: Revised Draft EIR page 5.6-20 - 21

18 E. Greenhouse Gas Emissions

19 1. *Impacts: (Impact 5.7.3.2 a) Generate greenhouse gas emissions, either directly or indirectly that*
20 *may have a significant impact on the environment*

21 The CalEEMod Version 2013.2.2 was used to calculate the GHG emissions from the proposed
22 project. The project's emissions were compared to the SCAQMD draft threshold and Riverside
23 County Screening threshold of 3,000 metric tons CO₂e per year. Sources of GHG emissions include
24 construction, energy usage, vehicle emission, on-site equipment, water and wastewater use, and
25 feedstocks. The GHG emissions reductions associated with the increase in feedstocks to the project
26 site were calculated through use of the Waste Reduction Model (WARM) created by the EPA.

27 The data from the CalEEMod and WARM modeling shows that composting of the organic feedstock
28 at the facility would reduce GHG emissions by 37,449.29 MTCO₂e per year over natural

1 decomposition of the organic feedstock. Since the proposed project would result in a reduction of
2 GHG emissions associated with the organic feedstock, it is well below the SCAQMD draft threshold
3 of significance of 3,000 MTCO₂e per year. Even without the 37,449.29 MTCO₂e reductions in
4 GHG emissions detailed from the WARM Model, emissions from other activities at the CVC facility
5 only total 2,862.14 MTCO₂e per year, which would not exceed the SCQAQMD draft threshold of
6 significance for GHG emissions. Therefore, with mitigation and compliance with regulatory
7 requirements, impacts will be reduced to less than significant.

8 Mitigation:

9 The site operator must comply with a number of SCAQMD and CARB Rules for
10 the operation of the compost facility. These are outlined in mitigation measures AQ-
11 1 through AQ-3.

12 Reference: Revised Draft EIR page 5.7-16 - 18

13 2. *Impacts: (Impact 5.7.3.2 b) Conflict with an applicable plan, policy or regulation adopted for*
14 *the purpose of reducing the emissions of greenhouse gases*

15 The specific goals and actions included in the County of Riverside Climate Action Plan that are
16 applicable to the proposed project include those pertaining to energy and water use reduction,
17 promotion of green building measures, waste reduction, and reduction in vehicle miles traveled.

18 The GHG emissions generated by the proposed project would not exceed the GHG threshold of 3,000
19 metric tons per year of CO₂e. Consequently, the implementation of the proposed project would not
20 hinder the state's ability to achieve AB 32's goal of achieving 1990 levels of GHG emissions by
21 2020. In addition, once the energy and water consumption reductions from compliance with the
22 mandatory requirements of CALGreen are accounted for, the GHG emissions associated with the
23 proposed project would be even lower. Furthermore, emissions from vehicles, which are the main
24 source of operational GHG emissions associated with the project, would also be reduced through
25 implementation of the State Pavley standards, the federal CAFE standards, and the state LCFS.

26 Assembly Bill 939 (AB 939) requires that each jurisdiction in California to divert at least 50 percent
27 of its waste away from landfills, whether through waste reduction, recycling or other means. The
28 proposed project would promote implementation of AB 939 through expanding a waste diversion

1 resource for the Coachella Valley region. Furthermore, California Code of Regulations (CCR) Title
2 24, Part 11 requires that development of new buildings in California divert 50 percent of construction
3 waste from landfills. The proposed C&D facility will accept construction waste in order to process
4 and recycle the waste, which will help facilitate contractors in meeting the Title 24 Part 11
5 requirements. The proposed project would reduce GHG emissions; promote the implementation of
6 AB 939, AB341, and Title 24 Part 11. Therefore, the proposed project would not conflict with any
7 applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions
8 of greenhouse gases and with mitigation and compliance with regulatory requirements, impacts will
9 be reduced to less than significant.

10 Mitigation:

11 The site operator must comply with a number of SCAQMD and CARB Rules for
12 the operation of the compost facility. These are outlined in mitigation measures AQ-
13 1 through AQ-3.

14 Reference: Revised Draft EIR page 5.7-19 - 20

15 F. Hazards and Hazardous Materials

16 1. *Impacts: (Impact 5.8.3.2 b) Create a significant hazard to the public or the environment through*
17 *reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the*
18 *environment*

19 The CVC operator does not accept hazardous wastes, designated wastes, medical or special wastes.
20 It does not accept sewage sludge, sewage plant grit or screenings, or industrial sludge. Construction
21 debris or other waste that contains asbestos or lead-based materials is also not accepted. If any of
22 this material is brought to the site, the vehicle is turned away at the gate. If small amounts of this
23 material are inadvertently brought onto the site, the employees are trained to identify unacceptable
24 material and it is removed from the feedstock and set aside in a designated location.

25 CVC implements a load checking program designed to identify and remove any unacceptable or
26 hazardous materials delivered to the site. The load checking program complies with the requirements
27 of Riverside County Ordinance No. 779.

1 Small amounts of Household Hazardous Waste (HHW) may enter the facility especially in residential
2 green waste. The operator implements a load-check program to prevent these materials from being
3 transported for disposal in the receiving landfill. The operator holds an EPA Permit for the handling
4 of hazardous waste (CAL000358260). The Hazardous Waste Screening and Exclusion Program for
5 the CVC describes on-site procedures in the event that hazardous or infectious waste is discovered
6 in the tipping areas. This program is part of the operators RCSI submitted to the LEA for review and
7 approval, and must be updated as part of the operator's request to expand the CVC facility.

8 HHW found in incoming loads is temporarily stored in one or more hazardous waste storage
9 containers until it can be moved to the on-site designated hazardous waste storage area. The
10 containers are structurally sound, leak proof, and compatible with the materials they contain. The
11 containers are clearly labeled according to regulations and are kept secured except when materials
12 are added or removed. Personnel who handle hazardous waste do so while in direct contact or radio
13 contact with other employees so that any emergency situation may be immediately identified for
14 appropriate response.

15 Each hazardous waste storage container is inspected on a weekly basis by a supervisor who keeps a
16 log of such inspections and is responsible for remedying noted deficiencies as soon as possible.
17 Similar informal inspections are conducted daily by personnel responsible for the daily management
18 of hazardous waste. All communication/alarm, fire and spill control, and decontamination
19 equipment is tested regularly and maintained. A written inspection schedule for the facility, its
20 equipment, and operating procedures is kept on-site. This schedule includes a listing of the types of
21 problems that are to be looked for during the inspection. This procedure will continue to be followed
22 as the CVC facility is expanded.

23 In summary, the CVC Load Checking Program contains procedures to be undertaken in the event
24 that hazardous or infectious waste is discovered in the tipping areas. However, recognizing that the
25 increase in feedstock volumes and other materials that will come to the CVC may burden existing
26 protocols and procedures and thus increase the potential for an unwelcome event, the operator will
27 be required to implement mitigation measure HAZ-1 to update the existing Load Checking Program
28