

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



ITEM
1.4
(ID # 5988)

MEETING DATE:

Tuesday, January 23, 2018

FROM : TLMA-PLANNING:

SUBJECT: TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S APPROVAL OF CONDITIONAL USE PERMIT NO. 3745 and ADOPT THE NEGATIVE DECLARATION FOR ENVIRONMENTAL ASSESSMENT NO. 42877 - Owner/Applicant: Robert Mehring - Fourth Supervisorial District - Thousand Palms Zoning District - Western Coachella Valley Area Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) - Location: Northerly of Vista Chino Road, westerly of Sierra Del Road, and easterly of Rio Del Sol Road - 25 Acres - Zoning: Manufacturing-Service Commercial (M-SC) - REQUEST: Conditional Use Permit No. 3745 (CUP 3745) proposes to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumpings, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. [Applicant Fees 100%]

RECOMMENDED MOTION: That the Board of Supervisors:

RECEIVE AND FILE the Planning Commission's Notice of Decision for the above referenced case acted on by the Planning Commission on November 15, 2017.

ACTION: Consent

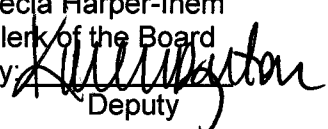

Charissa Leach, Assistant TLMA Director

1/4/2018

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Washington, Perez and Ashley
Nays: None
Absent: None
Date: January 23, 2018
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

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

| FINANCIAL DATA | Current Fiscal Year: | Next Fiscal Year: | Total Cost: | Ongoing Cost |
|---|-----------------------------|--------------------------|---------------------------|---------------------|
| COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| NET COUNTY COST | \$ N/A | \$ N/A | \$ N/A | \$ N/A |
| SOURCE OF FUNDS: Applicant Fees 100% | | | Budget Adjustment: | No |
| | | | For Fiscal Year: | N/A |

C.E.O. RECOMMENDATION: Approve

BACKGROUND:

Summary

The project site is located northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road in Thousand Palms on a 25-acre site.

Conditional Use Permit No. 3745 allows the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. CUP 3745 now has a 40-year permit life to July 1, 2057, with no new building construction.

The facility will be permitted as a "Transfer/Processing Facility" by the County Environmental Health Department and California Integrated Waste Management Board (CIWMB). The facility is being permitted at 1,500 tons per day of all materials.

The facility will maintain a Transfer Processing Facility permit from the County Environmental Health Department and the CIWMB. The County Environmental Health Department, acting as Local Enforcement Agency for the CIWMB will conduct monthly inspections of the facility. Parts of the facility that might impact water quality (dry well pumping's and street sweepings) have been reviewed and approved by the Colorado River Regional Water Quality Control Board.

Condition of Approval 10.Fire.1 Maintenance was corrected at the Planning Commission hearing in regards to fire flow. The figure of 1,500 gallons per minute was deleted and replaced with 500 gallons per minute of fire flow.

On November 15, 2017, the Negative Declaration for Environmental Assessment No. 42877 was adopted and Conditional Use Permit No. 3745 was approved at the Planning Commission with correction to Condition of Approval 10.Fire.1 Maintenance as noted.

Board Action

The Planning Commission's decision is final and no action by the Board of Supervisors is required unless the Board assumes jurisdiction by ordering the matter set for a future noticed public hearing, or the applicant or an interested person files an appeal, accompanied by the fee

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

set forth in County Ordinance No. 671, with the Clerk of the Board within 10 days of this notice appearing on the Board's agenda.

Impact on Residents and Businesses

The impacts of this project have been evaluated through the discretionary review process through the Planning Department and the project approval by the Planning Commission at the November 15, 2017, public hearing.

Additional Fiscal Information

All fees are paid by the applicant. There is no General Fund obligation.

ATTACHMENTS:

- A. **PLANNING COMMISSION REPORT OF ACTIONS**
- B. **PLANNING COMMISSION STAFF REPORT 11-15-17**


Melissa Noone, Associate Management Analyst 1/12/2018



**PLANNING COMMISSION HEARING
REPORT OF ACTIONS
NOVEMBER 15, 2017**

to change the zoning classification of the project site from Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S) and Watershed and Conservation Areas (W-1). Conditional Use Permit proposes an approximately 5,881 sq. ft. convenience store, 1,262 sq. ft. car wash facility, and a 6,549 sq. ft. fuel canopy area that will house 10 fuel dispensers. In addition, 2.6-acres of the site will be offered for dedication in accordance with the Multi Species Habitat Conservation Plan (MSHCP). Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

TENTATIVELY Approve General Plan Amendment No. 1165; and

TENTATIVELY Approve Change of Zone No. 7900; and

APPROVE Conditional Use Permit No. 3739, subject to conditions of approval as modified at hearing.

4.2 CONDITIONAL USE PERMIT NO. 3745 – Intent to Adopt a Negative Declaration – EA42877 – Owner/Applicant: Robert Mehring – Representative: Robert Mehring – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of Vista Chino Road, westerly of Sierra Del Road, and easterly of Rio Del Sol Road – 25 Acres – Zoning: Manufacturing-Service Commercial (M-SC) – REQUEST: Conditional Use Permit No. 3745 (CUP 3745) proposes to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. The site includes a 10-foot by 32-foot office trailer, outdoor storage of trucks and equipment, with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at the westerly portion of the property. CUP 3745 proposes up to a 40-year permit life to July 1, 2057. The operation hours to the public are between 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m. to 2:00 p.m. on Saturday, and is closed on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. with maintenance activities occurring as late as 9:00 p.m. No new building construction is proposed. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

Planning Commission Action:

Public Comments: Closed

By a vote of 4-0

ADOPTED a Negative Declaration for Environmental Assessment No. 42877; and

APPROVED Conditional Use Permit No. 3745, subject to conditions of approval as modified at hearing.

5.0 WORKSHOP

NONE

6.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

7.0 DIRECTOR'S REPORT

8.0 COMMISSIONER'S COMMENTS




**COUNTY OF RIVERSIDE
PLANNING DEPARTMENT
STAFF REPORT**

Agenda Item No.:

4.2

Planning Commission Hearing: November 15, 2017

PROPOSED PROJECT

| | | |
|--------------------------------|--|--|
| Case Number(s): | Conditional Use Permit No. 3745 | Applicant: Desert Recycling, Inc. |
| Select Environ. Type | Negative Declaration | |
| Area Plan: | Western Coachella Valley | Representative: Robert Mehring |
| Zoning Area/District: | Thousand Palms District | |
| Supervisorial District: | Fourth District <i>MS</i> | |
| Project Planner: | Jay Olivas |  Charissa Leach, P.E. Assistant TLMA Director |
| Project APN(s): | 648-030-006, 648-030-017, 648-030-018 | |

PROJECT DESCRIPTION AND LOCATION

The project site is located northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road in Thousand Palms on a 25-acre site. The application being considered is as follows:

CONDITIONAL USE PERMIT NO. 3745 (CUP 3745) proposes to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping's, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. The site includes a 10-foot by 32-foot office trailer, outdoor storage of trucks and related equipment including 70-foot by 70-foot water pond with booster station, 100-foot by 100-foot sorting pad for lumber, two (2) 40-foot by 50-foot shade structures, two (2) 10,000 gallon water tanks, and 15-foot by 15-foot fuel containment area, with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at westerly portion of the property for approximately 200 vehicles and equipment pieces. CUP 3745 proposes up to a 40-year permit life to July 1, 2057. The operation hours to the public are between 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m. to 2:00 p.m. on Saturday, and is closed on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. with maintenance activities occurring as late as 9:00 p.m. No new building construction is proposed.

The facility will be permitted as a "Transfer/Processing Facility" by the County Environmental Health Department and California Integrated Waste Management Board (CIWMB). The facility is being permitted at 1,500 tons per day of all materials. The facility design capacity is based on the available area for stockpiling materials prior to processing, and the processing capacity of the processing equipment. The concrete/inerts area is approximately 270,000 square feet and can accommodate 276,000 tons on-site at any one time. The street sweepings, sod, dirt and dry well pumping's area is approximately 144,000

square feet and can accommodate 132,300 tons at any one time. The gypsum area comprises approximately 126,000 square feet and can accommodate approximately 36,000 tons on site at any one time. The construction waste receiving and sorting area comprises about 12,600 square feet and can accommodate about 862 tons of mixed material at any one time. The area surrounding the construction waste processing area will be used for storage of roll-off containers (either empty or being used to stockpile recyclable materials).

The facility will maintain a Transfer Processing Facility permit from the County Environmental Health Department and the CIWMB. The County Environmental Health Department, acting as Local Enforcement Agency for the CIWMB will conduct monthly inspections of the facility. Parts of the facility that might impact water quality (dry well pumping's and street sweepings) have been reviewed and approved by the Colorado River Regional Water Quality Control Board.

The storage time for unprocessed inert material is approximately 6 months. The storage time for processed inert material is approximately one year. Individual material storage time will be set by the Transfer Processing Report as approved by Environmental Health Department and the California Integrated Waste Management Board. Storage times for all materials can be affected by type of recycling (hard to recycle Materials) and market conditions. Storage times are also limited by California State regulations.

PROJECT RECOMMENDATION

STAFF RECOMMENDATIONS:

THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:

ADOPT a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42877**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment; and,

APPROVE CONDITIONAL USE PERMIT NO. 3745, subject to the attached conditions of approval, and based upon the findings and conclusions provided in this staff report.

PROJECT DATA

Land Use and Zoning:

| | |
|---|-------------------------------------|
| Specific Plan: | N/A |
| Specific Plan Land Use: | N/A |
| Existing General Plan Foundation Component: | Community Development |
| Proposed General Plan Foundation Component: | N/A |
| Existing General Plan Land Use Designation: | Light Industrial (LI) |
| Proposed General Plan Land Use Designation: | N/A |
| Policy / Overlay Area: | N/A |
| Surrounding General Plan Land Uses | |
| North: | Light Industrial; Rural Residential |

| | |
|-------------------------------------|---|
| East: | Light Industrial; Rural Mountainous |
| South: | Light Industrial; Open Space-Conservation Habitat |
| West: | Open Space Conservation Habitat |
| Existing Zoning Classification: | Manufacturing-Service Commercial (M-SC) |
| Proposed Zoning Classification: | N/A |
| Surrounding Zoning Classifications: | |
| North: | M-SC |
| East: | Medium-Manufacturing (M-M-5) |
| South: | M-SC |
| West: | M-SC |
| Existing Use: | Recycling Processing Facility |
| Surrounding Uses: | |
| North: | Contractor Yards |
| South: | Vacant |
| East: | Automobile Wrecking Yard |
| West: | Vacant |

Project Site Details:

| Item | Value | Min./Max. Development Standard |
|--------------------------------|---------|--------------------------------|
| Project Site (Acres): | 25.0 | 10,000 square feet |
| Existing Building Area (SQFT): | 10x32 | No Maximum Lot Coverage |
| Proposed Building Area (SQFT): | N/A | N/A |
| Floor Area Ratio: | 0.01 | FAR 0.25 – 0.60 |
| Building Height (FT): | 12 feet | 50 feet |
| Proposed Minimum Lot Size: | N/A | N/A |
| Total Proposed Number of Lots: | N/A | N/A |
| Map Schedule: | N/A | |

Parking:

| Type of Use | Building Area (in SF) | Parking Ratio | Spaces Required | Spaces Provided |
|--------------------|-----------------------|-------------------------------------|-----------------|-----------------|
| Recycling Facility | 10x32 | 2 spaces per employee (3 employees) | 6 | 20 |
| | | | | |
| TOTAL: | | | | |

Located Within:

| | |
|--|--|
| City's Sphere of Influence: | No – nearest to City of Cathedral City |
| Community Service Area ("CSA"): | No |
| Recreation and Parks District: | Yes – Desert Recreation District |
| Special Flood Hazard Zone: | Yes – Thousand Palms |
| Area Drainage Plan: | Yes – Whitewater River Basin Flood Control Project |
| Dam Inundation Area: | No |
| Agricultural Preserve | No |
| Liquefaction Area: | Yes (Moderate) – Thousand Palms |
| Fault Zone: | Yes – portion in San Andreas Fault Zone |
| Fire Zone: | No |
| Mount Palomar Observatory Lighting Zone: | Yes (Zone B) – Thousand Palms |
| CVMSHCP Conservation Boundary: | Yes |
| Airport Influence Area ("AIA"): | No |

PROJECT LOCATION MAP

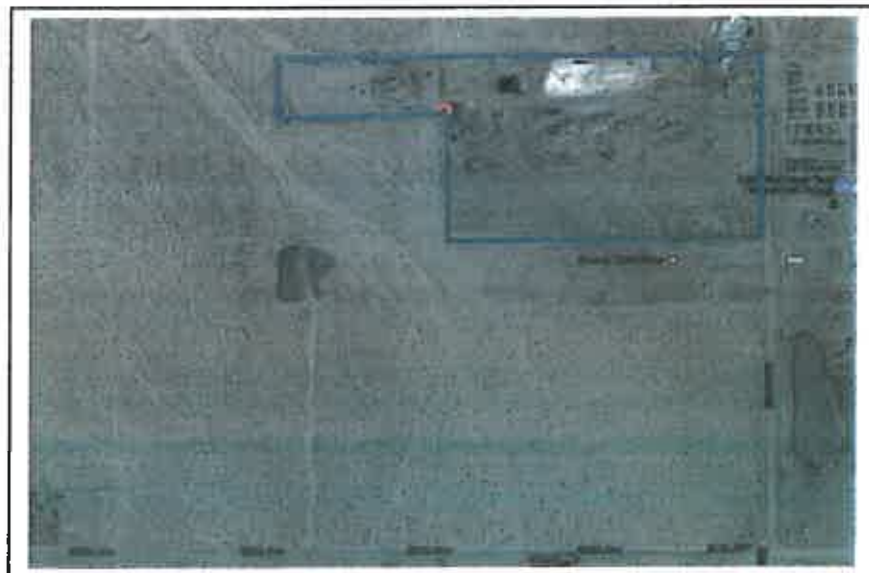


Figure 1: Project Location Map

PROJECT BACKGROUND AND ANALYSIS

Background: The proposal as a recycling processing facility for construction wastes including concrete with rebar, concrete with wire mesh, asphalt, gunite, tile, marble, gypsum, sand, street sweepings, vitreous china and natural rocks, with an additional contractor's equipment and materials storage yard on the easterly two (2) acre portion of the 25 acre site, is a permitted land use, subject to approval of proposed Conditional Use Permit 3745. The related original conditional use permit was approved by the Riverside

County Board of Supervisors on March 17, 1992 for seven years (CUP 3145). The first revision was approved in September 1999 for another seven years (CUP03145R1). The second revision was approved on July 26, 2006 for another ten years (CUP03145R2). The current CUP 3145R2 expired on July 1, 2016.

The project is subject to maintaining a Solid Waste Facility Permit from the Local Enforcement Agency (LEA) within the Environmental Health Department acting for the California Integrated Waste Management Board.

The project includes recommended conditions of approval by the Riverside County Department of Waste Resources for a 1) Maintenance and Restoration Agreement and 2) Bond within 90 days of approval of the project (Conditions of Approval 20.WASTE.1-Maintenance/Restoration Bond; 20.WASTE.2-Maintenance/ Restoration Agreement).

Notification letters regarding AB 52 were also mailed out to various local tribes on April 27, 2017. No request to consult was received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of May 5, 2017 indicated since no new building construction is proposed, there was no further interest in the project

ENVIRONMENTAL REVIEW

An Initial Study (IS), Environmental Assessment No. 42877, and a Negative Declaration (ND) were prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS represents the independent judgment of Riverside County and determines that the proposed project could not have a significant effect on the environment. A Notice of Intent to Adopt a Negative Declaration has been prepared and the Negative Declaration was made available for public review per the California Environmental Quality Act Statute and Guidelines Section 15105 for at least 20 days. The project has existed since 1992 and was recently circulated in 2006 under CUP 3145R2.

FINDINGS

In order for the County to approve a proposed project, the following findings are required to be made:

1. The proposed use conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of the public health, safety and general welfare, since as detailed in the Initial Study and Negative Declaration prepared for the project, the project would not have a significant impact on the environment.
3. The proposed use conforms to the logical development of the land and to be compatible with the present and future logical development of the surrounding property since project is located in an industrial area which includes land uses such as existing recycling yards and contractor yards. Additionally, the proposed project would not inhibit potential development of surrounding areas.

4. The project is located along Sierra Del Sol Road (78' right-of-way) via Vista Chino Road (78' right-of-way) and Rio Del Sol Road (80' right-of-way). Due to existing partial road improvements including paving and gravel, location in north Thousand Palms in a remote industrial area with limited traffic congestion and extensive vacant land, no additional right-of-way dedications or improvements are recommended for the project, as indicated by Conditions of Approval 10.TRANS.3-No Additional On-site R-O-W and 10.TRANS.4-No Additional Road Improvements.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The project does not propose multiple buildings on one existing parcel. However, a Certificate of Parcel Merger is recommended to combine (3) parcel numbers as indicated by Conditions of Approval 60.PLANNING.1-Parcel Merger Required and 80.PLANNING.2-Parcel Merger Required.
6. The site is located within the Thousand Palms Flood Control Project. Due to existing drainage improvements such as 48-foot wide drainage easement and existing drainage channel, and since project has existed since 1992, no further drainage improvements are required.
7. The northeastern portion of the site is located within a fault or special studies zone. However, no human occupancy structures are located within the limits of the fault zone. The applicant has indicated in a letter dated October 21, 1991 that the existing mobile office trailer will be occupied less than 2,000 man hours per year therefore no fault hazard report is required
8. The proposed land use, as a recycling processing facility for construction wastes with two (2) acre contractor yard, is consistent with the development standards set forth in the Manufacturing-Service Commercial zone in that:
 - i. The minimum lot size is 10,000 square feet in accordance with Section 11.4, A. The project complies in that the three (3) parcels total approximately 25 acres.
 - ii. The project complies with building setbacks in that no minimum building setbacks are required since directly abuts existing industrial zoning (M-SC) (M-M-5). However, the project maintains minimum 20-foot setbacks for recycling waste materials as indicated by Condition of Approval 10.PLANNING.27-Lot Line Setbacks.
 - iii. All buildings and structures may not exceed 50 feet in height, and the existing office trailer is approximately 12 feet in height and the maximum pile heights are 30 feet, so therefore complies with Section 11.4, C.
 - iv. The project complies with masonry wall requirement in that no masonry wall is required since project does not abut residential uses, but will contain existing perimeter chain link fence as indicated by Condition of Approval 90.PLANNING.5-Existing Chain Link Fence.
 - v. The project contains existing desert landscaping and complies with the minimum ten percent requirement of this standard under Section 11.4, E.
 - vi. Automobile storage spaces must be provided in accordance with Section 18.12. The project requires two (2) spaces for every three (3) employees. With three (3) employees, a minimum of six (6) spaces is required. The project provides 20 spaces in excess of minimum requirements (Condition of Approval 90.PLANNING.1-Existing Parking Paving Material).
 - vii. The project maintains trash collection areas in accordance with Section 11.4, G.

- viii. Outside storage and service areas are screened by existing chain link fencing in accordance with Condition of Approval 90.PLANNING.5-Existing Chain Link Fence.
- ix. Utilities are installed underground therefore is in compliance with Section 11.4, I.
- x. Mechanical equipment is in compliance in that there is no manufacturing of goods indoors and no roof mounted equipment to screen and therefore complied with this standard.
- xi. Lighting is in compliance in accordance with Section 11.4, K. due to Condition of Approval 10.PLANNING.3-Lighting Hooded/Directed.

Other Findings:

1. The project site is designated "Light Industrial" (LI) on the Western Coachella Valley Area Plan
2. The proposed use as a recycling processing facility for construction related wastes is a conditionally permitted use in the Light Industrial designation.
3. The project site is surrounded by properties, which are designated Rural Residential to the north and west, Light Industrial to the north, south and east, Open Space Conservation Habitat to the west.
4. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
5. The site contains an existing recycling processing facility for products such as concrete, concrete with rebar, concrete with wire mesh, asphalt, gunite, tile, marble, gypsum, sand, vitreous china and natural rocks. The plant currently receives approximately 1,500 tons per day or approximately 38,000 tons per month. This translates to approximately 450,000 tons per year (of all incoming materials), but monthly volumes can change dramatically depending on market conditions of which less than 1% of material is disposed as waste.
6. The proposed 40-year permit life to July 1, 2057 for the existing recycling processing facility with the addition of a two (2) acre contractor's equipment and materials storage yard is conditionally compatible to the existing industrial area due to perimeter treatment such as chain link fencing and existing desert landscaping.
7. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC), Medium Manufacturing (M-M-5), and Controlled Development Areas (W-2-10).
8. The proposed two (2) acre contractor's equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at westerly portion of the property shall contain a permanent or semi-permanent barrier within 60 days of project approval in accordance with Condition of Approval 20.PLANNING.1-Contractor's Yard Boundary.
9. Fire protection and suppression services are available for the project through Riverside County Fire Department. The project is not located within a fire hazard severity zone. The project is required to comply with fire prevention maintenance measures such as minimum 20-foot driveway entrances, fire lanes and fire extinguishers as outlined in Condition of Approval 10.FIRE.1-Maintenance.

10. The project site is located within Zone B as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with lighting standards of Ordinance No. 655 for Zone B as noted in Condition of Approval 10.Planning.20-Mt. Palomar Lighting Area.
11. Existing domestic water will be supplied by an on-site well for industrial use only (dust suppression). The project is also conditioned to serve bottled water to all employees which cannot exceed 24 employees without a public water system as indicated by Condition of Approval 10 E. HEALTH.2-Drinking Water.
12. Sewer services to the project site are provided in accordance with Riverside County Ordinance No. 712 (Collection, Transportation, and Removal of Liquid Wastes) as indicated by Condition of Approval 10.E HEALTH.1-Portable Toilets.
13. This project site is located within the Thousand Palms Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan. This project fulfills the plan requirements in that the project was pre-1996 disturbance and was previously entitled in 1992, 1999, and 2006 prior to the plan's adoption. No new disturbance is proposed on the 25 acre site. Additionally, the project received prior clearances from United States Fish and Wildlife Service dated May 5, 2006 and California Fish and Game letter dated February 5, 2005 which indicate the project does not contain habitat for endangered species.
14. The findings of the initial study performed pursuant to Environmental Assessment No. 42877 are incorporated herein by reference and are attached to the staff report. The initial study concluded that the proposed project would not have a significant effect on the environment, that there is no evidence that the project will have a potential for adverse effects on wildlife resources.

PUBLIC HEARING NOTIFICATION AND OUTREACH

Public hearing notices were mailed to property owners within 2,400 feet of the proposed project site. As of the writing of this report Planning Staff has received one (1) email communication dated October 28, 2017 from public which is attached to the staff report.

This project was presented before the Thousand Palms Community Council in October 2016 for informational purposes only.

APPEAL INFORMATION

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted to the Clerk of the Board within 10 days of the notice of decision appearing on the Board of Supervisor's agenda.

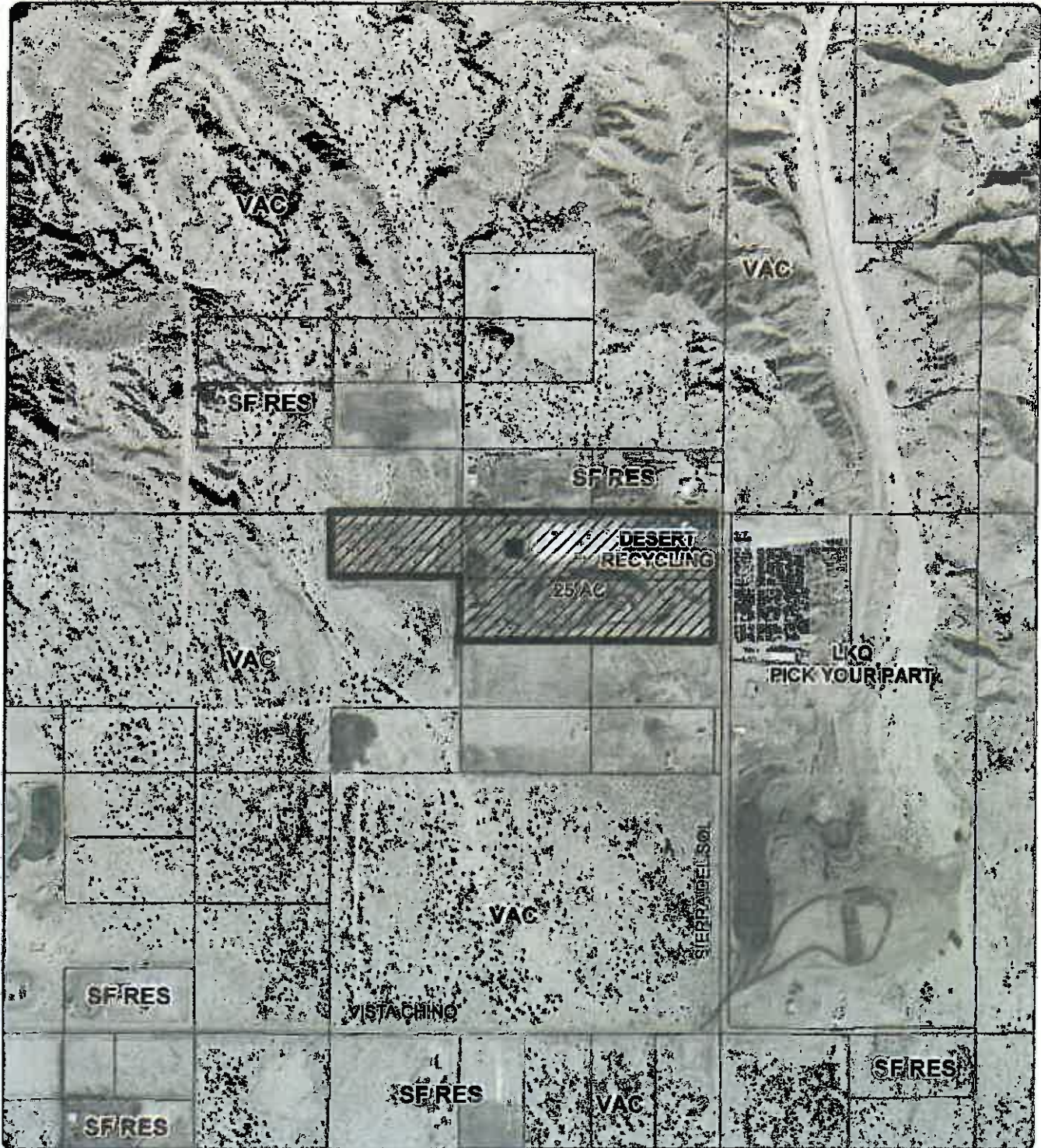
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03745

LAND USE

Supervisor: Perez
District 4

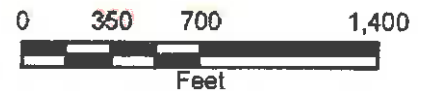
Date Drawn: 10/04/2017
Exhibit 1



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)655-5200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://www.riverside.ca.gov>



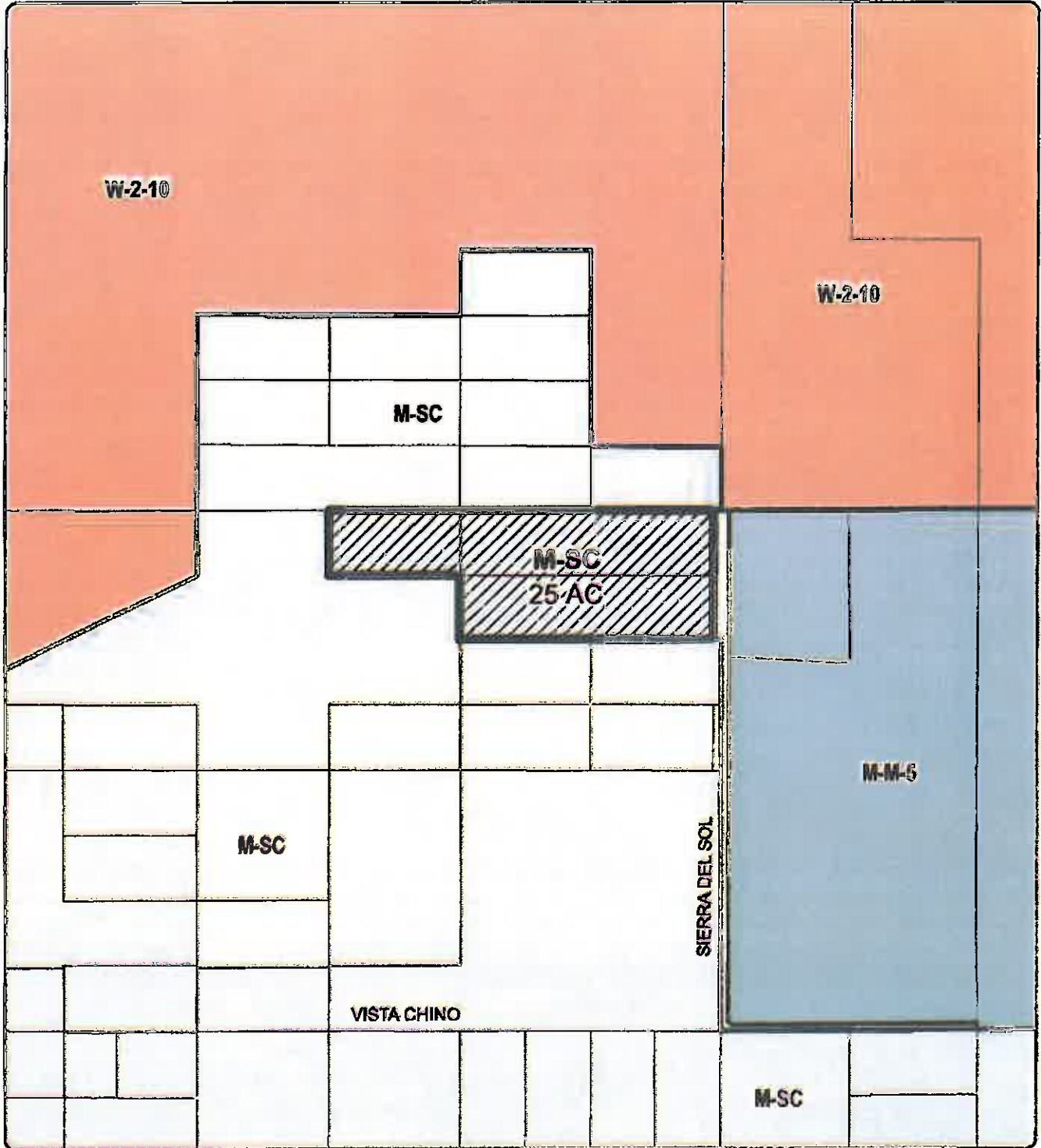
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03745

EXISTING ZONING

Supervisor: Perez
District 4

Date Drawn: 10/04/2017
Exhibit 2



Zoning Dist: Thousand Palms

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-5200 (Western County) or in Palm Desert at (760)953-8277 (Eastern County) or Website <http://planning.riverside.ca.gov>

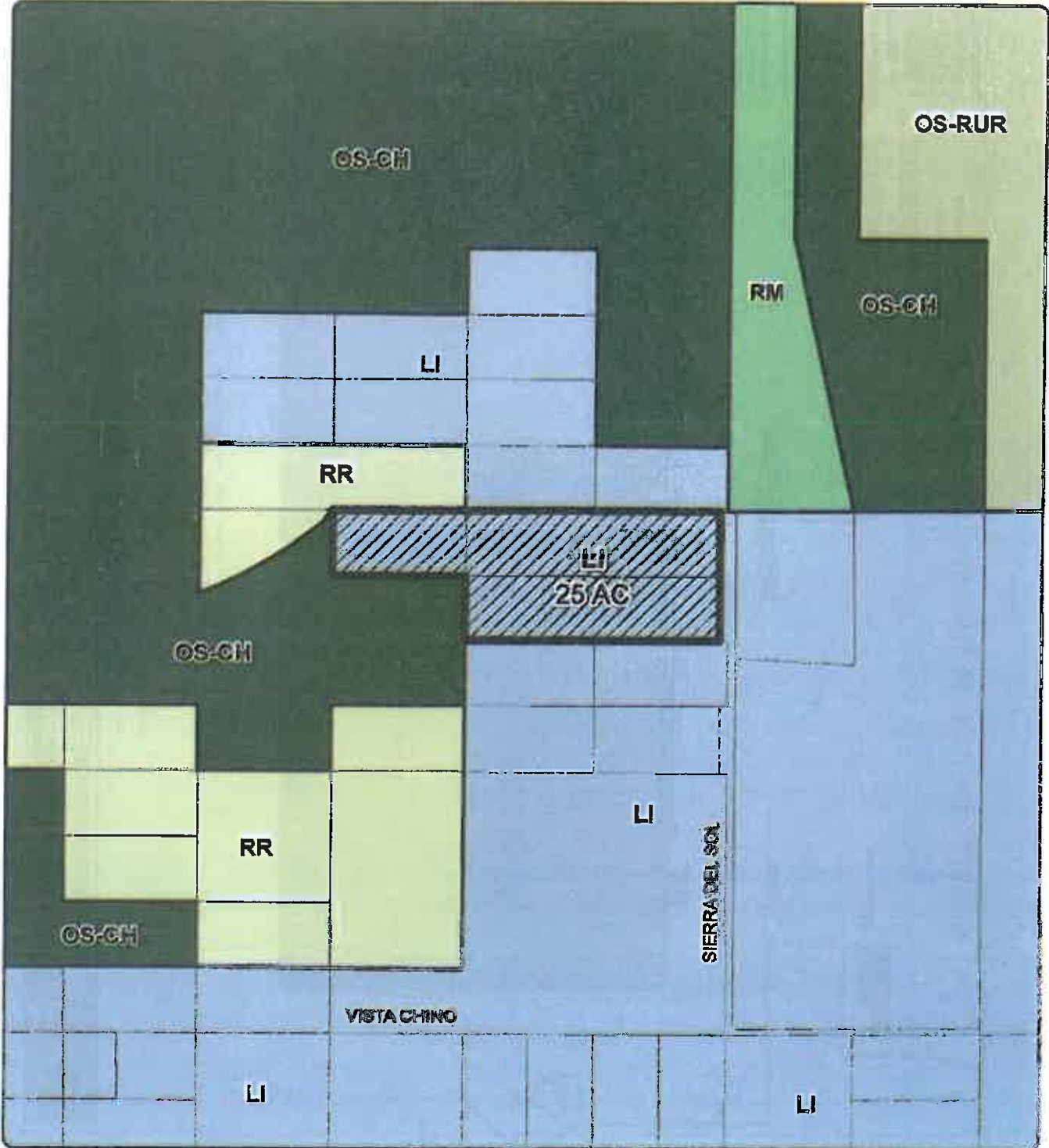
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03745

EXISTING GENERAL PLAN

Supervisor: Perez
District 4

Date Drawn: 10/04/2017
Exhibit 5



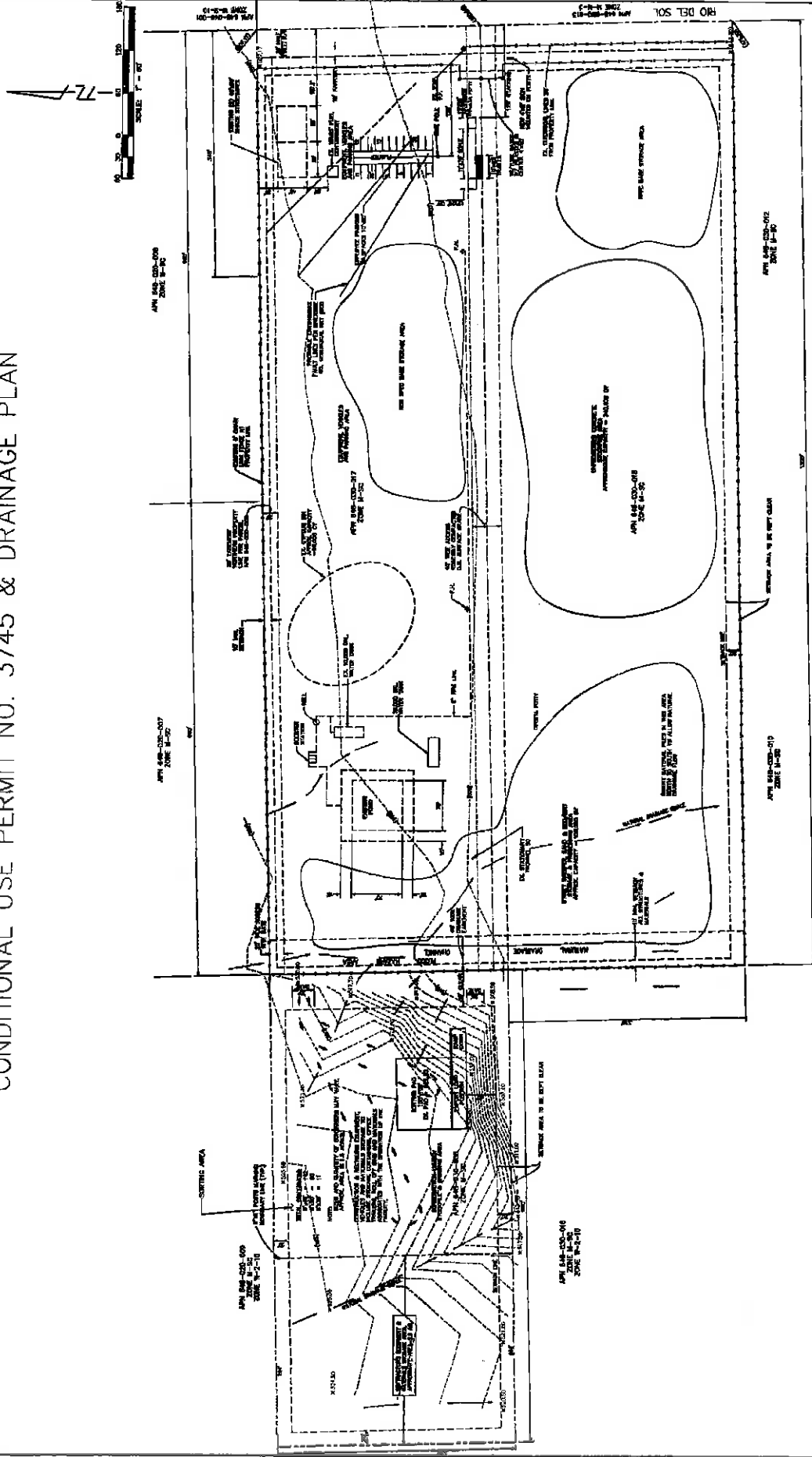
Zoning Dist: Thousand Palms

Author: Vinnie Nguyen

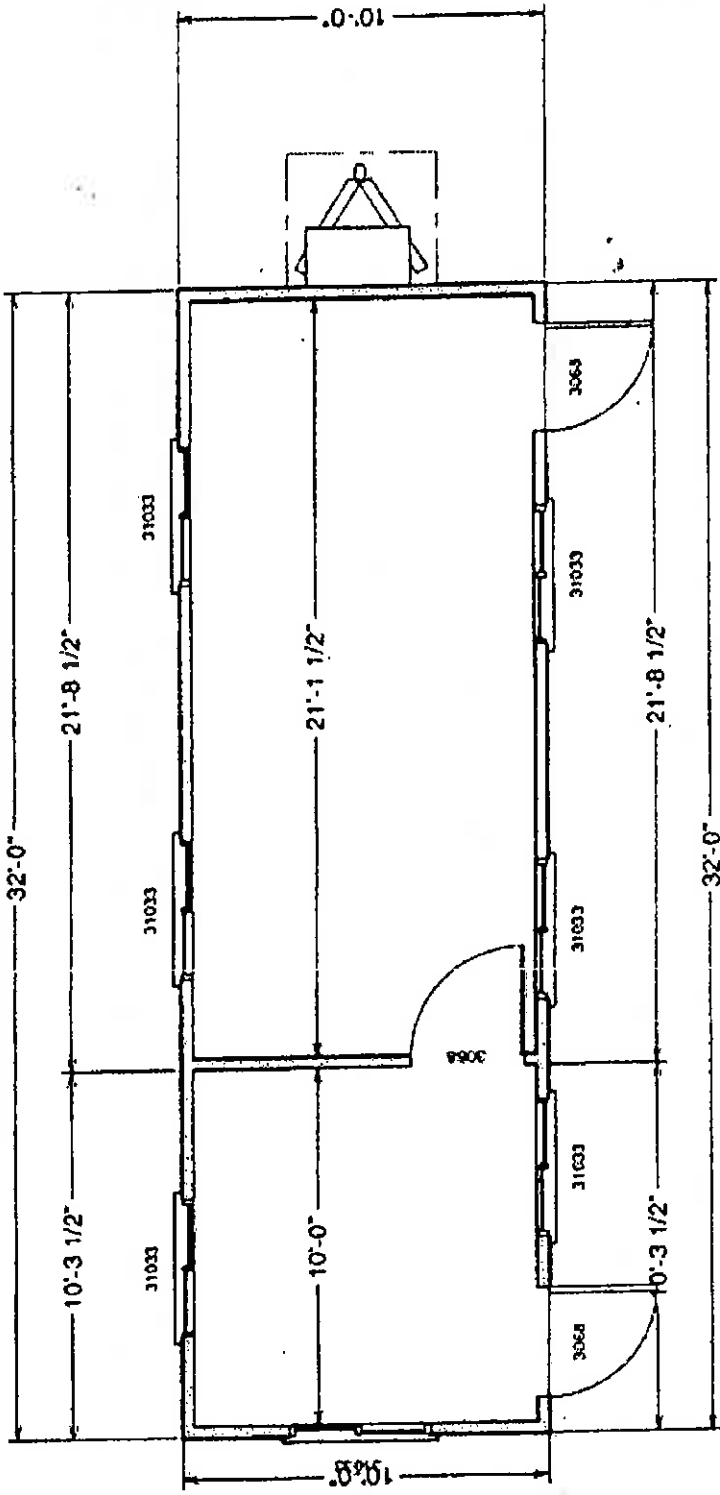
DISCLAIMER: On October 9, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at 951/955-3200 (Western County) or in Palm Desert at (760)863-8077 (Eastern County) or Website <http://www.co.riverside.ca.gov>



CONDITIONAL USE PERMIT NO. 3745 & DRAINAGE PLAN



| | | | |
|---------------------|---|---------------------|---|
| NOTE: | WORK CONTAINED WITHIN THESE PLANS SHALL NOT CONSTITUTE A GUARANTEE OF ACCURACY OR A WARRANTY OF FITNESS FOR ANY PARTICULAR PURPOSE. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. | | COUNTY OF RIVERSIDE CUP NO. 3745 ROBERT TREVINO THE ENGINEER 10488 10/1/84 |
| PROJECT: | PROJECT NO. 3745 PROJECT NAME: [Illegible] | DATE: | 10/1/84 |
| SCALE: | 1" = 20' | PROJECT NO.: | 3745 |
| ZONE: | ZONE B-2-10 | PERMIT NO.: | 3745 |
| APPROVED BY: | [Illegible Signature] | DATE: | 10/1/84 |



Desert Recycling, Inc.-Office Trailer Floor Plan

COUNTY OF RIVERSIDE
ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42877
Project Case Type (s) and Number(s): Conditional Use Permit No. 3745
Lead Agency Name: Riverside County Planning Department
Address: 77588 El Duna Ct. Ste. H Palm Desert, CA 92211
Contact Person: Jay Olivas, Project Planner
Telephone Number: 760-863-8271
Applicant's Name: Desert Recycling, Inc. (Robert Mehring)
Applicant's Address: 46-258 Club Terrace Drive
Indian Wells, CA 92210

I. PROJECT INFORMATION

- A. Project Description: Conditional Use Permit No. 3745 (CUP 3745)** proposes to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping's, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. The site includes a 10-foot by 32-foot office trailer, outdoor storage of trucks and related equipment including 70-foot by 70-foot water pond with booster station, 100-foot by 100-foot sorting pad for lumber, two (2) 40-foot by 50-foot shade structures, two (2) 10,000 gallon water tanks, and 15-foot by 15-foot fuel containment area, with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at westerly portion of the property for approximately 200 vehicles and equipment pieces. CUP 3745 proposes up to a 40-year permit life to July 1, 2057. The operation hours to the public are between 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m. to 2:00 p.m. on Saturday, and is closed on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. with maintenance activities occurring as late as 9:00 p.m. No new building construction is proposed.

The facility will be permitted as a "Transfer/Processing Facility" by the County Environmental Health Department and California Integrated Waste Management Board (CIWMB). The facility is being permitted at 1,500 tons per day of all materials. The facility design capacity is based on the available area for stockpiling materials prior to processing, and the processing capacity of the processing equipment. The concrete/inerts area is approximately 270,000 square feet and can accommodate 276,000 tons on-site at any one time. The street sweepings, sod, dirt and dry well pumping's area is approximately 144,000 square feet and can accommodate 132,300 tons at any one time. The gypsum area comprises approximately 126,000 square feet and can accommodate approximately 36,000 tons on site at any one time. The construction waste receiving and sorting area comprises about 12,600 square feet and can accommodate about 862 tons of mixed material at any one time. The area surrounding the construction waste processing area will be used for storage of roll-off containers (either empty or being used to stockpile recyclable materials).

The facility will maintain a Transfer Processing Facility permit from the County Environmental Health Department and the CIWMB. The County Environmental Health Department, acting as Local Enforcement Agency for the CIWMB will conduct monthly inspections of the facility. Parts of the facility that might impact water quality (dry well pumping's and street sweepings) have been reviewed and approved by the Colorado River Regional Water Quality Control Board.

The storage time for unprocessed inert material is approximately 6 months. The storage time for processed inert material is approximately one year. Individual material storage time will be set by the Transfer Processing Report as approved by Environmental Health Department and the California Integrated Waste Management Board. Storage times for all materials can be affected by type of recycling (hard to recycle Materials) and market conditions. Storage times are also limited by California State regulations.

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

C. Total Project Area: 25.0 Acres

| | | | |
|--------------------------------|----------------|--|------------------------------------|
| Residential Acres: | Lots: | Units: | Projected No. of Residents: |
| Commercial Acres: | Lots: | Sq. Ft. of Bldg. Area: | Est. No. of Employees: |
| Industrial Acres: 25.00 | Lots: 3 | Sq. Ft. of Bldg. Area: 320 s.f. | Est. No. of Employees: 20 |
| Other: | | | |

D. Assessor's Parcel No(s): 648-030-006; 648-030-017; 648-030-018

E. Street References: Northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road in Thousand Palms.

F. Section, Township & Range Description or reference/attach a Legal Description: Township 7 South, Range 8 East, and Section 2.

G. Brief description of the existing environmental setting of the project site and its surroundings: This project site consists of an existing recycling processing facility which accepts and processes concrete, asphalt and other inerts, street sweepings, gypsum, sod and dirt, and a small volume of drywell pumping's (primarily sand). The 25.0 acre site is located within the community of Thousand Palms, and is not located within the City Sphere of Influence. The project site is located within the Thousand Palms Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP).

Surrounding land use consists of vehicle storage yard to the south, a vehicle storage/auto dismantler yard is located easterly of the site, and a recycling center is located in the vicinity southeasterly of the site. Additional lands surrounding the site are vacant.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial General Plan Land Use designation in that the site contains circulation facilities such as partially improved access road along Sierra Del Sol (LU 29.7) and includes existing desert landscaping (WCVAP 1.1). The proposed project meets all other applicable land use policies

2. **Circulation:** The proposed project has adequate circulation to the site with partially improved roads including Rio Del Sol Road, Vista Chino Road, and Sierra Del Sol Road which is immediately adjacent to the subject property. Therefore, it is consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** No natural open space land was required to be preserved within the boundaries of this project. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is located within Areas of Flooding Sensitivity. Existing facilities address flood impacts from increased runoff. The proposed project has allowed for sufficient provision of emergency response services. The proposed project meets with all other applicable Safety element policies.
5. **Noise:** Sufficient measures against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The proposed project is not subject to Housing Element Policies, no existing caretaker's residence is located on the subject property at this time.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and operational activities (Condition of Approval 10. BS Grade.8-Dust Control). The proposed recycling facility meets all applicable Air Quality element policies.
8. **Healthy Communities:** The proposed project does not conflict with healthy communities land use policies including directing new growth to existing semi-urbanized areas since the existing recycling processing facility located on Sierra Del Sol (HC 2.1b) in a semi-urbanized area in the northerly portions of Thousand Palms.

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

C. Foundation Component(s): Community Development

D. Land Use Designation(s): Light Industrial (0.25 - 0.60 Floor Area Ratio)

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

F. Policy Area(s), if any: Not Applicable

G. Adjacent and Surrounding: The project site is surrounded by properties which are designated Light Industrial (LI), Rural Residential (RR), Rural Mountainous (RM), and Open Space Conservation – Habitat (OS-CH).

1. **Area Plan(s):** Western Coachella Valley Area Plan

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

3. **Land Use Designation(s):** Light Industrial (LI) (0.25 – 0.60 Floor Area Ratio)

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

5. Policy Area(s), if any: Not Applicable

H. Adopted Specific Plan Information

1. Name and Number of Specific Plan, if any: Not Applicable

2. Specific Plan Planning Area, and Policies, if any: Not Applicable

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

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: M-SC, Medium Manufacturing (M-M), Controlled Development Areas (W-2-10)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

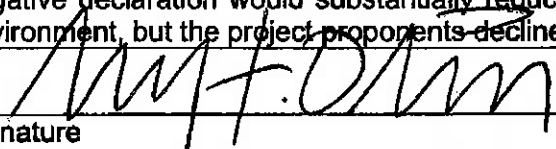
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the

environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.

I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

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


Signature

October 20, 2017
Date

Jay T. Olivas
Printed Name

For: Charissa Leach, P.E.
Assistant TLMA Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-8 "Scenic Highways"

Findings of Fact:

- a) The project site is located approximately 3 miles north of Interstate 10, which is designated as a scenic corridor by the Riverside County General Plan. The site is located within an existing industrial and manufacturing area with access from Sierra Del Sol Road within the community of Thousand Palms. This area contains vacant desert lots, equipment storage, auto wrecking and other recycling facilities. This project is not adjacent to a scenic corridor and will not have a substantial effect upon a scenic highway corridor within which it is located. Therefore, no impacts are expected.
- b) Due to the nature of the project as a recycling processing facility, the project would generate visual impacts to the surrounding area including the outdoor storage and processing of inert materials (concrete). Visual impacts would be reduced below significance with existing site improvements including, but not limited to, dust control measures, existing desert landscaping, and limited pile heights up to 30 feet maximum for asphalt and concrete wastes (Condition of Approval (COA) 10.Planning.21 Maximum Pile Height). A PM10 dust control plan is required to reduce dust emissions reducing visual impacts. Billboards and other outdoor advertising signs are prohibited in Coachella Valley and not allowed with this project further reducing potential visual impacts. The size, height and type of existing and any future on-site advertising signs shall be the minimum necessary for identification and shall be approved pursuant to Ordinance No. 348 standards. The property shall be required to conform to appropriate property maintenance standards. Construction related rubbish and debris should be removed as provided by Section 1(F) of Ordinance No. 457. Therefore, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

2. Mt. Palomar Observatory

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

- a) The project site is located approximately 42 miles from Mt. Palomar Observatory and is within Zone B of Ordinance No. 655. The project is therefore required to comply with Ordinance No. 655 of the *Riverside County Standards and Guidelines*. The purpose of Ordinance No. 655 is to restrict the use of certain light fixtures emitting into the night sky that can create undesirable light rays and detrimentally affect astronomical observations and research. Ordinance No. 655 mandates that all outdoor lighting, aside from street lighting, be low to the ground, hooded and directed in order to obstruct shining onto adjacent properties and streets such as COA 10.Planning.20-Mt. Palomar Lighting Area. These are general requirements that apply throughout Zone B of Ordinance No. 655 and not mitigation pursuant to CEQA. With the above-described Condition of Approval, impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

b) Expose residential property to unacceptable light levels?

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project consisting of existing recycling processing facility would create a new light source, however, any existing or new source of light is not anticipated to reach a significant level due to the size and scope of the project. Lighting is conditioned to be shielded and hooded thereby reducing any lighting impacts (COA 10.Planning.3-Lighting Hooded). Existing desert landscaping will also provide partial buffering within the existing 20-space partially improved parking lot. Impacts would be less than significant.
- b) Surrounding land uses include vacant desert lots, equipment storage, auto wrecking and other recycling facilities. The amount of light that will be created is consistent with existing levels and is not considered substantial; therefore, surrounding properties will not be exposed to unacceptable light levels. All lighting shall be shielded and hooded and will not be directed toward any adjoining properties in accordance with COA 10.Planning.3-Lighting Hooded. Outdoor lighting impacts are therefore considered less than significant.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

| | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing agricultural zoning, agricultural use or with land subject to a Williamson Act contract or land within a Riverside County Agricultural Preserve? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Findings of Fact:

a-d) The project is not affected by agriculture programs and land use standards of the Riverside County General Plan. The project site is not designated as farmland of "local importance", it is "urban-built up land". The project is not adjacent to, or within 300 feet of agricultural zones (A-1, A-2, C/V, A-D and A-P). The project does not involve changes to the existing environment that could result in conversion of Farmland to non-agricultural use. Therefore, there would be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

5. Forest

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

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

which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3a "Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas," Figure OS-3b "Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas," and Project Application Materials.

Findings of Fact:

- a) The project is not located within the boundaries of a forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production.
- b) According to General Plan, the project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Create objectionable odors affecting a substantial number of people? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: SCAQMD Significance Thresholds and Analysis; Air Quality Analysis Z-Best Grinding July 2005 by Ultra Systems Environmental Incorporated

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

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

- a) The 2012 AQMP is based on socio-economic forecasts (including population estimates) provided by the Southern California Association of Governments (SCAG). The County General Plan is consistent with SCAG's Regional Growth Management Plan and SCAQMD's Air Quality Management Plan. This project is consistent with the proposed General Plan Land Use designation of Light Industrial (L-I), and population estimates. The population proposed by this project will not obstruct the implementation of the 2012 AQMP. Therefore, impacts are considered less than significant.
- b) Minor air quality impacts would occur during business operations which the majority would come from vehicle trips to and from the recycling processing facility. The 25-acre site will not need new building construction for existing recycling operation. Therefore, emissions from short-term construction will not occur. However, long-term air quality impacts resulted from the proposed project will include emissions generated from off-site mobile sources and on-site equipment operations. Off-site mobile emissions include vehicle emissions from worker commute trips and truck delivery trips. On-site emissions include the exhaust fumes from running heavy equipment and fugitive dust generated from equipment operations. Fugitive dust from operating heavy equipment will be controlled through daily water spraying on the site and continuous water spraying of the crushing operation. Grinding emissions levels from the concrete grinders are permitted under South Coast Air Quality Management District (SCAQMD), California Air Resources Board (CARB) and Portable Equipment Registration Program (PERP) permits.

It is estimated that up to a maximum of 450 trucks could access the site per day for this project. To prevent PM10 emissions from this heavy traffic, the main interior driveway will be improved per conditions of approval on file in the LMS, including 90.PLANNING. 1- Parking Paving Material.

Air quality impacts would occur during operational emissions such as from motor vehicles, heavy equipment, fugitive dust, and onsite electrical and gas usage. The major processing equipment involved in this project is permitted either by the South Coast Air Quality Management District or the California Air Resources Board. Therefore, operational emissions will not be significant. Impacts are therefore less than significant.

- c) The project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment status pursuant to any applicable federal or state ambient air quality standard. Due to the relatively limited size of project with 25.0 acres, limited pile heights of 30 feet, and PM10 dust control (COA 60.BS Grade.15 – PM10 Plan Required), air quality impacts would be minor both on a project and cumulative level. Therefore, less than significant impacts are expected.

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

- d) A sensitive receptor is a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant than is the population at large. Sensitive receptors (and the facilities that house them) in proximity to localized CO sources, toxic air contaminants or odors are of particular concern. High levels of CO are associated with major traffic sources, such as freeways and major intersections, and toxic air contaminants are normally associated with manufacturing and commercial operations. Land uses considered to be sensitive receptors include long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Surrounding land uses include vacant land, contractor yards, automobile wrecking yards, and the project is not expected to generate substantial point-source emissions due to the limited size of project at 25.0 acres and would be below 3,000 mega tons of carbon dioxide (MT CO₂e) according to the Air Quality Analysis. The project will not include major transportation facilities or generate significant odors. Therefore, impacts are less than significant.
- e) Surrounding uses do not include significant localized CO sources, toxic air contaminants or odors. A recycling processing facility is not a sensitive receptor. Therefore, the proposed project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point-source emitter. Therefore, no impacts are expected.
- f) The project is for construction related wastes, which is not a type of use anticipated to create objectionable odors affecting a substantial number of people. Therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?

b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?

c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

- a) The proposed project is located within the Thousand Palms Conservation Area of the Coachella Valley Multiple Species Habitat Conservation Plan (CV-MSHCP). A review by the Environmental Programs Division of the Planning department was done to assure consistency with the CV-MSHCP plan. No inconsistencies were reported since the land was previously disturbed as a 25.0 industrial lot previously entitled in 1992 under CUP 3145, in 1999 under CUP 3145R1, and in 2006 under CUP 3145R2 prior to the adoption of the CV-MSHCP. Additionally, prior clearances were received from USFWS letter dated May 5, 2006 and CFG letter dated February 5, 2005 which indicate the project does not contain habitat for endangered species. The project site does not conflict with the provisions of any of the above adopted Habitat Conservation Plans, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. For these reasons, the proposed project will have a less than significant impact.
- b) Based on the review conducted by the Environmental Programs Division (EPD), the project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered or threatened species as listed in the California and Federal Code of Regulations since none are present within the project site.
- c) Based on the review conducted by EPD, the project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Wildlife Service. Therefore impacts are expected to be less than significant.
- d) The proposed project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites. Therefore, less than significant impacts to wildfire corridors are anticipated.
- e) The project site does not contain riparian/riverine habitat. No impacts are expected.

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

- f) The project will not have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act since there are no wetlands on the existing property. Therefore there is no impact.
- g) The only tree preservation policy in the County relates to oak trees. The subject property does not contain any oak trees. Therefore, no impacts will result from project implementation.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

CULTURAL RESOURCES Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| 8. Historic Resources | | | | |
| a) Alter or destroy an historic site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a-b) There are no known historic sites or historic structure on the project site. The project therefore does not propose the disturbance of a historic site or the demolishing of historic structures. The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| 9. Archaeological Resources | | | | |
| a) Alter or destroy an archaeological site. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Restrict existing religious or sacred uses within the potential impact area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: On-site Inspection, Project Application Materials

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

Findings of Fact:

a) Site disturbance has already occurred with the existing 25.0 acre land with existing recycling processing facility. Potential impacts to archaeological resources were previously reviewed, and no archaeological resources were located on this lot. Notification letters regarding AB 52 were also mailed out to various local tribes on April 27, 2017. No request to consult was received regarding AB 52. The Twenty-Nine Palms Band of Mission Indians letter of May 5, 2017 indicated since no new building construction is proposed, there was no further interest in the project. Therefore, the project is not anticipated to alter or destroy any known archaeological site and no impacts are anticipated.

b) The proposed project is not expected to impact archaeological resources. If, however, during any ground disturbing activities, unique cultural resources are discovered, all ground disturbances shall halt until a meeting is held between the developer, archaeologist, and Native American representative to discuss the significance of the find (COA 10.Planning.17 – Unanticipated Resources). This is a standard condition of approval and does not constitute mitigation pursuant to CEQA. No impacts are expected.

c) No human remains have been discovered or are anticipated to be discovered at the project site. However, there may be a possibility, although unlikely, that the project's ground disturbing activities could expose human remains. The project is subject to State Health and Safety Code Section 7050.5 if human remains are discovered during ground disturbing activities. No impacts are anticipated.

d) The project will not restrict existing religious or sacred uses within the potential impact area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GEOLOGY AND SOILS Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|--------------------------|
| 10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, County Geologic Report No. 900 (related CUP 3145, CUP 3145R1, CUP 3145R2)

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

Findings of Fact:

a-b) According to RCLIS (GIS database), the northeastern portion of the site is located within a fault or special studies zone. However, no human occupancy structures are located within the limits of the fault zone. The applicant has indicated in a letter dated October 21, 1991 that the mobile office trailer and shade structure will be occupied less than 2,000 man hours per year therefore a fault hazard report is not required at this time. If in the future, the applicant proposes to construct human occupancy structures within the limits of the Alquist-Priolo Earthquake Fault zone on this property, a site specific, subsurface geologic/fault investigation shall be prepared to evaluate the potential for surface fault rapture with respect to the proposed human occupancy structures.

The applicant/owner submitted documentation (May 4, 2005) that indicates the existing office trailer and shade structure area to be utilized at a level below 2,000 man hours. Therefore impacts are less than significant in accordance with COA 10.Planning.15-GEO 900 Accepted.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

11. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction", GIS Database, County Geologic Report No. 900

Findings of Fact:

a) According to the County Geologist, the potential for liquefaction is moderate at this site and the potential for seismically induced liquefaction is unlikely. Compliance with California Building Code (CBC 2016) also addresses any potential liquefaction concerns during any future construction, and the bearing soil is non-expansive and falls within the "very low" expansion category. Therefore, impacts from liquefaction are less than significant.

Mitigation: No mitigation measures required.

Monitoring: No monitoring measures are required.

12. Ground-shaking Zone

a) Be subject to strong seismic ground shaking?

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

Findings of Fact:

a) There are known active or potentially active faults that traverse the site at the northeastern portion of the site within an Alquist-Priolo Earthquake Fault Zone. However, no human occupancy structures are located in this area. The principal seismic hazard that could affect

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

the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in southern California. CBC 2016 requirements pertaining to development will mitigate the potential impact to less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

13. Landslide Risk

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

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

Findings of Fact:

a) According to the County Geologist, landslides are not a potential hazard to the site. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

14. Ground Subsidence

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

Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) According to GIS database, the site is located in an area susceptible to subsidence. However, County Geologist review concluded that subsidence in the area will not cause any differential settlement or cracking to the existing graded portions and existing office trailer subject to the CBC 2016. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

15. Other Geologic Hazards

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

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

Source: Project Application Materials, County Geologist review

a) According to the County Geologist, tsunamis and seiches are not potential hazards to the site because there are no nearby bodies of water. There are similarly no nearby volcanoes. Therefore, the project will have no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Slopes

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

Source: Project Application Materials, Building and Safety – Grading Review

Findings of Fact:

- a) The proposed project contains relatively flat topography on existing previously disturbed industrial lot. The proposed project will not substantially alter ground surface relief features. Therefore, there is no impact.
- b) No slopes with a slope ratio greater than two to one (2:1) (horizontal run: vertical rise) are proposed. Therefore, there is no impact.
- c) No infiltration lines will be disturbed as a result of the project. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Soils

| | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Result in substantial soil erosion or the loss of topsoil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: General Plan figure S-6 “Engineering Geologic Materials Map”, Project Application Materials, Building and Safety Grading review

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

- a) The project will not result in substantial soil erosion or loss of top soil since the site has been disturbed and relative flat topography intended with existing industrial development with ground disturbance from existing recycling operations limited to the project site with existing desert landscaping and drainage features. Therefore, impacts would be less than significant.
- b) The expansion potential of the onsite soils is considered low, the soil types on the subject property consist of Carsitas cobbly sand, 2 to 9 percent slopes. No new grading for new buildings is proposed. Impacts are less than significant.
- c) The project site does not propose new septic systems. Portable toilets are used in accordance with Ord. No. 712 (COA 10.E Health.1). Impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

18. Erosion

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

Source: Flood Control District review, Project Application Materials

Findings of Fact:

- a) The project is not near a river, stream, or lakebed and therefore will not have an impact or change deposition, siltation, or erosion that may modify the channel of a river, stream, or the bed of a lake. While the project site is within the overall Whitewater River Basin, there are no rivers in the vicinity of the project located in Thousand Palms. Therefore, there would be no impact.
- b) The proposed project is anticipated to slightly increase water erosion, but the existing site improvements such as pre-graded land with no impervious surfaces will prevent any impacts from rising to a level of significance (COA 10. BS Grade.7 Erosion Control Protection). The project is required to accept and properly dispose of all off-site drainage flowing onto or through the site. Impacts related to water erosion are considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

| | | | | |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The project site lies within a moderate wind erosion susceptibility area. The project site is not anticipated to be heavily impacted by wind erosion and blow sand because of existing site improvements and nature of the project for construction related wastes with automobile parking area for 20-spaces, with a required on-going PM 10 Dust Control Plan (COA 60.BS Grade.15). Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

20. Greenhouse Gas Emissions

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

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

Source: Riverside County Climate Action Plan

Findings of Fact:

a) The Planning Department does not require a greenhouse gas numerical analysis for small projects that would not contribute cumulatively significant amounts of exhaust emissions or generate cumulatively considerable levels of GHGs from fuel combustion or involve substantial water and electricity demands. The type of small-scale development authorized by this project would not generate enough GHG emissions from its operation to be deemed cumulatively significant sufficient to warrant quantitative or qualitative GHG analysis. More specifically, the California Air Pollution Control Officers Association (CAPCOA) proposed a very aggressive 900 metric tons per year of GHG emissions threshold for residential and commercial projects. The intent of the 900-ton threshold is to capture 90% of all new residential and commercial development projects. CAPCOA's threshold was based on the amount of GHG emissions associated with 50 single-family residential units, which accounts for 84% of the projects in California. The 900-ton threshold would also correspond to apartments/condominiums of 70 units, office projects of approximately 35,000 square feet, retail projects of 11,000 square feet, and supermarkets of 6,300 square feet, but would exclude smaller residential developments, offices and retail stores from having to quantify and mitigate GHG emissions under CEQA. Because of this small size of the proposed project, its contribution to GHG emissions is far below the 900-ton threshold and below 3,000 mega tons of carbon dioxide (MT CO₂e) that might otherwise trigger GHG analysis according to CAPCOA's model. Therefore, the impact is considered less than significant.

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

- b) As of the creation of this environmental analysis, the only adopted policy that would impact this project at the time of approval would be AB 32. This project does not conflict with the requirements of AB 32 such as due to California Smog Requirements for most customers and workers that use the proposed project site including a 20-space parking lot. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

21. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

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

e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Source: Project Application Materials

Findings of Fact:

- a) The project does not propose any use that would involve the transport, use, or disposal of hazardous material—beyond a small increase in typical household cleaning agents to be used. Hazardous wastes are currently not accepted at Riverside County Landfills (COA 10.Waste Resources.1-Hazardous Materials). Therefore, less than significant impacts are expected.
- b) The proposed project is not anticipated to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, there is no impact.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project allows for adequate emergency access. Therefore, there is no impact.

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

- d) There are no existing or proposed schools within 1000 feet the project site. Also, the proposed project does not propose the transportation of substantial amounts of hazardous materials. Therefore, there is no impact.
- e) The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| 22. Airports | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-------------------------------------|
| a) Result in an inconsistency with an Airport Master Plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Require review by the Airport Land Use Commission? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

- a) The project site is not located within an Airport Master Plan. Therefore, there will be no impact.
- b) The project site is not located within an Airport Master Plan and did not require review by the Airport Land Use Commission.
- c) The project site is not located within an airport land use plan; therefore the project will not create a safety hazard for people residing or working in the project area in reference to a public airport or public use airport. Impacts would be less than significant.
- d) The project is not within the vicinity of a private airstrip, or heliport and would not result in a safety hazard for people residing or working in the project area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| 23. Hazardous Fire Area | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-------------------------------------|
| a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The project site is in a semi-urbanized area and is not located in a high fire area. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HYDROLOGY AND WATER QUALITY Would the project

24. Water Quality Impacts

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

Source: Coachella Valley Water District letter dated August 11, 2016

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

Findings of Fact:

- a) The topography of the site is disturbed desert land with existing recycling processing facility for construction wastes. The project would not substantially alter the existing drainage patterns of the project site. The owner provides measures incorporated into the development to prevent flooding of the site or downstream properties as part of the drainage of the site including existing 48-foot wide drainage easement and existing natural drainage channel (COA 60.Planning.6-Drainage Design Q100) capable of infiltrating the 100-year 24 hour storm event. Therefore, impacts are less than significant.
- b) The proposed project will not violate any water quality standards or waste discharge requirements. The water quality calculations were based on the Design Handbook for Low Impact Development Best Management Practices (BMP's). The Whitewater Watershed spreadsheet was applied in the water quality calculations. Impacts would be less than significant with the BMP's incorporated and required BMP permit (COA 60.BS Grade.13 BMP CONST. NPDES Permit) with any future grading permit. These BMPs are standard, generally applicable requirements and therefore do not qualify as mitigation measures pursuant to CEQA.
- c) The proposed project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted). Therefore, there is less than significant impact.
- d) The project has the potential to contribute to additional polluted runoff water. However, due to the size of the project, the project will not exceed the capacity of planned storm water drainage systems with site improvements including 48-foot wide drainage easement with natural drainage channel capable of infiltrating the 100 year 24 hour storm event. The project provides for adequate drainage facilities and/or appropriate easements. Therefore, the impact is considered less than significant.
- e) The proposed project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map. Therefore, there is no impact.
- f) The project is within Zone AO, depth one foot on the Federal Flood Insurance rate maps, but is less than significant due to drainage easements and existing landscape areas to retain incremental increase of storm water runoff (COA 60.BS Grade.6 – Drainage Design Q100).
- g) The proposed project is not anticipated to substantially degrade water quality due to the Water Quality Management Plan required prior to any future grading permit issuance (COA 60.Trans.6–Water Quality MGMT Plans). Impacts would less than significant.
- h) The site includes existing drainage infrastructure. The proposed project does include construction of new or retrofitted storm water Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins). BMPs are standard, generally applicable

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
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requirements and therefore do not qualify as mitigation measures pursuant to CEQA. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

25. Floodplains

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

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

Source: Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Coachella Valley Water District letter dated August 11, 2016

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern for the area due to existing drainage improvements including 48-foot wide drainage easement and natural drainage channel capable of infiltrating the 100 year 24 hour storm event in order to prevent flooding to downstream properties. The project lies in the area of the Whitewater River Basin. Impacts are therefore considered less than significant (COAs 60.BSGrade.6 Drainage Design Q100).
- b) It is not anticipated that offsite flows will be substantially affected by implementation of the proposed project due to existing drainage improvements such as an easement and natural drainage channel. Therefore, the impact is considered less than significant.
- c) The proposed project would not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam due to existing drainage improvements. In addition, the project site is not located in an area susceptible to the impacts of the failure of a levee or dam. Impacts are considered less than significant.
- d) There is no nearby surface water body excepting for a 70x70 on-site pond for watering purposes (dust suppression), and therefore the proposed project is not expected to change the amount of surface water in any body of water. Therefore, there is no impact.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

LAND USE/PLANNING Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|-------------------------------------|--------------------------|
| 26. Land Use | | | | |
| a) Result in a substantial alteration of the present or planned land use of an area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Riverside County General Plan, GIS database, Project Application Materials

Findings of Fact:

- a) The project would result in an alteration of the present land use of the area due to existing recycling processing facility for construction related wastes on 25 acres with proposed two acre (2) contractor equipment and materials storage yard and existing 10x32 office trailer with proposed life of permit of up to 40-years until July 1, 2057. The subject land is located within an existing industrial area intended for such development which can be permitted with an approved Conditional Use Permit. The project would be consistent with the subject land since the land is currently designated Light Industrial (L-I), and areas with a Land Use Designation of L-I are generally envisioned for such land uses as recycling processing facilities. Therefore, impacts would be less than significant. See also discussion under Sections I and II, herein, as it relates to project land use, zoning, and general plan consistency.
- b) The project is not located within the Sphere of Influence (SOI) of any City. The nearest adjacent locality is the City of Cathedral City. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 27. Planning | | | | |
| a) Be consistent with the site's existing or proposed zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Be compatible with existing surrounding zoning? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Be compatible with existing and planned surrounding land uses? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

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

Source: Riverside County General Plan Land Use Element, Staff review, GIS database

Findings of Fact:

a, b) The project will be consistent with the site's existing Manufacturing-Service Commercial (M-SC) zone due to the existing recycling processing facility for construction wastes which is specifically listed as permitted use with an approved conditional use permit. The proposed project complies with the development standards of the existing M-SC zone with minimum lot area exceeding 10,000 square feet at 25.0 acres and compliance with minimum setbacks and height limits of the M-SC zone. The project is surrounded by properties which are zoned M-SC, Medium Manufacturing (M-M-5), and Controlled Development Areas (W-2-10). The project buffers adjacent zones with perimeter treatment, hooded lighting, fencing and existing landscaping. Therefore, impacts would be less than significant.

c-d) The proposal for recycling processing facility will be conditionally compatible with existing and surrounding land uses including vacant land, contractor yards, wrecking yard, which have been constructed and are operating in the project vicinity, which project includes buffering and perimeter treatment such as existing fencing. Therefore, impacts would be less than significant.

e) The project area is compatible with the project's proposed use, and therefore the project will not disrupt or divide the physical arrangement of an established community. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required

MINERAL RESOURCES Would the project

28. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?

d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?

Source: Riverside County General Plan Figure OS-5 "Mineral Resources Area"

a) The project area has not been used for mining. Therefore, the project would not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or the residents of the State. Therefore, there is no impact.

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

- b) The project site has not been used for mineral resources; therefore, the project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, there is no impact.
- c) Surrounding the project site are vacant lots, industrial uses. There are no existing surface mines surrounding the project site; therefore, the project will be compatible with the surrounding uses and will not be located adjacent to a State classified, designated area, or existing surface mine. Therefore, there is no impact.
- d) The project site is not located adjacent or near an abandoned quarry mine; therefore, the project will not expose people or property to hazards from quarry mines. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

Where indicated below, the appropriate Noise Acceptability Rating(s) has been checked.

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

29. Airport Noise

a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

b) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

NA A B C D

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

Findings of Fact:

a) The project site is not located within two miles of a public use airport and would not expose people using the project to airport noise. No impacts are expected.

b) The project is not located within the vicinity of a private airstrip and would not expose people residing on the project site or area to excessive noise levels. No impacts are expected.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

30. Railroad Noise

NA A B C D

Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: The proposed project is not located within immediate vicinity of an existing rail road, and there would no impact due to industrial nature of the project.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Highway Noise

NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact: The proposed project is located within approximately 3 miles of Interstate 10, but there would no impact due to industrial nature of the project in compliance with 2016 CBC.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact: The project is not affected by other noise impacts. There will be no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Noise Effects on or by the Project

a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

c) Exposure of persons to or generation of noise levels in excess of standards established in the local

| Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------|--|------------------------------|-----------|
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general plan or noise ordinance, or applicable standards of other agencies?

d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?

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

Findings of Fact:

- a) The project shall not create a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project. The proposed development will not substantially increase ambient noise levels due to existing traffic noise along Sierra Del Sol and Vista Chino and Rio Del Sol Road within an existing industrial area. No outdoor speakers are proposed. Therefore, impacts are less than significant.
- b) The proposed project may create a short-term temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project during project operations including from equipment. However, the project will be consistent with the County Noise Ordinance No. 847; therefore, impacts are considered less than significant.
- c) The proposed project will not expose people to or generate noise levels in excess of standards established in the local general plan, noise ordinance (County Ordinance No. 847), or applicable standards of other agencies. Exterior noise levels will be limited to less than or equal to 45 dB(A) 10-minute LEQ between the hours of 10:00 p.m. to 7:00 a.m., and 65 dB(A) at all other times pursuant to County Ordinance No. 847 (COA's 10.Planning.8- Exterior Noise Levels). Therefore, impacts are expected to be less than significant.
- d) The proposed project will not expose people to or generate excessive ground-borne vibration or ground-borne noise levels. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

PALEONTOLOGICAL RESOURCES

34. Paleontological Resources

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

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

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

Findings of Fact:

a) According to GIS database, this site has been mapped as having a low potential for paleontological resources. Due to low potential, no paleontological report has been required. However, should fossil remains be encountered, all site earthmoving shall be ceased, the County Paleontologist shall be notified, the applicant shall retain a qualified paleontologist. This is a standard requirement for all projects that may involve grading or ground disturbance and therefore does not qualify as mitigation pursuant to CEQA. No impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| 35. Housing | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Affect a County Redevelopment Project Area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Cumulatively exceed official regional or local population projections? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

- a) The proposed project will not displace any existing residences due to the industrial nature of the project. No impacts are expected.
- b) The proposed project would create a slightly increased demand for additional housing due to the industrial nature of the project with approximately 20 employees. However, this would create a minor amount of additional housing need due to the very small increase of workers at the site with existing housing units located in the surrounding area including Thousand Palms and City of Palm Desert. Because the increase is so small, there will be no impact.

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

- c) The project site will not displace substantial numbers of people necessitating the construction of replacement housing elsewhere due to commercial nature of the project. Therefore, there is no impact.
- d) The project is not located within or near a County Redevelopment Project Area. Therefore, there is no impact.
- e) The project for existing business with up to approximately 20 employees. This population increase will not exceed official regional or local population projections and be less than significant.
- f) The project will not induce substantial population growth in an area since the business would be for existing recycling processing facility with up to approximately 20 employees. Impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

PUBLIC SERVICES Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

The proposed recycling processing facility will have a less than significant impact on the demand for Fire services since the project provides adequate fire access along Sierra Del Sol Road with existing 40-foot wide driveway entrance. Fire protection improvements such as maintaining minimum required fire truck access (COA's 10.Fire.1 – Maintenance) shall be required.

Furthermore, the project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities. As such, this project will not Fire Services' ability to maintain acceptable service ratios, response times or other performance objectives for any of the public services. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

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

Source: Riverside County General Plan

Findings of Fact:

The Riverside County Sheriff's Department (RCSD) provides law enforcement and crime prevention services to the project site. Similar to fire protection services, the proposed project will slightly increase the demand for sheriff services in the project area; however, due to its limited size, the proposed project will create a less than significant impact on sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: GIS database

Findings of Fact:

The Palm Springs Unified School District provides public education services for the project area. The applicant is anticipated to be required to pay school fees due to finalization of install permit for existing office trailer (COA 80.Planning.3 - School Fees). Therefore, impacts are less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

Source: Riverside County General Plan

Findings of Fact:

The proposed project will not create an incremental demand for library services. The project will not require the provision of new or altered government facilities at this time. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

Source: Riverside County General Plan

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

Findings of Fact:

The use of the proposed project area would not cause a significant impact on health services since the existing project only contains approximately 20-workers. The site is located within the service parameters of County health centers. The project will not physically alter existing health facilities or result in the construction of new or physically altered health facilities. Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 460, Section 10.35 (Regulating the Division of Land – Park and Recreation Fees and Dedications), Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

- a) The scope of the proposed project does not involve the construction or expansion of recreational facilities that would have an adverse physical effect on the environment since the land is part of an existing industrial area. Therefore, there is no impact.
- b) Due to the relatively small size of the 25.0 acre site which allows industrial land uses, it is not anticipated that the project could generate impacts to nearby parks or recreational facilities. Therefore, there would be no impact.
- c) The project is not subject to Quimby fees at this time due to subdivision which does not generate habitable dwelling parcels. Thus, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

42. Recreational Trails

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

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along Sierra Del Sol Road, therefore, no impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

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

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

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

d) Alter waterborne, rail or air traffic?

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

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

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

f) Cause an effect upon, or a need for new or altered maintenance of roads?

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

g) Cause an effect upon circulation during the project's construction?

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

h) Result in inadequate emergency access or access to nearby uses?

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

i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?

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

Source: Riverside County General Plan

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

Findings of Fact:

a) The proposed project for existing recycling processing facility will maintain vehicular traffic on the surrounding streets including Sierra Del Sol Road (78-foot right-of-way) within a sparsely developed industrial area of north Thousand Palms. However, the Transportation Department did not require a traffic study due to existing partial streets improvements and gravel roads. The project does not require additional ROW dedications or street improvements (COA 10.Trans.3-No Additional ROW). The project will not cause an increase in traffic which is substantial in relation to the existing traffic loads and capacity of the street system in that the additional traffic would be limited to the 20 on-site parking spaces and approximately 1,964 incoming vehicles and 632 outbound trucks per month. Inbound recycling tonnage has averaged 11,839 tons with the outbound vehicles shipping out an average of 12,805 tons per month. A maximum of 450 trips per day may enter the yard. The project conflict with any County policy regarding mass transit. TUMF mitigation fees shall be required (COA 80.Trans.3-TUMF) prior to any future building permits, which is a standard requirement that does not qualify as mitigation pursuant to CEQA. Impacts are considered less than significant.

b) The project site meets all parking requirements of Ordinance No. 348 Section 18.12 "Off-Street Parking." Project parking consists of approximately 20 on-site spaces. With approximately 20 employees, a minimum of 20 spaces are provide (COA 90.PLANNING.1 Existing Parking Paving Material). The project will not conflict with an applicable congestion management plan. Therefore, there is no impact.

c & d) The proposed project is not located within an Airport Influence Area. The project will not change air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks or alter waterborne or rail traffic patterns. Therefore, there is no impact.

e) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Therefore, there is no impact.

f) The project may cause a slight increase in the population of the area, thus creating an increase in road maintenance responsibility. A portion of property taxes are provided to the County Service Area #152 to offset the increased cost of road related maintenance. Therefore, there is a less than significant impact.

g) It is not anticipated that there will be a substantial effect upon circulation during the proposed project's construction. Therefore, this impact is considered less than significant.

h) The proposed project will not result in inadequate emergency access or access to nearby uses. Therefore, there is no impact.

i) The proposed project will not conflict with adopted policies supporting alternative transportation (e.g. bus turnouts, bicycle racks). Therefore, there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact: The General Plan does not identify a Class I Bikeway/Regional Trail along Sierra Del Sol Road or surrounding streets. Therefore there is no impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

TRIBAL CULTURAL RESOURCES Would the project

45. Tribal Cultural Resources

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

a) Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k); or,

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c). of Public Resources Code Section 5024.1 for the purpose of this paragraph, the lead agency shall consider the significance to a California Native tribe.

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

Source: Project Application Materials

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notifications regarding this project were mailed to various local area tribes on April 27, 2017. No request to consult was received regarding AB 52. There are no known physical tribal cultural resources at the project site, and any ground disturbing activities are limited to existing disturbed 25.0 acres of land with no new buildings proposed. For these reasons, there is anticipated to be no impact.

Mitigation: No mitigation required.

Monitoring: No monitoring required.

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

UTILITY AND SERVICE SYSTEMS Would the project

46. Water

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

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

Source: Coachella Valley Water District correspondence and Department of Environmental Health Review

- a) The proposed project is conditioned to be served by bottled water (COA 10 E. Health.2 Drinking Water) to all employees for drinking. The existing on site well is approved for industrial use only (dust suppression). No expansion of water line facilities is proposed. The number of employees may not exceed 24 without permit for public water system. Impacts would be less than significant.
- b) It is anticipated that the project will have sufficient water supplies available for the project with use of bottled water. Existing desert landscaping will limit impacts to ground water supply. Therefore, the impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Sewer

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

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

Source: Department of Environmental Health Review; Coachella Valley Water District correspondence

Findings of Fact:

- a) The proposed project is conditioned to be served by existing/proposed portable toilets in accordance with Ord. No. 712 (COA 10. E Health.1 Portable Toilets) and would not result in the construction of new waste water treatment facilities. Less than significant impacts are anticipated.

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

b) The proposed project is anticipated to have adequate wastewater treatment capacity to serve the proposed recycling processing facility due to required portable toilets. Less than significant impacts are anticipated.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Solid Waste

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

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

b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?

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

Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) The project will generate less than significant trash waste due to proposed a 320 square foot office trailer and existing recycling operations. Additionally, adequate disposal facilities and services are located on the project site subject to review and approval by County Waste Resources Department.

The project includes conditions of approval by the Riverside County Department of Waste Resources for a 1) Maintenance and Restoration Agreement and 2) Bond within 90 days of approval of the project (Conditions of Approval 20.WASTE.1-Maintenance/Restoration Bond; 20.WASTE.2-Maintenance/ Restoration Agreement) for concrete waste recycling.

Impacts are therefore less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Utilities

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities; the construction of which could cause significant environmental effects?

| | | | | |
|----------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Electricity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Natural gas? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Communications systems? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Storm water drainage? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Street lighting? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

| | Potentially Significant Impact | Less than Significant with Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|-------------------------------------|-------------------------------------|
| f) Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Other governmental services? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Source: Riverside County General Plan

Findings of Fact:

a,b,c) No letters have been received eliciting responses that the proposed project would require substantial new facilities or expand facilities. The project will require utility services in the form of electricity and telecommunications. Each of the utility systems is available at the project site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems. Compliance with the requirements of Southern California Edison and the telephone company will ensure that potential impacts to utility systems are reduced. Therefore, there will be a less than significant level of impact.

d) The project would use existing storm water drainage facilities including partially improved roads along Rio Del Sol, Vista Chino Road, and Sierra Del Sol Road to be maintained by County Transportation Department with less than significant impacts

e) Electricity is available at the project site. These impacts are considered less than significant based on the availability of existing public facilities that support local systems.

f) Based on data available at this time, no offsite utility improvements will be required to support this project. This impact is considered less than significant.

g) The project will not require additional government services. No impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

50. Energy Conservation

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

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

Source: Riverside County General Plan

Findings of Fact:

a-b) The proposed project would result in continuance of an existing recycling processing facility. This land use would primarily increase electrical usage at a minor level. The proposed project would develop the site in a manner consistent with the County's General Plan land use designations for the property, and energy demands associated with the proposed project are addressed through long range planning by energy purveyors and can be accommodated as they occur. Therefore, project implementation is not anticipated to result in the need for the construction or expansion of existing energy generation facilities, the construction of which could cause any significant environmental effects.

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

The State of California regulates energy consumption under Title 24 of the California Code of Regulations with efficiency standards. As such, the development and operation of the proposed project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

51. Other: N/A

Source: Staff review

Findings of Fact: Not Applicable

Mitigation: Not Applicable

Monitoring: Not Applicable

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

Findings of Fact: Implementation of the proposed project would not substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife populations to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory.

53. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable, due to the relatively limited size of the 25.0 acre site for proposed CUP for existing recycling processing facility for construction related wastes and two (2) acre contractor yard with proposed life of permit for the entire CUP up to 40-years. The site is surrounded by existing industrial land and vacant land and largely serves lower traffic volumes due to sparse development and customers who would normally visit this area with or without the recycling processing facility. Future development in the immediate vicinity is considered to be limited due to the lack of urban improvements. So impacts as result of the proposed project which demolition waste stream can vary with low to high activity with maximum capacity of 450,000 cubic yards of materials, impacts are less than significant.

There are no cumulatively considerable impacts associated with the project that are not already evaluated and disclosed throughout this environmental assessment, including traffic which would use existing adjoining streets which are partially improved and existing desert landscaping to improve the aesthetics of the current planned development of the area. Additionally, air quality and greenhouse gas emissions would be individually limited due to California Vehicle Smog requirements for the automobiles and recycling equipment that access the property with 20 on-site parking spaces, and would not be cumulatively considerable. Therefore, impacts are less than significant.

54. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: CUP 3145, CUP 3145R1, CUP 3145R2

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92505

VII. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at

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

1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002)
102 Cal.App.4th 656.

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CONDITIONAL USE PERMIT Case #: CUP03745

Parcel: 648-030-018

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1

USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is for to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping's, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. The site includes a 10-foot by 32-foot office trailer, outdoor storage of trucks and related equipment including 70-foot by 70-foot water pond with booster station, 100-foot by 100-foot sorting pad for lumber, two (2) 40-foot by 50-foot shade structures, two (2) 10,000 gallon water tanks, and 15-foot by 15-foot fuel containment area, with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at westerly portion of the property for approximately 200 vehicles and equipment pieces.ng as late as 9:00 p.m. No new building construction is proposed.

The facility will be permitted as a "Transfer/Processing Facility" by the County Environmental Health Department and California Integrated Waste Management Board (CIWMB). The facility is being permitted at 1,500 tons per day of all materials. The facility design capacity is based on the available area for stockpiling materials prior to processing, and the processing capacity of the processing equipment. The concrete/inerts area is approximately 270,000 square feet and can accommodate 276,000 tons on-site at any one time. The street sweepings, sod, dirt and dry well pumping's area is approximately 144,000 square feet and can accommodate 132,300 tons at any one time. The gypsum area comprises approximately 126,000 square feet and can accommodate approximately 36,000 tons on site at any one time. The construction waste receiving and sorting area comprises about 12,600 square feet and can accommodate

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10. GENERAL CONDITIONS

10. EVERY. 1 USE - PROJECT DESCRIPTION (cont.) RECOMMND

about 862 tons of mixed material at any one time. The area surrounding the construction waste processing area will be used for storage of roll-off containers (either empty or being used to stockpile recyclable materials).

The facility will maintain a Transfer Processing Facility permit from the County Environmental Health Department and the CIWMB. The County Environmental Health Department, acting as Local Enforcement Agency for the CIWMB will conduct monthly inspections of the facility. Parts of the facility that might impact water quality (dry well pumping's and street sweepings) have been reviewed and approved by the Colorado River Regional Water Quality Control Board.

The storage time for unprocessed inert material is approximately 6 months. The storage time for processed inert material is approximately one year. Individual material storage time will be set by the Transfer Processing Report as approved by Environmental Health Department and the California Integrated Waste Management Board. Storage times for all materials can be affected by type of recycling (hard to recycle Materials) and market conditions. Storage times are also limited by California State regulations.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3745 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Exhibit A-1 and A-2 (site plan), and Exhibit C (floor plan).

10. EVERY. 4 USE - HOLD HARMLESS RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03745

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10. GENERAL CONDITIONS

10. EVERY. 4 USE - HOLD HARMLESS (cont.)

RECOMMND

and,

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

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

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

Improvements such as grading, filling, over excavation and recompaction, and base or paving which require a grading permit are subject to the included Building and Safety Department Grading Division conditions of approval.

10.BS GRADE. 3 USE - OBEY ALL GDG REGS

RECOMMND

All grading shall conform to the California Building Code, Ordinance 457, and all other relevant laws, rules, and regulations governing grading in Riverside County and prior to commencing any grading which includes 50 or more cubic yards, the applicant shall obtain a grading permit from the Building and Safety Department.

12/15/17
17:09

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 4 USE - DISTURBS NEED G/PMT RECOMMND

Ordinance 457 requires a grading permit prior to clearing, grubbing, or any top soil disturbances related to construction grading.

10.BS GRADE. 6 USE - NPDES INSPECTIONS RECOMMND

Construction activities including clearing, stockpiling, grading or excavation of land which disturbs less than 1 acre and requires a grading permit or construction Building permit shall provide for effective control of erosion, sediment and all other pollutants year-round. The permit holder shall be responsible for the installation and monitoring of effective erosion and sediment controls. Such controls will be evaluated by the Department of Building and Safety periodically and prior to permit Final to verify compliance with industry recognized erosion control measures.

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs less than 1 acre are required to obtain coverage under the construction general permit with the State Water Resources Control Board. You are required to provide proof of WDID# and keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Stabilized Construction Entrances and project perimeter linear barriers are required year round. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day.

Monitoring for erosion and sediment control is required and shall be performed by the QSD or QSP as required by the Construction General Permit. Stormwater samples are required for all discharge locations and projects may not exceed limits set forth by the Construction General Permit Numeric Action Levels and/or Numeric Effluent Levels. A Rain Event Action Plan is required when there is a 50% or

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10. GENERAL CONDITIONS

10.BS GRADE. 6 USE - NPDES INSPECTIONS (cont.) RECOMMND

greater forecast of rain within the 48 hours, by the National Weather Service or whenever rain is imminent. The QSD or QSP must print and save records of the precipitation forecast for the project location area from (<http://www.srh.noaa.gov/forecast>) and must accompany monitoring reports and sampling test data. A Rain gauge is required on site. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the Construction General Permit and Stormwater ordinances and regulations.

10.BS GRADE. 7 USE - EROSION CNTRL PROTECT RECOMMND

Graded but undeveloped land shall provide, in addition to erosion control planting, any drainage facility deemed necessary to control or prevent erosion. Additional erosion protection may be required during the rainy season from October 1, to May 31.

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

All necessary measures to control dust shall be implemented by the developer during grading. A PM10 plan may be required at the time a grading permit is issued.

10.BS GRADE. 9 USE - 2:1 MAX SLOPE RATIO RECOMMND

Graded slopes shall be limited to a maximum steepness ratio of 2:1 (horizontal to vertical) unless otherwise approved.

10.BS GRADE. 11 USE - MINIMUM DRNAGE GRADE RECOMMND

Minimum drainage grade shall be 1% except on portland cement concrete where .35% shall be the minimum.

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

Observe slope setbacks from buildings & property lines per the California Building Code as amended by Ordinance 457.

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by

12/15/17
17:09

Riverside County LMS
CONDITIONS OF APPROVAL

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - RETAINING WALLS (cont.) RECOMMND

the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

Plant and irrigate all manufactured slopes equal to or greater than 3 feet in vertical height with drought tolerant grass or ground cover; slopes 15 feet or greater in vertical height shall also be planted with drought tolerant shrubs or trees in accordance with the requirements of Ordinance 457.

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

Finish grade shall be sloped to provide proper drainage away from all exterior foundation walls in accordance with the California Building Code and Ordinance 457.

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 BS-BUILDING AND SAFETY INEFFECT

THE BUILDING AND SAFETY DEPT RECOGNIZES THAT PLANS FOR GRADING WILL BE APPROVED FOR THIS RECYCLING CENTER. PERMITS FOR ALL ACCESSORY STRUCTUES AND OFFICE TRAILERS WILL NEED TO OBTAIN BUILDING PERMITS BEFORE CONSTRUCTION CAN BEGIN. THIS WILL INCLUDE BUILDING PERMITS FOR OFFICE TRAILERS WITH ADA COMPLIANCE ACCESSORY BLDGS AND STORAGE BLDG AS PER EXHIBIT. FOUNDATION VERIFICATIONS BY ENGINEER WILL BE REQUIRED FOR ALL CWP STRUCTURES PERMITS CAN BE APPLIED FOR AT BLDG AND SAFETY IN THE PALM DESERT OFFICE OR IN RIVERSIDE 4080 LEMON ST 9TH FLOOR

10.BS PLNCK. 2 B&S SUBMITTAL REQUIREMENTS RECOMMND

EXISTING STRUCTURES:

Please show all existing structures on the site plan. Identify structures that will be retained, and any structures to be demolished. All existing structures to be retained shall include the listed building permit numbers correlating with the applicable structure. You may contact the Building & Safety Records Department @ (951) 955-2017 for assistance with building permit number retrieval. Any structures without proof of final permit status shall be

CONDITIONAL USE PERMIT Case #: CUP03745

Parcel: 648-030-018

10. GENERAL CONDITIONS

10.BS PLNCK. 2

B&S SUBMITTAL REQUIREMENTS (cont.)

RECOMMND

considered as "Construction Without Permit" (CWP) and subject to the requirements below.

CWP:

Where any building, structure, equipment, alteration, use, change of use, or utility has been fully or partially constructed, placed or installed on a property without permit, the applicant shall comply with current Building Department policies and procedures with regards to construction without permit (CWP).

The applicant may obtain a demolition permit to remove the CWP item from the property, or may begin the process to obtain the required building permit(s). Due to public safety concerns, time frames have been reduced to ensure that all minimum code and safety requirements per all applicable departments have been satisfied.

Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment for review PRIOR to any approval of the current planning case.

NOTE: Where a building and/or structure has been constructed, altered, or placed on the property without permit, the applicable building/structure shall not be occupied or in use until a final approved building inspection has been received. If the non-permitted/non-approved use and/or occupancy persists without full approval from applicable county departments, the applicant/owner is doing so at their own risk.

PERMIT ISSUANCE:

Per section 105.1 (2016 California Building Code, CBC): Where any owner or authorized agent intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, gas, mechanical, or plumbing system, the regulation of which is governed by this code, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. The applicant shall obtain the required building permit(s) from the building department prior to any construction or placement of any building, structure or equipment on the property.

The applicant shall obtain an approved final building

CONDITIONAL USE PERMIT Case #: CUP03745

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10. GENERAL CONDITIONS

10.BS PLNCK. 2 B&S SUBMITTAL REQUIREMENTS (cont.) (cont.) RECOMMND

inspection and certificate of occupancy from the building department prior to any use or occupancy of the building, or structure.

At no time shall the approval of the planning case exhibit allow for the construction or use of any building, structure, or equipment.

In commercial and residential applications, each separate structure will require a separate building permit.

William Peppas
Senior Building Inspector
Riverside County Building & Safety
(951) 955-1440

E HEALTH DEPARTMENT

10.E HEALTH. 1 USE - PORTABLE TOILETS RECOMMND

No plumbing is existing or proposed for this project. Portable toilets shall be provided to serve the facility employees and shall be maintained in accordance with Riverside County Ordinance 712. The portable toilets shall be located within 100' walking distance for the persons for whom they are furnished.

10.E HEALTH. 2 USE - DRINKING WATER RECOMMND

Bottled water from an approved source shall be provided to all employees for drinking. The existing, onsite well is approved for industrial use (i.e. dust suppression) only.

10.E HEALTH. 3 USE - FEWER THAN 25 EMPLOYEES RECOMMND

The number of employees at this facility cannot exceed 24 without first obtaining a permit for a public water system from this Department or connecting to a municipal water system.

10.E HEALTH. 4 USE - HAZMAT BUSINESS PLAN RECOMMND

If the permitted inventory or site map in the current hazmat business plan changes, an updated business plan must be submitted. Contact Nick Crain at (760) 863-8976 for additional information.

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10. GENERAL CONDITIONS

10.E HEALTH. 5 USE - CONTRACTOR'S YARD

RECOMMND

The following restrictions apply to the contractors yard:

- 1) A barrier or demarcations must be provided at the perimeter of the contractors yard to separate it from the permitted Solid Waste Facility.
- 2) No accumulation of material that can be processed at the permitted Solid Waste Facility shall be stored in the contractor's yard boundaries.
- 3) Any activities within the contractor's yard shall not interfere with the permitted Solid Waste Facility.
- 4) No storage of hazardous materials within the boundaries of the contractor's yard is allowed, without additional permitting from Hazardous Materials Division.

FIRE DEPARTMENT

10.FIRE. 1 USE- MAINTENANCE

RECOMMND

Maintenance on the following.

Gated Entrances. Gate openings shall be as wide as the minimum 20 foot required width of the access lane(s) entering and exiting the development. Gates shall be located at least 35 feet into the development property to allow a vehicle to stop without obstructing traffic on the road.

Fire Lanes- Certain designated areas will be required to be maintained as fire lanes and will require approved signs and/or stenciling in RED with CVC 22500.1 conspicuously posted.

Extinguishers (Light Hazard). Install a portable fire extinguisher, with a minimum rating of 2A-10BC, for every 3,000 sq. ft. or 75 feet of travel distance. Fire extinguishers shall be mounted no higher than 5 ft. above finished floor, as measured to the top of the extinguisher.

Where not readily visible, signs shall be posted above all extinguishers to indicate their locations. Extinguishers must have current CSFM service tags affixed; or within one year of from the date of month and year of manufacture. If only a year of manufacture is indicated, maintenance shall be due January 1st of the year following.

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10. GENERAL CONDITIONS

10.FIRE. 1

USE- MAINTENANCE (cont.)

RECOMMND

Knox Box or Knox Padlock is required (and available at our office for applications). If a padlock or Knox box has already been installed provide keys to the Fire to be put in a locked position on a gate.

Display Address (Building) Display street numbers in a prominent location on the address side of building(s) and rear access if applicable. Numbers and letters shall be a minimum of 12 inches in height for building(s) up to 25 feet in height and 24 inches in height for building(s) exceeding 25 feet in height. All addressing must be legible, of a contrasting color with the background and adequately illuminated to be visible from the street at all hours. All lettering shall be to Architectural Standards.

If having piles, shall be separated from property lines a minimum of 10 feet. Increased set back distances may be required by local Zoning regulations.

Fire Flow/Water of the 2 existing fire hydrants shall be verified by Fire Systems Inspector. The minimum fire flow shall be no less than 500 GPM @ 20 PSI for a minimum of two (2) hour duration. (VERIFIED IN FIELD 11-8-17 BY FSI TOM CERVANTES).

Turnarounds. Approved turnaround areas for fire apparatus shall be provided when dead-end Fire Department access roads exceed 150 feet. Turnaround areas shall not exceed a 5% cross slope in any direction and shall be located within 150 feet of the end of the access road.

AMENDED BY THE PLANNING COMMISSION 11-15-2017

FLOOD RI DEPARTMENT

10.FLOOD RI. 1

USE FLOOD HAZARD REPORT

RECOMMND

CUP 03745 is a proposal to re-permit existing full service recycling facility for the outdoor stockpiling and processing of construction related debris on 25 acre site.

The site includes accessory structures, office trailer, and outdoor storage of trucks and equipment with 20 on-site parking. Additionally the CUP proposes a separate contractor equipment and material storage yard on an approximate 2 acre portion of the 25 acres site at the westerly portion of the property. The property is located

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10. GENERAL CONDITIONS

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT (cont.) RECOMMND

on the west side of Sierra Del Sol, and north of 28th Ave in the Thousand Palms area.

This site is subject to alluvial fan type flooding from a 145-acre watershed to the north. No buildings are proposed for this permit. Stockpiled material shall be oriented north south and the flow-through area(s) shall be provided in the north-south direction. The width of all flow-through areas shall be a minimum of 50 percent of the property's east-west dimension. The flow-through area shall be labeled "flood hazard area" and kept free of all buildings and obstructions. Automobile parking is permissible in this area, however it should be noted the vehicles stored in this area may receive damage caused by flooding even in the small storm events.

PLANNING DEPARTMENT

10.PLANNING. 1 USE - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - LIGHTING HOODED/DIRECTED RECOMMND

Any outside lighting shall be hooded and directed so as not to shine directly upon adjoining property or public rights-of-way.

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10. GENERAL CONDITIONS

10. PLANNING. 4 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10. PLANNING. 6 USE - LIMIT ON SIGNAGE RECOMMND

Signage for this project shall be limited to the 4'x8' main entrance sign shown on APPROVED EXHIBIT A. Any additional signage shall be approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10. PLANNING. 7 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing approval for a Solid Waste Facility Permit (SWFP) from the Local Enforcement Agency (LEA) or equivalent agency as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10. PLANNING. 8 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 45 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 65 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10. PLANNING. 9 USE - PREVENT DUST & BLOWSAND RECOMMND

Graded but undeveloped land shall be maintained in a condition so as to prevent a dust and/or blowsand nuisance and shall be either planted with interim landscaping or provided with other wind and water erosion control measures as approved by the Building and Safety Department and the

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10. GENERAL CONDITIONS

10.PLANNING. 9 USE - PREVENT DUST & BLOWSAND (cont.) RECOMMND

State air quality management authorities.

10.PLANNING. 11 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 12 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 13 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, the County may begin the process of abandonment of the permit.

10.PLANNING. 14 USE - LOW PALEO INEFFECT

According to the County's General Plan, this site has been mapped as having a "Low Potential" for paleontological resources. This category encompasses lands for which previous field surveys and documentation demonstrates a low potential for containing significant paleontological resources subject to adverse impacts. As such, this project is not anticipated to require any direct mitigation for paleontological resources. However, should fossil remains be encountered during site development:

1.All site earthmoving shall be ceased in the area of where the fossil remains are encountered. Earthmoving activities may be diverted to other areas of the site.

2.The owner of the property shall be immediately notified of the fossil discovery who will in turn immediately notify

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - LOW PALEO (cont.)

INEFFECT

the County Geologist of the discovery.

3.The applicant shall retain a qualified paleontologist approved by the County of Riverside.

4.The paleontologist shall determine the significance of the encountered fossil remains.

5.Paleontological monitoring of earthmoving activities will continue thereafter on an as-needed basis by the paleontologist during all earthmoving activities that may expose sensitive strata. Earthmoving activities in areas of the project area where previously undisturbed strata will be buried but not otherwise disturbed will not be monitored. The supervising paleontologist will have the authority to reduce monitoring once he/she determines the probability of encountering any additional fossils has dropped below an acceptable level.

6.If fossil remains are encountered by earthmoving activities when the paleontologist is not onsite, these activities will be diverted around the fossil site and the paleontologist called to the site immediately to recover the remains.

7.Any recovered fossil remains will be prepared to the point of identification and identified to the lowest taxonomic level possible by knowledgeable paleontologists. The remains then will be curated (assigned and labeled with museum* repository fossil specimen numbers and corresponding fossil site numbers, as appropriate; places in specimen trays and, if necessary, vials with completed specimen data cards) and catalogued, an associated specimen data and corresponding geologic and geographic site data will be archived (specimen and site numbers and corresponding data entered into appropriate museum repository catalogs and computerized data bases) at the museum repository by a laboratory technician. The remains will then be accessioned into the museum repository fossil collection, where they will be permanently stored, maintained, and, along with associated specimen and site data, made available for future study by qualified scientific investigators. * Per the County of Riverside "SABER Policy", paleontological fossils found in the County of Riverside should, by preference, be directed to the Western Science Center in the City of Hemet.

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10. GENERAL CONDITIONS

10.PLANNING. 14 USE - LOW PALEO (cont.) (cont.) INEFFECT

8.The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

10.PLANNING. 15 USE - GEO00900 ACCEPTED RECOMMND

The project site is located within an Alquist-Priolo Earthquake Fault Zone. County Geologic Report No. 900 was previously prepared for a portion of the site. This report only covered the siting of a water tank within the Earthquake Fault Zone. The report determined that active fault traces associated with the San Andreas Fault Zone traverse the northeast corner of the site, either underlying or adjacent to the water tank. As indicated on Exhibit A, the water tank shall be relocated outside the Alquist-Priolo Earthquake Fault Zone. No human occupancy structures shall be located within the limits of the Alquist-Priolo Earthquake Fault Zone on this property. If in the future, the applicant proposes to construct human occupancy structures within the limits of the Alquist-Priolo Earthquake Fault Zone on this property, a site-specific, subsurface geologic/fault investigation shall be prepared to evaluate the potential for surface fault rupture with respect to the proposed human occupancy structures. The report resulting from this investigation shall be submitted, along with appropriate review fees, to the County Chief Engineering Geologist for review and approval prior to approval of the human occupancy structures.

Note: The applicant/owner submitted documentation (May 4, 2005 letter from Robert Mehring to Dave Jones and October 11, 1991 letter from Robert Mehring to Mr. Bacon) that indicates the existing office trailer and shade structure are to be utilized at a level below 2000 man hours.

10.PLANNING. 16 USE - HUMAN REMAINS RECOMMND

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with the following codes:
Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall

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10. GENERAL CONDITIONS

10. PLANNING. 16

USE - HUMAN REMAINS (cont.)

RECOMMND

occur until the County Coroner has made the necessary findings as to origin. The Coroner will have two working days to determine if the remains are subject to his or her authority as part of a crime.

If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission (NAHC) shall be contacted by the Coroner within the period specified by law (24 hours). The NAHC shall immediately notify those persons it believes to be most likely descended from the deceased Native American. The descendants may, inspect the site of the discovery of the Native American human remains and may recommend means for treatment or disposition, with appropriate dignity, of the human remains and any associated grave goods. The descendants shall make recommendations or preferences for treatment within 48 hours of being granted access to the site.

Upon the discovery of Native American remains, the landowner shall ensure that the immediate vicinity, where the Native American human remains are located, is not damaged or disturbed. The landowner shall discuss and confer with the descendants all reasonable options regarding the descendants' preferences for treatment. The descendants' preferences for treatment may include the following:

"The nondestructive removal and analysis of human remains and items associated with Native American human remains.

"Preservation of Native American human remains and associated items in place.

"Relinquishment of Native American human remains and associated items to the descendants for treatment.

"Other culturally appropriate treatment.

The parties may also mutually agree to extend discussions, taking into account the possibility that additional or multiple Native American human remains, as defined in this section, are located in the project area, providing a basis for additional treatment measures.

Human remains of a Native American may be an inhumation or cremation, and in any state of decomposition or skeletal completeness. Any items associated with the human remains that are placed or buried with the Native American human remains are to be treated in the same manner as the remains, but do not by themselves constitute human remains.

Whenever the commission is unable to identify a descendant, or the descendants identified fail to make a recommendation, or the landowner or his or her authorized

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10. GENERAL CONDITIONS

10.PLANNING. 16

USE - HUMAN REMAINS (cont.) (cont.)

RECOMMND

representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:

"Record the site with the commission or the appropriate Information Center.

"Utilize an open-space or conservation zoning designation or easement.

"Record a document with the county in which the property is located. The document shall be titled "Notice of Reinternment of Native American Remains" and shall include a legal description of the property, the name of the owner of the property, and the owner's acknowledged signature, in addition to any other information required by this section. The document shall be indexed as a notice under the name of the owner. Upon the discovery of multiple Native American human remains during a ground disturbing land development activity, the landowner may agree that additional conferral with the descendants is necessary to consider culturally appropriate treatment of multiple Native American human remains.

Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Archaeologist.

10.PLANNING. 17

USE - UNANTICIPATED RESOURCES

RECOMMND

The developer/permit holder or any successor in interest shall comply with the following for the life of this permit.

If during ground disturbance activities, unanticipated cultural resources* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project

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10. GENERAL CONDITIONS

10.PLANNING. 17 USE - UNANTICIPATED RESOURCES (cont.) RECOMMND

archaeologist**, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to sacred or cultural importance.

** If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the value/importance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

10.PLANNING. 18 USE - NO OUTDOOR ADVERTISING RECOMMND

No outdoor advertising display, sign or billboard (not including on-site advertising or directional signs) shall be constructed or maintained within the property subject to this approval.

10.PLANNING. 19 USE - CLOSURE CLEAN UP RECOMMND

The permit holder shall be responsible for the final clean up and restoration of the site. Any remaining materials, equipment and structures associated with the permitted use on the property shall be removed and legally disposed of within thirty (30) days following the cessation of operations allowed by this permit. Additional time may be granted through written determinations by the Director of the Department of Building and Safety.

10.PLANNING. 20 USE - MT PALOMAR LIGHTING AREA RECOMMND

Within the Mt. Palomar Special Lighting Area, as defined in Ordinance No. 655, low pressure sodium vapor lighting or overhead high pressure sodium vapor lighting with shields

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

or cutoff luminaires, shall be utilized.

10.PLANNING. 21 USE - MAX PILE HEIGHT RECOMMND

The outdoor piles of materials located within the property shall not exceed a height of 30 feet.

10.PLANNING. 22 USE - NO BURNING RECOMMND

No burning of any description shall be permitted at any time.

10.PLANNING. 23 USE - NO/JUNK/WRECKING YARD RECOMMND

No approval is given by this permit for a junk, wrecking, dismantling or salvage yard as defined by Section 21.40 of Ordinance No. 348.

No dump site is approved by this conditional use permit.

10.PLANNING. 25 USE - DAILY CAPACITY RECOMMND

The maximum capacity per day of all materials accepted within this property shall be 1,500 tons; the project design capacity shall be as established by the related Solid Waste Facility Permit.

10.PLANNING. 26 USE - CARETAKER'S QUARTER'S RECOMMND

Should a caretaker's quarter's be requested, a substantial conformance pursuant to Section 18.43 shall be approved by the Planning Department prior to the installation of any such dwelling.

10.PLANNING. 27 USE - LOT LINE SETBACKS RECOMMND

A minimum 20 foot setback shall be maintained at all times for storage materials, finished materials, piles, and equipment storage from all exterior lot lines.

10.PLANNING. 28 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business

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10. GENERAL CONDITIONS

10.PLANNING. 28 USE - BUSINESS LICENSING (cont.) RECOMMND

registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

TRANS DEPARTMENT

10.TRANS. 1 USE - COUNTY WEBSITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Website: <http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Sierra Del Sol since adequate right-of-way exists.

10.TRANS. 4 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time.

10.TRANS. 9 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461).

It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

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10. GENERAL CONDITIONS

WASTE DEPARTMENT

10.WASTE. 1 USE - HAZARDOUS MATERIALS

RECOMMND

Hazardous materials are not accepted at Riverside County landfills. In compliance with federal, state, and local regulations and ordinances, any hazardous waste generated in association with the project shall be disposed of at a permitted Hazardous Waste disposal facility. Hazardous waste materials include, but are not limited to, paint, batteries, oil, asbestos, and solvents. For further information regarding the determination, transport, and disposal of hazardous waste, please contact the Riverside County Department of Environmental Health, Environmental Protection and Oversight Division.

20. PRIOR TO A CERTAIN DATE

E HEALTH DEPARTMENT

20.E HEALTH. 1 USE-CONTRACTORS YARD BOUNDARY

RECOMMND

The applicant is required to do the following:

Within 60 days of approval of this project a permanent or semi-permanent barrier must be constructed at the perimeter of the contractor's yard to keep it seperated from the Solid Waste Facility.

FIRE DEPARTMENT

20.FIRE. 1 MAP* -FIELD INSPECTION

RECOMMND

Fire Inspection will consist of:

1. Maintenance of public road to be clear of dirt/sand/debris. (Verifying fire access).
2. 2 hydrants to be opened and verify water pressure and in a working manner for The Fire Department.
3. Fire Systems Inspector Tom Cervantes will be performing a field inspection on November 8th at 11:00 a.m.
4. If fire filed inspection is approved,we will approve the proposed re-permit for the existing facility.

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20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 USE - LIFE OF THE PERMIT

RECOMMND

The life of Conditional Use Permit No. 3745 shall terminate on July 1, 2057. This permit shall thereafter be null and void and of no effect whatsoever.

WASTE DEPARTMENT

20.WASTE. 1 USE - MAINT/RESTORATION BOND

RECOMMND

Within 3 months after CUP approval or upon initiation of the expanded recycling and processing facility, whichever comes first, the applicant shall provide and maintain in force during the life of the Conditional Use Permit a maintenance assurance, clean up/restoration bond, or other acceptable assurance, approved by the County. The Surety must be licensed in the State of California. The financial assurance shall provide maintenance assurance, restoration, clean up or environmental remediation to the site property or adjoining parcels in the event processing activities, or other related activities at the facility, cause environmental damage, or necessitates County's assistance with environmental remediation or clean-up.

20.WASTE. 2 USE - MAINT/RESTORATION AGRMNT

RECOMMND

Within 3 months after CUP approval or initiation of expanded site operations, whichever comes first, the applicant/facility operator shall enter into a Maintenance, Restoration and Remediation Agreement with the Riverside County Department of Waste Resources. The format of the financial assurance and the Maintenance, Restoration and Remediation Agreement must be approved by County Counsel.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 1 USE - NPDES/SWPPP (cont.)

RECOMMND

with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at www.swrcb.ca.gov.

Additionally, at the time the county adopts, as part of any ordinance, regulations specific to the N.P.D.E.S., this project (or subdivision) shall comply with them.

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

Grading in excess of 199 cubic yards will require a performance security to be posted with the Building and Safety Department.

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety Department.

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an approved construction project and shall comply with the requirements of Ordinance 457.

If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director for review and comment and to the Building and Safety Department Director for approval.

Additionally, if the movement of import / export occurs using county roads, review and approval of the haul routes by the Transportation Department may be required.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE - GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department for review and approval prior to issuance of a grading permit. All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.* *The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100 RECOMMND

All drainage facilities shall be designed n accordance with the Riverside County Flood Control & Water District's or Coachella Valley Water District's conditions of approval regarding this application. If not specifically addressed in their conditions, drainage shall be designed to accommodate 100 year storm flows.

60.BS GRADE. 12 USE - PRE-CONSTRUCTION MTG RECOMMND

Upon receiving grading plan approval and prior to the issuance of a grading permit, the applicant is required to schedule a pre-construction meeting with the Building and Safety Department Environmental Compliance Division.

60.BS GRADE. 13 USE- BMP CONST NPDES PERMIT RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall obtain a BMP (Best Management Practices) Permit for the monitoring of the erosion and sediment control BMPs for the site. The Department of Building and Safety will conduct NPDES (National Pollutant Discharge Elimination System) inspections of the site based on Risk Level to verify compliance with the Construction General Permit, Stormwater ordinances and regulations until completion of the construction activities, permanent stabilization of the site and permit final.

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

Grading and construction sites of "ONE" acre or larger required to develop a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) - the owner/applicant shall submit the SWPPP to the Building and Safety Department Environmental Compliance Division for review and approval prior to issuance of a

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 14 USE - SWPPP REVIEW (cont.) RECOMMND
grading permit.

60.BS GRADE. 15 USE -PM10 PLAN REQUIRED RECOMMND
A PM10 Fugitive Dust Mitigation Plan, prepared in accordance with AQMD Rule 403.1, shall be submitted to the Building and Safety Department for review and approval prior to the issuance of a grading permit.

1.NOTE: The PM 10 plan shall require the posting of signs in accordance with Building and Safety form "Signage Recommendations".

2.NOTE: All PM 10 measures must be in place prior to commencing any grading activity on site.

60.BS GRADE. 16 USE-TRANS& CVWD REVIEW REQ'D RECOMMND
The applicant or developer shall submit copies of the grading plan and hydrologic calculations to the Riverside County Transportation Department (RCTD) and the Coachella Valley Water District (CVWD) for their review and approval. Additional flood plain management fees may be required by CVWD. Prior to the issuance of a grading permit, the applicant or developer shall provide, to the Department of Building and Safety Grading Division, a letter from RCTD and CVWD indicating their approval of the plans or a waiver of the review.

60.BS GRADE. 17 USE- PM 10 CLASS REQUIRED RECOMMND
Prior to the issuance of a grading permit, as a requirement of the CIP, the owner, developer, contractor, and their assignees must attend the PM10 class conducted by SCAQMD. Currently, classes are scheduled monthly by SCAQMD.

60.BS GRADE. 18 USE - IF WQMP REQUIRED RECOMMND
If a Water Quality Management Plan (WQMP) is required, the owner / applicant shall submit to the Building & Safety Department, the approved project - specific Water Quality Management Plan (WQMP) and ensure that all approved water quality treatment control BMPs have been included on the grading plan.

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 1 USE - PARCEL MERGR REQD (1) RECOMMND

Prior to the issuance of a grading permit, a Certificate of Parcel Merger shall be reviewed and aproved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 648-030-006, 648-030-017, 648-030-018. The permit holder shall submit proof of recordation of the parcel merger to the Planning Department within 6 (six) months of Planning Department approval. The proposed parcel shall comply with the development standards of the M-SC zone.

60.PLANNING. 2 USE - FEE STATUS RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3745, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

TRANS DEPARTMENT

60.TRANS. 5 USE - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, two sets of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

Standard plan check turnaround time is 10 working days.

CONDITIONAL USE PERMIT Case #: CUP03745

Parcel: 648-030-018

60. PRIOR TO GRADING PRMT ISSUANCE

60.TRANS. 6 USE - WATER QUALITY MGMT PLANS RECOMMND

The developer shall submit Water Quality Management Plans (WQMP) to Transportation Department for review and approval.

WASTE DEPARTMENT

60.WASTE. 1 USE - COMPLIANCE WITH COND. RECOMMND

If grading will occur, prior to grading permit issuance, the applicant shall obtain clearance from the Riverside County Department of Waste Resources documenting compliance with measures addressed in conditions of approval 20.WASTE.001 û MAINT/RESTORATION BOND and 20.WASTE.002 û MAINT/RESTORATION AGRMNT.

70. PRIOR TO GRADING FINAL INSPECT

TRANS DEPARTMENT

70.TRANS. 1 USE - EROSION CONTROL RECOMMND

Temporary erosion control measures shall be implemented immediately following site grading to prevent depositions of debris onto downstream properties, public right-of-way, or drainage facilities. Plans showing these measures shall be submitted to Riverside County Transportation Department for review prior to the start of any site grading.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE - NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to construct from the Building and Safety Department.

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by

CONDITIONAL USE PERMIT Case #: CUP03745

Parcel: 648-030-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL (cont.)

RECOMMND

complying with the following:

1.Submitting a "Wet Signed" copy of the Soils Compaction Report containing substantiating data from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for his/her certification of the project.

2.Submitting a "Wet Signed" copy of the Rough Grade certification from a Registered Civil Engineer certifying that the grading was completed in conformance with the approved grading plan.

3.Requesting a Rough Grade Inspection and obtaining rough grade approval from a Riverside County inspector.

4.Rough Grade Only Permits: In addition to obtaining all required inspections and approval of all final reports, all sites permitted for rough grade only shall provide 100 percent vegetative coverage to stabilize the site prior to receiving a rough grade permit final.

Prior to release for building permit, the applicant shall have met all rough grade requirements to obtain Building and Safety Department clearance.

PLANNING DEPARTMENT

80.PLANNING. 1 USE - LIGHTING PLANS

RECOMMND

All street lights and other outdoor lighting shall be shown on electrical plans submitted to the Department of Building and Safety for plan check approval and shall comply with the requirements of Riverside County Ordinance No. 655 and the Riverside County Comprehensive General Plan.

80.PLANNING. 2 USE - PARCEL MERGR REQD (2)

RECOMMND

Prior to the issuance of a building permit, a Certificate of Parcel Merger shall be reviewed and approved by the Planning Department. The Parcel Merger shall merge Assessor Parcel Nos. 648-030-006, 648-030-017, and 636-030-018. The permit holder shall submit proof of recordation of the parcel merger to the Planning department within six (6) months of Planning Department approval. The proposed parcel shall comply with the development standard of the M-SC

CONDITIONAL USE PERMIT Case #: CUP03745

Parcel: 648-030-018

80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 2 USE - PARCEL MERGR REQD (2) (cont.) RECOMMND
zone.

This condition shall be considered MET if Condition Of Approval No. 60.PLANNING.1 is satisfied.

80.PLANNING. 3 USE - SCHOOL MITIGATION RECOMMND

Impacts to the Palm Springs Unified School District shall be mitigated in accordance with California State law.

80.PLANNING. 4 USE - FEE BALANCE RECOMMND

Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

TRANS DEPARTMENT

80.TRANS. 3 USE - TUMF RECOMMND

Prior to the issuance of a building permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 673.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S RECOMMND

The developer / applicant shall be responsible for obtaining the following inspections required by Ordinance 457.

- 1.Sub-grade inspection prior to base placement.
- 2.Base inspection prior to paving.
- 3.Precise grade inspection of entire permit area.
 - a.Inspection of Final Paving
 - b.Precise Grade Inspection
 - c.Inspection of completed onsite storm drain facilities
 - d.Inspection of the WQMP treatment control BMPs

CONDITIONAL USE PERMIT Case #: CUP03745

Parcel: 648-030-018

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

Prior to final building inspection, the applicant shall obtain precise grade approval and/or clearance from the Building and Safety Department. The Building and Safety Department must approve the precise grading of your project before a building final can be obtained. Precise Grade approval can be accomplished by complying with the following:

1. Requesting and obtaining approval of all required grading inspections.

2. Submitting a "Wet Signed" copy of the Soils Compaction Report from the Soils Engineer (registered geologist or certified geologist, civil engineer or geotechnical engineer as appropriate) for the sub-grade and base of all paved areas.

3. Submitting a "Wet Signed" copy of the Sub-grade (rough) Certification from a Registered Civil Engineer certifying that the sub-grade was completed in conformance with the approved grading plan.

4. Submitting a "Wet Signed" copy of the Precise (Final) Grade Certification for the entire site from a Registered Civil Engineer certifying that the precise grading was completed in conformance with the approved grading plan.

5. Submitting a "Wet Signed" copy of the Certification certifying the installation of any onsite storm drain systems not inspected by Riverside County Flood Control District or the Riverside County Transportation Department.

6. Submitting a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the Water Quality Management Plan treatment control BMPs have been installed in accordance with the approved WQMP.

Prior to release for building final, the applicant shall have met all precise grade requirements to obtain Building and Safety Department clearance.

90.BS GRADE. 7 USE - IF WQMP REQUIRED

RECOMMND

Prior to final building inspection, the applicant shall comply with the following:

CONDITIONAL USE PERMIT Case #: CUP03745

Parcel: 648-030-018

90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 7 USE - IF WQMP REQUIRED (cont.)

RECOMMND

1. Obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be constructed and installed in conformance with the approved plans and specifications.

2. The applicant/owner shall submit a "Wet Signed" copy of the Water Quality Management Plan (WQMP) Certification from a Registered Civil Engineer certifying that the project - specific WQMP treatment control BMPs have been installed in accordance with the approved WQMP.

3. The applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

4. The applicant/owner shall register the project - specific WQMP treatment control BMPs with the Department of Building Safety Business Registration Division. Any person or entity that owns or operates a commercial and/or industrial facility shall register such facility for annual inspections.

5. The applicant shall make payment to the Building and Safety Department for the Water Quality Management Plan (WQMP) Annual Inspection.

PLANNING DEPARTMENT

90.PLANNING. 1 USE - EXIST PARKING PAVING MAT

RECOMMND

A minimum of 20 parking spaces shall be maintained as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with decomposed granite and/or to current standards as approved by the Department of Building and Safety.

90.PLANNING. 2 USE - ACCESSIBLE PARKING

RECOMMND

A minimum of one (1) accessible parking spaces for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel,

CONDITIONAL USE PERMIT Case #: CUP03745

Parcel: 648-030-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

"Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons may be towed away at owner's expense. Towed vehicles may be reclaimed at ___ or by telephoning ___."

In addition to the above requirements, the surface of each parking space shall have a surface identification sign duplicating the symbol of accessibility in blue paint of at least 3 square feet in size.

90.PLANNING. 4 USE - EXISTING STRUCTURES

RECOMMND

All existing buildings, structures and uses on the entire property shall conform to all the applicable requirements of Ordinance No. 348 and Ordinance No. 457, and the conditions of this permit.

90.PLANNING. 5 USE - EXIST CHAIN-LINK FENCE

RECOMMND

A minimum six (6) foot high chain-link fence shall be maintained along the entire perimeter of the entire 25 acre site. The required fence shall be subject to the approval of the Building and Safety Department.

90.PLANNING. 6 USE - ORD NO. 659 (DIF)

RECOMMND

Prior to the issuance of either a certificate of occupancy or prior to building permit final inspection, the applicant shall comply with the provisions of Riverside County Ordinance No. 659, which requires the payment of the appropriate fee set forth in the Ordinance. Riverside County Ordinance No. 659 has been established to set forth policies, regulations and fees related to the funding and

CONDITIONAL USE PERMIT Case #: CUP03745

Parcel: 648-030-018

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 6 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

installation of facilities and the acquisition of open space and habitat necessary to address the direct and cumulative environmental effects generated by new development project described and defined in this Ordinance, and it establishes the authorized uses of the fees collected.

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3745 has been calculated to be 2.0 net acres (contractor yard).

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 7 USE - ORD 875 CVMSHCP FEE (2)

RECOMMND

Prior to a certificate of occupancy or upon building permit final inspection, whichever comes first, the permit holder shall comply with the provisions of Riverside County Ordinance No. 875, which requires the payment of the appropriate fee set forth in the ordinance. The amount of the fee will be based on the "Project Area" as defined in the ordinance and the aforementioned condition of approval. The Project Area for Conditional Use Permit No. 3745 is calculated to be 2.0 net acres (contractor yard). In the event Riverside County Ordinance No. 875 is rescinded, this condition will no longer be applicable, However, in the event Riverside County Ordinance No. 875 is rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.



Established in 1918 as a public agency

Coachella Valley Water District

Directors

John P. Powell Jr. President Div. 3
Peter Nelson, Vice President Div. 4
G. Patrick O'Dowd - Div. 1
Ed Pock - Div. 2
Castulo R. Estrada - Div. 5

Jim Barrell, General Manager
Robert Cheng, Assistant General Manager
Sylvia Bermudez, Clerk of the Board

Best Best & Krieger LLP Attorneys

August 11, 2016

File: 0163.1
0421.1
0721.1
1150.11
Geo. 040606-4
PZ 16-7356

Jay Olivas
Riverside County Planning Department
77599 El Duna Ct., Suite H
Palm Desert, CA 92211

Dear Mr. Olivas:

Subject: Conditional Use Permit No. 3745, Desert Recycling
27105 Sierra Del Sol, Thousand Palms

This project lies within the area of the Whitewater River Basin Thousand Palms Flood Control Project, which will provide regional flood protection to a portion of the Thousand Palms area. Coachella Valley Water District (CVWD) is currently in the design phase of this project. Upon completion of the design phase, developers and property owners within the area may be required to dedicate right-of-way for regional flood control facilities and/or participate in the financing of a portion of these facilities. Until construction of this project is complete, the developer shall comply with Riverside County Ordinance 458.

Construction of walls may be in violation of Ordinance 458. When CVWD reviews a project for compliance with Ordinance 458, walls are reviewed carefully and seldom found to be compatible with the goals of Ordinance 458. Walls can cause diversion and concentration of storm flows onto adjacent properties and thus be in violation of Ordinance 458 and California drainage law.

Walls must be constructed in a manner that will not increase the risk of off-site stormwater flows on the adjacent properties. This can be accomplished by constructing open sections in the wall to accommodate flow-through. To achieve this, CVWD requires that if walls are constructed in a special flood hazard area, at least 50 percent of the total lineal footage of the wall be constructed of wrought iron fencing or similar material that will provide for flow-through of off-site stormwater flows. Construction materials used within the open sections must extend the entire vertical wall height so not to obstruct flow at the finish grade/surface.

Approval of CUP 3745 to re-permit the existing recycling facility does not constitute any approval to construct, locate or substantially improve structures. It does not constitute approval to perform grading.

Riverside County Ordinance No. 458, as amended, states:

No structure shall be constructed, located or substantially improved, no land shall be graded or developed and no permit or approval shall be granted unless it complies with all applicable requirements.

This area is shown to be subject to shallow flooding and is designated Zone AO, depth one foot on Federal Flood Insurance rate maps, which are in effect at this time.

Flood protection measures for local drainage and regional flood shall comply with California Drainage Law and provide that stormwater flows are received onto and discharged from this property in a manner that is reasonably compatible with predevelopment conditions.

Riverside County (County) shall require mitigation measures to be incorporated into the development to prevent flooding of the site or downstream properties. These measures shall require on-site retention of the incremental increase of runoff from the 100-year storm.

The project is located within the service area of CVWD for the provision of domestic water and sanitation service. The initiation of said service to this area will be subject to the satisfaction of terms and conditions established by CVWD and imposed from time to time, including but not limited to fees and charges, water conservation measures, etc.

CVWD may need additional facilities to provide for the orderly expansion of its domestic water and sanitation systems. These facilities may include pipelines, wells, reservoirs, booster pumping stations, lift stations, treatment plants and other facilities. The developer may be required to construct/install these facilities and then convey said facilities to CVWD along with the land and/or easements on which these facilities will be located. The terms and conditions for the planning, design, construction/installation, and conveyance of property interests shall be determined by CVWD pursuant to its rules and regulations as said requirements may be revised from time to time. These sites shall be shown on the parcel map as lots and/or easements to be deeded to CVWD for "CVWD public services" purposes.

This notice of domestic water and sanitation service availability only applies to the specific property for which it was issued and shall expire three (3) years from date of issuance. Unless or until all requirements for the initiation of service are met, the developer shall not be deemed to have any vested right or other commitment to receive water and/or sanitation service. In the event all of the terms, conditions, fees and charges are not satisfied on or before the expiration date, this notice shall expire. Upon expiration, the developer will be required to submit a new application and otherwise comply with any and all new or amended requirements for the provision of service as may be determined by CVWD pursuant to its rules and regulations.

August 11, 2016

Domestic water and sanitation service remains at all times subject to changes in regulations adopted by CVWD's Board of Directors including reductions in, or suspensions of, service.

The project lies within the West Whitewater River Subbasin Area of Benefit. Groundwater production within the area of benefit is subject to a replenishment assessment in accordance with the State Water Code.

All water wells owned or operated by an entity producing more than 25 acre-feet of water during any year must be equipped with a water-measuring device. A CVWD Water Production Metering Agreement is required to provide CVWD staff with the authority to regularly read and maintain this water-measuring device.

This development lies within the study area of the 2010 Water Management Plan Update. The groundwater basin in the Coachella Valley is in a state of overdraft. Each new development contributes incrementally to the overdraft. CVWD has a Water Management Plan in place to reduce the overdraft to the groundwater basin. The elements of the Water Management Plan include supplemental imported water, source substitution and water conservation. The plan lists specific actions for reducing overdraft. The elements and actions described in the plan shall be incorporated into the design of this development to reduce its negative impact on the Coachella Valley groundwater basin.

If you have any questions, please call Tommy Fowlkes, Development Services Supervisor, extension 3535.

Sincerely,



Carrie Oliphant
Assistant Director of Engineering

cc: Majeed Farshad
Riverside County Department of Transportation
77588 El Duna, Suite H, Palm Desert, CA 92211

Russell Williams
Riverside County Department of Transportation
4080 Lemon Street, 8th Floor
Riverside, CA 92501

Jay Olivas
Riverside County Planning Department

4

August 11, 2016

Mark Abbott
Supervising Environmental Health Specialist
Riverside County Department of Environmental Health
Environmental Protection and Oversight Division
47-950 Arabia Street, Suite A
Indio, CA 92201

Robert Mehring
46258 Club Terrace Drive
Indian Wells, CA 92210

RM: msl\Eng\Dev Svcs\2016\Aug\DRL PZ 16-7356 Desert Recycling.doc



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Ecological Services
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road
Carlsbad, California 92011

In Reply Refer To:
FWS-ERIV-4869.1

RECEIVED

MAY 05 2006

Mr. Robert Mehring
46-258 Club Terrace Dr.
Indian Wells, California 92210

MAY 11 2006

RIVERSIDE COUNTY
PLANNING DEPARTMENT
INDIO OFFICE

Subject: APNs 648-030-006, 648-030-017, 648-030-018

Dear Mr. Mehring:

The U.S. Fish and Wildlife Service has determined that the subject parcels are not located within the sand transport area for the Coachella Valley Preserve and National Wildlife Refuge. Sand transport in this area is primarily fluvial. A site visit on May 4, 2006 determined that the subject parcels are outside the floodplain of the wash immediately to the west of the parcels. Thank you for contacting us regarding this matter.

The Notice of Public Hearing and Intent to Adopt a Mitigated Negative Declaration received by the Service on April 17, 2006 from the Riverside County Planning Department identified three parcels: 648-030-006, 648-030-018, and 648-030-019. After speaking with yourself and the County, it was established that 648-030-019 was erroneously listed in the Notice when 648-030-017 should have been listed instead. This letter does not approve activities on parcel 648-030-019.

Any questions regarding this correspondence can be directed to Tyler Grant of my staff at (760) 431-9440. Please refer to FWS-ERIV-4869.1 in any future correspondence regarding this project.

Sincerely,

for Therese O'Rourke
Assistant Field Supervisor

cc: Maurice Borrows, County of Riverside Planning Department
Paul Clark, County of Riverside, TLMA
Kim Nicol, CDFG

TAKE PRIDE
IN AMERICA



State of California - The Resources Agency

ARNOLD SCHWARZENEGGER Governor

DEPARTMENT OF FISH AND GAME

78078 Country Club Dr., Ste. 109
Bermuda Dunes, CA 92201



February 8, 2005

Mr. Bill Wright
WEW Construction, INC.
P.O. Box 444
Thousand Palms CA 92276

Dear Mr. Wright,

Upon review of your location and the plans for parcel #648-030-006, the Department has determined that you will not need a California Endangered Species Act (CESA) incidental take permit from the California Department of Fish and Game (Department) for take of Coachella Valley fringe-toed lizards. Your project site does not contain habitat for the species and therefore will not result in take under CESA. No further authorizations are necessary from the Department for construction of your project. If you have further questions please feel free to call me at (760) 771-9174.

Sincerely,

Eddy S. Konno
Associate Biologist



TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place . Coachella, California . 92236 . Ph. 760.863.2444 . Fax: 760.863.2449

May 5, 2017

Heather Thomson, Archaeologist
Riverside County Planning Department
4080 Lemon St., 12th Floor
P.O. Box 1409
Riverside, CA 92502-1409


RE: ASSEMBLY BILL 52 (AB 52) FORMAL NOTICIATION (CUP03745, EA42877)

Dear Ms. Thomson:

This letter is in regards to consultation in compliance with AB 52 (California Public Resources Code § 21080.3.1), for the formal notification of CUP03745 and EA42877. The Tribal Historic Preservation Office (THPO) is not aware of any additional cultural resources or any Tribal Cultural Resources, as defined California Public Resources Code § 21074 (a) (1) (A)-(B), within the project area. However, the project is located within the Chemehuevi Traditional Use Area. To our knowledge, no new construction is proposed for this project, so we currently have no interest in this project. If there are any changes to this project or if there are inadvertent discoveries of archaeological remains or resources, construction should stop immediately, and the appropriate agency and tribe(s), and the THPO should be notified.

If you have any questions, please do not hesitate to contact the THPO at (760) 775-3259 or by email: TNPConsultation@29palmsbomi-nsn.gov.

Sincerely,


Anthony Madrigal, Jr.
Tribal Historic Preservation Officer

cc: Darrell Mike, Twenty-Nine Palms Tribal Chairman
Sarah Bliss, Twenty-Nine Palms Tribal Cultural Specialist
Jay Olivas, Riverside County Planning Department



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 27, 2017

Twenty-Nine Palms Band of Mission Indians
Darrell Mike, Tribal Chairman
46-200 Harrison Place
Coachella, CA 92236

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 27, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3745 – EA42877 – Applicant: Robert Mehring – Engineer: Pacific Engineering - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Light Industrial (LI) – Location: Northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road – 25 Acres – Zoning: Manufacturing Service Commercial (M-SC)

REQUEST: To re-permit existing full service recycling facility for the outdoor stockpiling and processing of construction related debris on 25 acre site. The existing recycling facility collects demolition and mixed construction debris, concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, and drywell pumping's. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The site includes accessory structures, office trailer and outdoor storage of trucks and equipment with 20 on-site parking spaces. Additionally, the CUP proposes a separate contractors equipment and materials storage yard on approximate 2 acre portion of the 25 acre site at westerly portion of the property. The CUP proposes a 30-year permit life to July 1, 2046. No new construction is proposed. APN's 648-030-006, 648-030-0017, and 648-030-018. Related Cases: CUP03145, CUP03145R1, and CUP03145R2.

Sincerely,

PLANNING DEPARTMENT

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

PG. 2

A handwritten signature in blue ink that reads "Heather Thomson".

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 27, 2017

Agua Caliente Band of Cahuilla Indians
Pattie Garcia-Plotkin, THPO
5401 Dinah Shore Drive
Palm Springs, CA 92264

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 27, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.
- Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?

Project Description:

CONDITIONAL USE PERMIT NO. 3745 – EA42877 – Applicant: Robert Mehring – Engineer: Pacific Engineering - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Light Industrial (LI) – Location: Northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road – 25 Acres – Zoning: Manufacturing Service Commercial (M-SC)

REQUEST: To re-permit existing full service recycling facility for the outdoor stockpiling and processing of construction related debris on 25 acre site. The existing recycling facility collects demolition and mixed construction debris, concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, and drywell pumping's. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The site includes accessory structures, office trailer and outdoor storage of trucks and equipment with 20 on-site parking spaces. Additionally, the CUP proposes a separate contractors equipment and materials storage yard on approximate 2 acre portion of the 25 acre site at westerly portion of the property. The CUP proposes a 30-year permit life to July 1, 2046. No new construction is proposed. APN's 648-030-006, 648-030-0017, and 648-030-018. Related Cases: CUP03145, CUP03145R1, and CUP03145R2.

Sincerely,

PLANNING DEPARTMENT

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

PG. 2



Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 27, 2017

Cabazon Band of Mission Indians
Jacquelyn Barnum
84-245 Indio Springs Parkway
Indio, CA 92203

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

This serves to notify you of a proposed project located within Riverside County. A map depicting the location and a project description can be found below. Pursuant to Public Resources Code section 21080.3.1(d), if you wish to initiate consultation on this proposed project, please send a consultation request by May 27, 2017 to hthomson@rivco.org. To ensure an effective and good faith consultation effort, the request for consultation shall also indicate the following:

- **Whether there are TCR's in project area. If so, what specifically is the TCR? The Tribe must provide County with substantial evidence to support this and if the TCR consists of a "landscape", the Tribe must also geographically define the landscape in terms of size and scope of the project.**
- **Is the Project causing a substantial adverse impact to a TCR? If so, what is that impact?**

Project Description:

CONDITIONAL USE PERMIT NO. 3745 – EA42877 – Applicant: Robert Mehring – Engineer: Pacific Engineering - Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Light Industrial (LI) – Location: Northerly of Vista Chino, westerly of Sierra Del Road, and easterly of Rio Del Sol Road – 25 Acres – Zoning: Manufacturing Service Commercial (M-SC)

REQUEST: To re-permit existing full service recycling facility for the outdoor stockpiling and processing of construction related debris on 25 acre site. The existing recycling facility collects demolition and mixed construction debris, concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, and drywell pumping's. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The site includes accessory structures, office trailer and outdoor storage of trucks and equipment with 20 on-site parking spaces. Additionally, the CUP proposes a separate contractors equipment and materials storage yard on approximate 2 acre portion of the 25 acre site at westerly portion of the property. The CUP proposes a 30-year permit life to July 1, 2046. No new construction is proposed. APN's 648-030-006, 648-030-0017, and 648-030-018. Related Cases: CUP03145, CUP03145R1, and CUP03145R2.

Sincerely,

PLANNING DEPARTMENT

Riverside Office • 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 • Fax (951) 955-3157

Desert Office • 77588 El Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7040

PG. 2

A handwritten signature in blue ink that reads "Heather Thomson". The signature is cursive and somewhat stylized.

Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 27, 2017

Cahuilla Band of Indians
Anthony Madrigal
52701 Highway 371
Anza, CA 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

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PG. 2



Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY

PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 27, 2017

Colorado River Indian Tribes (CRIT)
David Harper, Director
26600 Mohave Road, Parker, Arizona 85344

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

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Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

Attachment: Project Vicinity Map and Project Aerial



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 27, 2017

Ramona Band of Cahuilla
Joseph D. Hamilton, Chairman
56310 Highway 371, Suite B
Anza, California 92539

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

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PG. 2



Heather Thomson, Archaeologist

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 27, 2017

Soboba Band of Luiseño Indians
Joseph Ontiveros, Cultural Resource Director
P.O. BOX 487
San Jacinto, CA 92581

SUBJECT: ASSEMBLY BILL 52 (AB 52) FORMAL NOTIFICATION (CUP03745, EA42877)

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RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach
Assistant TLMA Director

April 27, 2017

Michael Mirelez, Cultural resource Coordinator
Torres Martinez Desert Cahuilla Indians
P.O. Box 1160 Thermal, CA 92274

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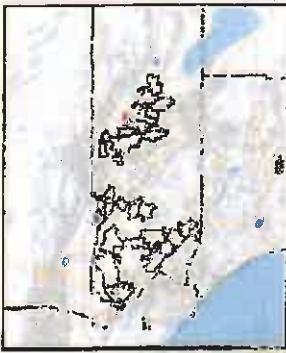
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CUP03745



- Legend**
- City Boundaries
 - Cities
 - roadcaranno
 - highways
 - HWY
 - INTERCHANGE
 - INTERSTATE
 - OFFRAMP
 - CNTRAMP
 - USHWY
 - counties
 - cities
 - hydrographylines
 - waterbodies
 - Lake
 - Rivers

Notes

"IMPORTANT" Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

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© Riverside County RCIT GIS



0 833 1,666 Feet

PG. 2



Heather Thomson, Archaeologist

Email CC: Jay Olivas, Jolivas@rivco.org

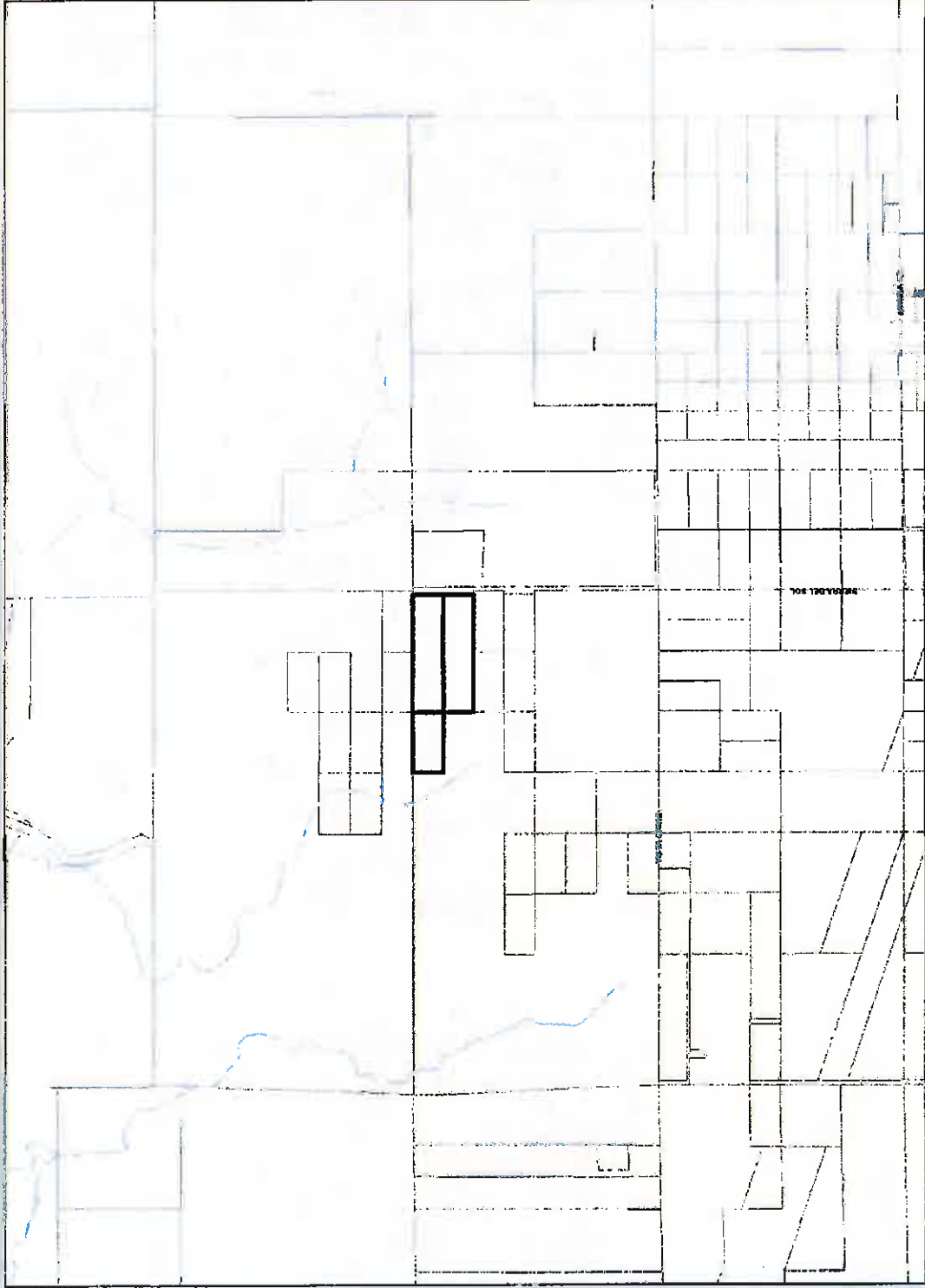
Attachment: Project Vicinity Map and Project Aerial



SIERRA DEL SOL



CUP03745



- Legend**
- City Boundaries
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INDEMNIFICATION AGREEMENT

This INDEMNIFICATION AGREEMENT ("Agreement"), made by and between the COUNTY OF RIVERSIDE, a political subdivision of the State of California ("COUNTY"), and Robert Mehring and Stephanie Mehring, Trustees of the Robert Mehring and Stephanie Mehring Revocable Trust dated July 7, 2005 ("PROPERTY OWNER"), relating to the PROPERTY OWNER'S indemnification of the COUNTY under the terms set forth herein:

WITNESSETH:

WHEREAS, the PROPERTY OWNER has a legal interest in the certain real property described as APN 648-030-017, 648-030-018 and 648-030-006 ("PROPERTY"); and,

WHEREAS, on February 16, 2016, PROPERTY OWNER filed an application for Conditional Use Permit No. 3745 ("PROJECT"); and,

WHEREAS, judicial challenges of projects requiring discretionary approvals, including, but not limited to, California Environmental Quality Act determinations, are costly and time consuming. Additionally, project opponents often seek an award of attorneys' fees in such challenges; and,

WHEREAS, since property owners are the primary beneficiaries of such approvals, it is appropriate that such owners bear the expense of defending against any such judicial challenge, and bear the responsibility of any costs, attorneys' fees and damages which may be awarded to a successful challenger; and,

WHEREAS, in the event a judicial challenge is commenced against the PROJECT, the COUNTY has requested and the PROPERTY OWNER has agreed to defend, indemnify and hold harmless the COUNTY, its agents, officers, or employees from any claim, action or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void or annul any approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PROJECT or its associated environmental documentation ("LITIGATION"); and,

WHEREAS, this Agreement is entered into by the COUNTY and PROPERTY OWNER to establish specific terms concerning PROPERTY OWNER'S indemnification obligation for the PROJECT.

NOW, THEREFORE, it is mutually agreed between COUNTY and PROPERTY OWNER as follows:

1. ***Indemnification.*** PROPERTY OWNER, at its own expense, shall defend, indemnify and hold harmless the COUNTY, its agents, officers, and

employees from and against any claim, action or proceeding brought against the COUNTY, its agents, officers, and employees to attack, set aside, void or annul any approval of the PROJECT including any associated costs, damages, and expenses including, but not limited to, costs associated with Public Records Act requests submitted to the COUNTY related to the PROJECT and an award of attorneys' fees and costs incurred or arising out of the above-referenced claim, action or proceeding brought against the COUNTY ("Indemnification Obligation.")

2. ***Defense Cooperation.*** PROPERTY OWNER and the COUNTY shall reasonably cooperate in all aspects of the LITIGATION. Nothing contained in this Agreement, however, shall be construed to limit the discretion of COUNTY, in the interest of the public welfare, to settle, defend, appeal or to decline to settle or to terminate or forego defense or appeal of the LITIGATION. It is also understood and agreed that all litigation pleadings are subject to review, revision and approval by COUNTY's Office of County Counsel.

3. ***Representation and Payment for Legal Services Rendered.*** COUNTY shall have the absolute right to approve any and all counsel retained to defend COUNTY in the LITIGATION. PROPERTY OWNER shall pay the attorneys' fees and costs of the legal firm retained by PROPERTY OWNER to represent the COUNTY in the LITIGATION. Failure by PROPERTY OWNER to pay such attorneys' fees and costs may be treated as an abandonment of the PROJECT and as a default of PROPERTY OWNER's obligations under this Agreement.

4. ***Payment for COUNTY's LITIGATION Costs.*** Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. LITIGATION costs include any associated costs, fees, damages, and expenses as further described in Section 1. herein as Indemnification Obligation. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the PROJECT, PROPERTY OWNER shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). PROPERTY OWNER shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. Within ten (10) days of written notice from COUNTY, PROPERTY OWNER shall make such additional deposits. Collectively, the initial deposit and additional deposits shall be referred to herein as the "Deposit."

5. ***Return of Deposit.*** COUNTY shall return to PROPERTY OWNER any funds remaining on deposit after ninety (90) days have passed since final adjudication of the LITIGATION.

6. **Notices.** For all purposes herein, notices shall be effective when personally delivered, delivered by commercial overnight delivery service, or sent by certified or registered mail, return receipt requested, to the appropriate address set forth below:

COUNTY:
Office of County Counsel
Attn: Melissa Cushman
3960 Orange Street, Suite 500
Riverside, CA 92501

PROPERTY OWNER:
Robert & Stephanie Mehring, Trustees
46-258 Club Terrace Dr.
Indian Wells, CA 92210

7. **Default and Termination.** This Agreement is not subject to termination, except by mutual agreement or as otherwise provided herein. In the event of a default of PROPERTY OWNER's obligations under this Agreement, COUNTY shall provide written notification to PROPERTY OWNER of such alleged default and PROPERTY OWNER shall have ten (10) days after receipt of written notification to cure any such alleged default. If PROPERTY OWNER fails to cure such alleged default within the specified time period or otherwise reach agreement with the COUNTY on a resolution of the alleged default, COUNTY may, in its sole discretion, do any of the following or combination thereof:

- a. Deem PROPERTY OWNER's default of PROPERTY OWNER's obligations as abandonment of the PROJECT and as a breach of this Agreement;
- b. Rescind any PROJECT approvals previously granted;
- c. Settle the LITIGATION.

In the event of a default, PROPERTY OWNER shall remain responsible for any costs and attorney's fees awarded by the Court or as a result of settlement and other expenses incurred by the COUNTY related to the LITIGATION or settlement.

8. **COUNTY Review of the PROJECT.** Nothing in this Agreement shall be construed to limit, direct, impede or influence the COUNTY's review and consideration of the PROJECT.

9. **Complete Agreement/Governing Law.** This Agreement represents the complete understanding between the parties with respect to matters set forth herein. This Agreement shall be construed in accordance with the laws of the State of California.

10. **Successors and Assigns.** The obligations specific herein shall be made, and are binding on the successors in interest of the PROPERTY OWNER, whether the succession is by agreement, by operation of law or by any other means.

11. ***Amendment and Waiver.*** No modification, waiver, amendment or discharge of this Agreement shall be valid unless the same is in writing and signed by all parties.

12. ***Severability.*** If any term, provision, covenant or condition of this Agreement is held to be invalid, void or otherwise unenforceable, to any extent, by any court of competent jurisdiction, the remainder of this Agreement shall not be affected thereby, and each term, provision, covenant or condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

13. ***Survival of Indemnification.*** The parties agree that this Agreement shall constitute a separate agreement from any PROJECT approval, and if the PROJECT, in part or in whole, is invalidated, rendered null or set aside by a court of competent jurisdiction, the parties agree to be bound by the terms of this Agreement, which shall survive such invalidation, nullification or setting aside.

14. ***Interpretation.*** The parties have been advised by their respective attorneys, or if not represented by an attorney, represent that they had an opportunity to be so represented in the review of this Agreement. Any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be applied in interpreting this Agreement.

15. ***Captions and Headings.*** The captions and section headings used in this Agreement are inserted for convenience of reference only and are not intended to define, limit or affect the construction or interpretation of any term or provision hereof.

16. ***Jurisdiction and Venue.*** Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed in the Courts of Riverside County, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court or jurisdiction.

17. ***Counterparts; Facsimile & Electronic Execution.*** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document. To facilitate execution of this Agreement, the parties may execute and exchange facsimile or electronic counterparts, and facsimile or electronic counterparts shall serve as originals.

18. **Joint and Several Liability.** In the event there is more than one PROPERTY OWNER, the liability of PROPERTY OWNER shall be joint and several, and PROPERTY OWNER each of them shall be jointly and severally liable for performance of all of the obligations of PROPERTY OWNER under this Agreement.

19. **Effective Date.** The effective date of this Agreement is the date the parties sign the Agreement. If the parties sign the Agreement on more than one date, then the last date the Agreement is signed by a party shall be the effective date.

IN WITNESS WHEREOF, the parties hereto have duly caused this Agreement to be executed by their authorized representatives as of the date written.

COUNTY:
COUNTY OF RIVERSIDE,
a political subdivision of the State of California

FORM APPROVED COUNTY COUNSEL
BY: Melissa R. Cushman 7/24/17
MELISSA R. CUSHMAN DATE

By: [Signature]
Charissa Leach
Assistant Director of TLMA – Community Development

Dated: 11/6/17

PROPERTY OWNER:
Robert Mehring and Stephanie Mehring, Trustees of the Robert Mehring and Stephanie Mehring Revocable Trust dated July 7, 2005

By: [Signature]
Robert Mehring
Trustee

Dated: 7-11-17

By: [Signature]
Stephanie Mehring
Trustee

Dated: 7/11/17

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of RIVERSIDE)

On JULY 11th 2017 before me NAYAN P. GHELANI, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

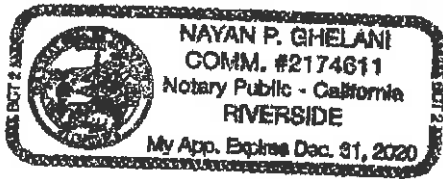
personally appeared ROBERT MEHRING AND STEPHANIE
Name(s) of Signer(s)

MEHRING

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: INDEMNIFICATION AGREEMENT Document Date:
Number of Pages: Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:

Signer's Name:
Corporate Officer - Title(s):
Partner - Limited General
Individual Attorney in Fact
Trustee Guardian or Conservator
Other:
Signer Is Representing:



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: RECYCLING FACILITY/PROCESSING

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: IL2C

ALL APPLICATIONS MUST INCLUDE THE INFORMATION REQUIRED UNDER ANY SUPPLEMENTAL INFORMATION LIST APPLICABLE TO THE SPECIFIC PROJECT. ADDITIONAL INFORMATION MAY BE REQUIRED AFTER INITIAL RECEIPT AND REVIEW. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CASE NUMBER: LUP03745 DATE SUBMITTED: 2/24/10

APPLICATION INFORMATION

Applicant's Name: ROBERT MEHRING E-Mail: BOBMEHRING@MSN.COM

Mailing Address: 46-258 CLUB TERRACE DR.
INDIAN WELLS CA 92210
City State ZIP

Daytime Phone No: (760) 902-9818 Fax No: (760) 200-3967

Engineer/Representative's Name: LYDIA SHINOHARA E-Mail: paceng@gmail.com

Mailing Address: 28-200 VIA LAS PALMAS
HOUSTON PALMS CA 92276
City State ZIP

Daytime Phone No: (760) 346-4264 Fax No: ()

Property Owner's Name: ROBERT MEHRING E-Mail: BOBMEHRING@MSN.COM

Mailing Address: 46-258 CLUB TERRACE DR.
INDIAN WELLS CA 92210
City State ZIP

Daytime Phone No: (760) 902-9818 Fax No: (760) 200-3967

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

Desert Office · 77-588 El Dora Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7555

"Planning Our Future... Preserving Our Past"

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

ROBERT MEHRING
PRINTED NAME OF APPLICANT

[Handwritten Signature]
SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

ROBERT MEHRING
PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]
SIGNATURE OF PROPERTY OWNER(S)

STEPHANIE MEHRING
PRINTED NAME OF PROPERTY OWNER(S)

[Handwritten Signature]
SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 648-030-006 648-030-017 648-030-018

Section: 6 Township: 4 South Range: 6 EAST

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 25 ACRES

General location (nearby or cross streets): North of VISTA CAMINO, South of N/A, East of RIO DEL SOL, West of SIERRA DEL SOL

Thomas Brothers map, edition year, page number, and coordinates: 2006 758 04

Project Description: (describe the proposed project in detail)

REVISION OF CUP 3145 R2 - ADDING CONCRETE EQUIPMENT & MATERIALS STORAGE AREA APX 2 ACRES

Related cases filed in conjunction with this application:

CUP 3145

Is there a previous application filed on the same site: Yes No

If yes, provide Case No(s). CUP 3145 R2 (Parcel Map, Zone Change, etc.)

E.A. No. (if known) 40088 E.I.R. No. (if applicable): _____

Have any special studies or reports, such as a traffic study, biological report, archaeological report, geological or geotechnical reports, been prepared for the subject property? Yes No

If yes, indicate the type of report(s) and provide a copy: _____

Is water service available at the project site: Yes No

If "No," how far must the water line(s) be extended to provide service? (No. of feet/miles) 2.5 MILES

Will the project eventually require landscaping either on-site or as part of a road improvement or other common area improvements? Yes No

Is sewer service available at the site? Yes No

If "No," how far must the sewer line(s) be extended to provide service? (No. of feet/miles) 2.5 miles

Will the project result in cut or fill slopes steeper than 2:1 or higher than 10 feet? Yes No

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: N/A

Desert Recycling, Inc. Business Plan

The recycling facility was first permitted in March of 1992, on 20 acres, as a green waste concrete/asphalt rubble recycling facility. In September of 1999 we converted to a construction materials recycling facility and in July of 2006 we added 5 acres for sorting mixed construction debris, construction lumber storage and processing and equipment storage. We also obtained permits for a Solid Waste Facility Permit with the Transfer/Processing Facility (MRF) permitted operations. We are the only full service construction materials recycling facility in the Coachella Valley. The site is designed to receive 1,500 tons per day or 38,000 tons per month. The maximum capacity of the site is 450,000 cubic yards of materials.

The site has been owned and operated by Robert and Stephanie Mehring from its inception. Our goal has been to provide a conveniently located facility in the Central Coachella Valley to help, as mandated by AB 939, to recycle 50% of the valley waste stream. We have played a major role in the effort having recycled on average over 100,000 tons per year.

We process on site the following materials:

1. Street sweeping debris is screened and becomes fill dirt.
2. Concrete asphalt rubble crushed into Class II base.
3. Dry wall crushed and screened into gypsum as a soil amendment.
4. Construction lumber ground into boiler fuel.
5. Mixed constructions debris sorted to divert recyclables.

Mixed construction debris is sorted on our sorting slab and recyclables are processed on site or shipped to processing facilities. As a result of the economic downturn in 2008 prices for road base, wood, plastic, metal, fill dirt and cardboard prices have been on a downward trend. To adjust to this loss of revenue we have raised our prices for incoming materials. This additional revenue has allowed us to improve our profitability and make up for the lost revenue on the sale of our recyclable products.

New mandates coming in the near future, such as AB 2355, will require local agencies to use recycled paving material. The 2010 California Green Building Standards Code requires projects to recycling 50% of non-hazardous construction and demolition debris. The State of California is suggesting we divert 75% of our waste stream by 2020. With increased population growth and legislative pressure to reduce our waste volumes, we see steady growth in our future. Also the State is providing programs to help create markets for the recyclables. Over the last 24 years we have seen many changes in the processing and development of markets for our products.

In addition to expanding our recycling efforts we have also added end dump and rolloff trucking service for our customers. We currently have 5 trucks. This service has increased our gross revenue by 20% and increased our ability to better meet

our customers needs. In addition we also offer concrete washout containers and roll off box service.

During the recession of 2008 we experienced a dramatic decrease of revenue requiring we cut cost in all areas. We had to lay off two employees and cut back expenditures as much as possible. Today we have fully recovered and are experiencing growth and economic prosperity. We have been able to add over 8 employees, and are currently employing 20 full time workers.

Were permitted for 450 vehicles per day entering our yard. We keep a log of incoming and out going vehicles and in 2014 we had 1,625 vehicles per month, bringing in materials and 455 vehicles per month shipping our finished products or trash. The trend for 2015 is upward as we have averaged 1,964 incoming vehicles and 632 outbound. In 2014 the inbound trucks delivered a monthly average tonnage of 8,461. Outbound trucks averaged 14,360 tons per month. For 2015 the inbound tonnage has averaged 11,839 tons with the outbound vehicles shipping out an average of 12,805 tons per month. Our current recycling (diversion) rate is averaging 99% of all materials received.

The construction and demolition waste stream can vary dramatically with the local economy. During our last boom in housing some experts estimate that our waste stream of C & D was over 50% of the total. During more normal times of growth this waste stream is projected to be around 25% to 30% of the total waste stream. The state wide average of C & D materials is 22% but in higher growth area, such as the Coachella Valley, the percentage can dramatically increase. In an effort to reach the goal of diverting 75% of our waste, more C & D materials will need to be recycled. The low hanging fruit has been picked and mixed construction debris will be important to collect, to increase the valley diversion rate. In the future we see more of this material coming into our facility and the need for us to invest in additional equipment to more efficiently separate these materials. Currently the only waste hauler bringing mixed construction debris into our yard is Desert Valley Disposal. They have a special program with the City of Desert Hot Springs to capture the construction waste to help the city meet their 50% goal.

In addition to local projects we have recycled many thousand of ton of waste from the high desert. We are one of the closest facilities to that area and have recycled 100% of the waste from various large projects on the Twenty Nine Palms Marine Base. On these projects we provide waste bins as well as our disposal site.

Over the last 24 years of operation the biggest challenge has been the lack of markets for the recyclables. It's fairly easy to collect the material and process but if you cannot complete the loop by finding the end user the process stops. Getting support from local agencies has been a challenge. One such agency is Riverside County Transportation. This agency required a higher specification for class II base

then Cal Trans. We are approved as a vendor but due to their policy of not preapproving our stockpile and requiring an R factor of 80 two points higher than Cal Trans. This is difficult to consistently achieve. On some tests we come in at 79, so our customers feel it is too risky to chance as the cost to pick up delivered base would be prohibitive. Our paving contractors all prefer recycled base over virgin material, as it is more angular and compacts easier, costs less and you get more coverage with recycled material as it weighs less per ton and finally it helps save our landfill space. With these arguments over the years we have convinced most jurisdictions that we have a superior product. We have delivered our base to many large projects like the new Walmart in Indio, the Indian Wells Tennis Stadium, Interstate 10 bridge projects to include, North Indian Avenue, Gene Autry, Date Palm, Monterey and currently Jefferson St. We have a reputation for a quality product and many loyal customers.

We are open to the public between the hours of 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m.–2:00 p.m. on Saturday, and closed to the public on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. Maintenance activities may occur as late as 9:00 p.m. The Facility is closed on all major holidays (New Years Day, Fourth of July, Thanksgiving, and Christmas). Portable and permanent outdoor lighting will be provided for those activities occurring during times of insufficient natural light.

For detailed information on the operation of our facility we can offer copies of our Transfer Processing Report and Facility Report. These documents have been recently updated and give great detailed information on our operations.

For further information and photos on our Thousand Palms recycling facility visit our web site at Desertrecycling.net.

SOLID WASTE FACILITY PERMIT

Facility Number:

33-AA-0309

| | | |
|--|---|--|
| 1. Name and Street Address of Facility: Desert Recycling, Inc. 27105 Sierra Del Sol Thousand Palms, CA 92276 | 2. Name and Mailing Address of Operator: Robert Mehring Desert Recycling, Inc. P.O. Box 207 Thousand Palms, CA 92276 | 3. Name and Mailing Address of Owner: Robert and Stephanie Mehring 46258 Club Terrace Drive Indien Wells, CA 92210 |
|--|---|--|

4. Specifications:

- a. Permitted Operations: Solid Waste Disposal Site Transformation Facility
 Transfer/Processing Facility (MRF) CDI Transfer Processing Facility
 Composting Facility (MSW/green material/C&G)

b. Permitted Hours of Operation: Receipt of Materials/Gate Hours: 6:00 a.m. to 8:00 p.m. Monday-Saturday
 Ancillary Operations/Facility Operating Hours: 24 hours Monday-Sunday
 The facility is closed on all major holidays as described in the Facility Report and Transfer Processing Report.


c. Permitted Maximum Tonnage: 1,500 Tons per Day (combined materials see condition 17d)

d. Permitted Traffic Volume: 450 Vehicles per Day

e. Key Design Parameters (Detailed parameters are shown on site plans bearing EA and CalRecycle validations):

| | Total | Disposal | Transfer/Processing | Composting | Transformation |
|---------------------------|-------|----------|---|------------|----------------|
| Permitted Area (in acres) | 25 | N/A | 25 | N/A | N/A |
| Design Capacity (cu.yds) | | | Street Sweepings 108,000 Construction/ Demolition 246,000 Gypsum 96,000 | | |

Upon a significant change in design or operation from that described herein, this permit is subject to revocation or suspension. The attached permit findings and conditions are integral parts of this permit and supersede the conditions of any previously issued solid waste facility permit.

| | |
|--|--|
| <p>5. Approval:</p>  Approving Officer Signature Steve Van Stockum, Director Riverside County Environmental Health | <p>6. Enforcement Agency Name and Address:</p> <p>Riverside County Department of Environmental Health 3880 Lemon Street Suite 200 Riverside, CA 92501</p> |
|--|--|

| | |
|--|---|
| <p>7. Date Received by CalRecycle: March 10, 2016</p> | <p>8. CalRecycle Concurrence Date: April 6, 2016</p> |
|--|---|

| | | |
|---|--|---|
| <p>9. Permit Issued Date: APRIL 21, 2016</p> | <p>10. Permit Review Due Date: APRIL 21, 2021</p> | <p>11. Owner/Operator Transfer Date:</p> |
|---|--|---|

SOLID WASTE FACILITY PERMIT

Facility Number:

33-AA-0309

12. Legal Description of Facility:

The legal description of this facility is APN# 648-030-006 N1/2 of NE1/4 of NW1/2 of SE1/4 of Section 6 T4S, R6E SBBM
APN# 648-030-017/018 N1/2 & S1/2 of N1/2 of NE1/4 of SE1/4 Section 6 T4S, R6E SBBM

13. Findings:

- a. This permit is consistent with the Riverside County Integrated Waste Management Plan, which was approved by CalRecycle on August 4, 2004. The location of the facility is identified in the Nondisposal Facility Element, pursuant to Public Resources Code (PRC), Section 50001(a).
- b. This permit is consistent with the standards adopted by CalRecycle, pursuant to PRC 44010.
- c. The design and operation of the facility is consistent with the State Minimum Standards for Solid Waste Handling and Disposal as determined by the enforcement agency, pursuant to PRC 44009.
- d. The Riverside County Fire Department has determined that the facility is in conformance with applicable fire standards, pursuant to PRC, 44151.
- e. A Mitigated Negative Declaration, EA No.40088 was filed with the State Clearinghouse SCH #2006041083 and certified by the Board of Supervisors on July 11, 2006. The Mitigated Negative Declaration describes and supports the design and operation which will be authorized by the issuance of this permit. A Notice of Determination was filed with the County Clerk on July 24, 2006. Addendum to the Mitigated Negative Declaration dated December 7, 2007 was filed with CalRecycle

14. Prohibitions:

The permittee is prohibited from accepting the following wastes:

Hazardous, radioactive, medical (as defined in Chapter 6.1, Division 20 of the Health and Safety Code), liquid, designated, or other wastes requiring special treatment or handling, except as identified in the Report of Facility Information and approved amendments thereto and as approved by the enforcement agency.

15. The following documents describe and/or restrict the operation of this facility:

| | Date | | Date |
|---------------------------------------|--------------|---|---------------|
| Report of Facility | January 2016 | Mitigated Negative Declaration EA #40088 SCH #2006041083 | July 2006 |
| Transfer Processing Report (TPR) | January 2016 | SCAQMD Permit# 133718/133719 | August 2006 |
| Conditional Use Permit (CUP) #03145R2 | July 2006 | Addendum to Mitigated Negative Declaration EA #40088 | December 2007 |

SOLID WASTE FACILITY PERMIT

Facility Number:

33-AA-0309

16. Self Monitoring:

The owner/operator shall submit the results of all self monitoring programs to the Enforcement Agency within 30 days of the end of the reporting period (for example, 1st quarter = January – March, the report is due by April 30, etc.. Information required on an annual basis shall be submitted with the 4th quarter monitoring report, unless otherwise stated.)

| Program | Reporting Frequency |
|--|---------------------|
| a. The types and quantities (in tons) of waste, including separated or commingled recyclables, entering the facility per day. | Quarterly |
| b. The types and quantities (in tons) of material leaving the facility per day. | Quarterly |
| c. The number and types of vehicles using the facility per day. | Quarterly |
| d. Results of the hazardous waste load checking program, including the quantities and types of hazardous wastes, medical wastes or otherwise prohibited wastes found in the waste stream and the disposition of these materials. | Quarterly |
| e. Copies of all written complaints regarding this facility and the operator's actions taken to resolve these complaints. | Quarterly |

SOLID WASTE FACILITY PERMIT

Facility Number:

33-AA-0309

17. Enforcement Agency (EA) Conditions:

- a. The operator shall comply with all State Minimum Standards for solid waste handling and disposal as specified in Title 14 and/or 27 California Code of Regulations.
- b. The operator shall maintain a log of special/unusual occurrences. This log shall include, but is not limited to, fires, explosions, the discharge and disposition of hazardous or unpermitted wastes, and significant injuries, accidents or property damage. Each log entry shall be accompanied by a summary of any actions taken by the operator to mitigate the occurrence. The log shall be available to site personnel and the EA at all times.
- c. Additional information concerning the design and operation of the facility shall be furnished upon request and within the time frame specified by the EA.
- d. The maximum permitted daily tonnage for this facility is 1,500 tons per day (street sweepings are limited to 135 tpd), and shall not receive more than this amount without a revision of this permit. The facility is permitted to receive the following non-hazardous waste: street sweepings, sod and dirt, dry well pumping's, inert materials, mixed construction and demolition materials and gypsum.
- e. This permit is subject to review by the EA and may be temporarily suspended or revoked at any time by the EA for sufficient cause, in accordance with Division 30 of the Public Resource Code, Part 4, Chapter 4, Article 2, Sections 44305 et seq and associated regulations.
- f. The EA reserves the right to suspend or modify waste receiving and handling operations due to an emergency, a potential health hazard, or the creation of a public nuisance.
- g. Any change that would cause the design or operation of the facility not to conform to the terms and conditions of this permit is prohibited. Such a change may be considered a significant change, requiring a permit revision. In no case shall the operator implement any change without first submitting a written notice of the proposed change, in the form of an RFI amendment, to the EA at least 180 days in advance of the change.
- h. The operator shall maintain a copy of this permit during normal business hours. In addition the Facility Report, Transfer Processing Report (TPR) and tonnage reports shall be maintained on-site.
- i. Adequate lighting shall be provided when natural lighting is insufficient to safely conduct operations.
- j. The operator shall follow the appropriate regulations for each type of material accepted.
- k. The storage times for materials listed in table 2-1 of the Facility Report shall be followed.
- l. The design capacity enumerated in the Facility Report (Table 2-2) and the TPR (Table 2-1) for each type of material shall not be exceeded.
- m. The operator shall maintain a formal load checking hazardous waste monitoring program that is approved by the enforcement agency. The operator shall provide employee training to address the recognition and proper response to hazardous material incidents.
- n. All contaminants processed from street sweepings, construction/demolition/inert sorting, sod/dirt and gypsum screening shall be removed from the site to an approved disposal location within (7) seven days.
- o. The operator shall maintain and make available upon request for inspections for the enforcement agency and CalRecycle, all correspondence and reports provided to other regulatory agencies that have jurisdiction over the design and operations of the facility.

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A NEGATIVE DECLARATION

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY PLANNING COMMISSION** to consider the project shown below:

CONDITIONAL USE PERMIT NO. 3745 – Intent to Adopt a Negative Declaration for Environmental Assessment No. 42877 – Owner/Applicant: Robert Mehring – Representative: Robert Mehring – Fourth Supervisorial District – Thousand Palms Zoning District – Western Coachella Valley Area Plan: Community Development: Light Industrial (CD-LI) (0.25 – 0.60 Floor Area Ratio) – Location: Northerly of Vista Chino Road, westerly of Sierra Del Road, and easterly of Rio Del Sol Road – 25 Acres – Zoning: Manufacturing-Service Commercial (M-SC) – **REQUEST:** Conditional Use Permit No. 3745 (CUP 3745) proposes to allow the continuation of an existing recycling processing facility for the outdoor stockpiling and processing of construction wastes on approximately 25 acres. CUP 3745 replaces previous CUP 3145R2 which expired on July 1, 2016. The existing facility collects demolition and mixed construction wastes, such as concrete and asphalt rubble including wire mesh, rebar, gunite, marble, clay, ceramic tile, drywall, construction lumber, sod/dirt, fill dirt, street sweepings, drywell pumping's, vitreous china, and natural rocks. No green waste or composting is proposed or currently processed. The existing project site is designed to receive 1,500 tons per day or 38,000 tons per month of construction related wastes. The maximum capacity of the site is 450,000 cubic yards of materials. The site includes a 10-foot by 32-foot office trailer, outdoor storage of trucks and equipment, with approximately 20 on-site parking spaces. Additionally, the CUP 3745 proposes to allow a contractors equipment and materials storage yard on an approximate two (2) acre portion of the 25 acre site at westerly portion of the property. CUP 3745 proposes up to a 40-year permit life to July 1, 2057. The operation hours to the public are between 7:00 a.m. and 4:00 p.m., Monday through Friday, 7:00 a.m. to 2:00 p.m. on Saturday, and is closed on Sunday. Outgoing shipping of materials may start as early as 5:00 a.m. with maintenance activities occurring as late as 9:00 p.m. No new building construction is proposed. Project Planner: Jay Olivas at (760) 863-7050 or email at jolivas@rivco.org.

| | |
|-------------------|---|
| TIME OF HEARING: | 9:30 am or as soon as possible thereafter |
| DATE OF HEARING: | NOVEMBER 15, 2017 |
| PLACE OF HEARING: | STEVE ROBBINS ADMINISTRATION BUILDING Coachella Valley Water District - Administration Board Room 75515 Hovley Lane East, Palm Desert, CA 92211 |

For further information regarding this project please contact Project Planner Jay Olivas at (760) 863-7050 or email at jolivasz@rivco.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a negative declaration. The Planning Commission will consider the proposed project and the proposed negative declaration, at the public hearing. The case file for the proposed project and the proposed negative declaration may be viewed Monday through Friday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501. For further information or an appointment, contact the project planner.

Any person wishing to comment on a proposed project may do so, in writing, between the date of this notice and the public hearing or appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Commission, and the Planning Commission will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If you challenge this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Be advised that, as a result of public hearings and comment, the Planning Commission may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands, within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Jay Olivas
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on October 05, 2017,

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

APN (s) or case numbers CUP03745 for

Company or Individual's Name RCIT - GIS,

Distance buffered 2400'

Pursuant to application requirements furnished by the Riverside County Planning Department. Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

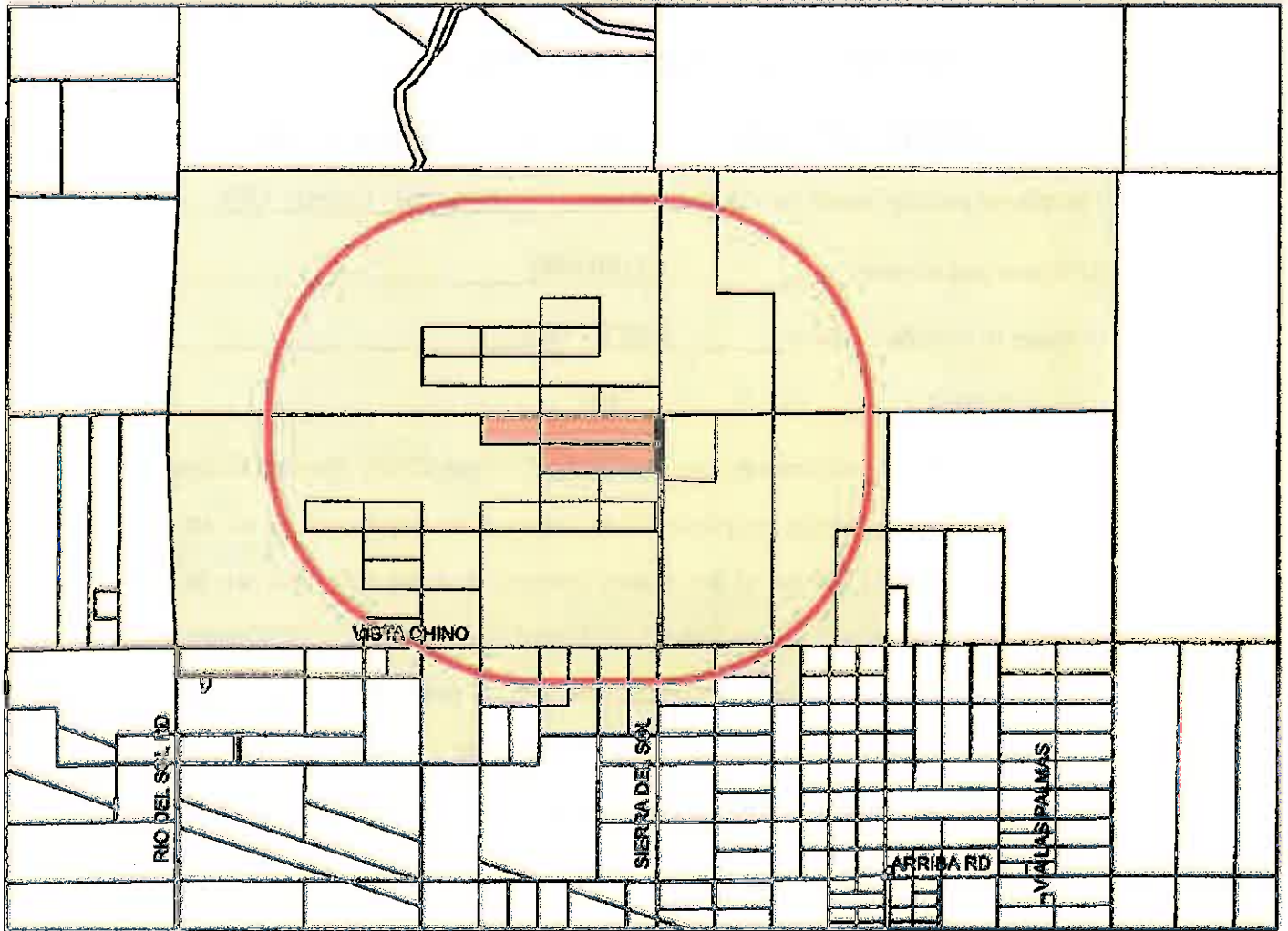
TITLE: GIS Analyst

ADDRESS: 4080 Lemon Street 9TH Floor

Riverside, Ca. 92502

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

CUP03745 (2400 feet buffer)



Selected Parcels

| | | | | | | | | | |
|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|-------------|
| 648-020-001 | 648-030-003 | 648-030-007 | 648-030-020 | 648-050-002 | 648-130-001 | 648-160-008 | 648-020-005 | 648-030-015 | 648-030-019 |
| 648-050-003 | 648-110-018 | 648-130-011 | 648-130-009 | 648-130-010 | 648-160-002 | 648-030-010 | 648-050-012 | 648-040-001 | 648-050-013 |
| 648-130-002 | 648-030-005 | 648-030-002 | 648-030-011 | 648-160-001 | 648-030-021 | 648-020-002 | 648-020-007 | 648-030-012 | 648-020-003 |
| 648-020-006 | 648-130-008 | 648-020-004 | 648-030-006 | 648-030-017 | 648-030-018 | 648-020-008 | 648-040-002 | 648-030-001 | 648-030-004 |
| 648-020-009 | 648-030-016 | | | | | | | | |



Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

ASMT: 648020001, APN: 648020001
ALAN SHAPIRO
P O BOX 3439
OAKHURST CA 93644

ASMT: 648030003, APN: 648030003
ALEXANDER SHAMMAS
C/O GEORGE SHAMMAS
2710 AUGUSTA ST
SAN LUIS OBISPO CA 93401

ASMT: 648020002, APN: 648020002
MARGARITA DEL TORO, ETAL
30-705 CALLE HELENE
THOUSAND PALMS CA 92276

ASMT: 648030004, APN: 648030004
DENISE LEFFERT, ETAL
16740 VALERIO ST
VAN NUYS CA 91406

ASMT: 648020006, APN: 648020006
RHODA LE VINE
EUGENE LEVINE
8023 READING AVE
LOS ANGELES CA 90045

ASMT: 648030005, APN: 648030005
TERI REYNOLDS, ETAL
35065 COUNTRY GREEN LN
STEAMBOAT SPRINGS CO 80487

ASMT: 648020007, APN: 648020007
JUAN RIOS, ETAL
30910 ROSEVIEW LN
THOUSAND PLMS CA 92276

ASMT: 648030007, APN: 648030007
BARBARA CIOCH
32296 WELLS FARGO DR
THOUSAND PLMS CA 92276

ASMT: 648020008, APN: 648020008
ROQUI GALINDO
26955 SIERRA DEL SOL
THOUSAND PLMS, CA. 92276

ASMT: 648030010, APN: 648030010
BRANDON RHODES, ETAL
31180 DESERT PALM
THOUSAND PALMS CA 92276

ASMT: 648030001, APN: 648030001
STEVEN HARGAN
2502 MORONGO TR
PALM SPRINGS CA 92264

ASMT: 648030011, APN: 648030011
JANICE SOUTHWORTH, ETAL
42795 KANSAS ST
PALM DESERT CA 92211

ASMT: 648030002, APN: 648030002
GEORGE RAYMOND
C/O GARY RAYMOND
2406 SIRIUS ST
THOUSAND OAKS CA 91360

ASMT: 648030012, APN: 648030012
ANNA ANDREASEN, ETAL
69807 BROOKVIEW WAY
CATHEDRAL CITY CA 92234

ASMT: 648030016, APN: 648030016
USA 648
UNKNOWN
*

ASMT: 648050013, APN: 648050013
END OF THE ROAD
14150 VINE PL
CERRITOS CA 90703

ASMT: 648030018, APN: 648030018
STEPHANIE MEHRING, ETAL
46258 CLUB TERRACE DR
INDIAN WELLS CA 92210

ASMT: 648130002, APN: 648130002
ROSA SORIA, ETAL
31225 DESERT MOON DR
THOUSAND PALMS CA 92276

ASMT: 648030020, APN: 648030020
C V W D
P O BOX 1058
COACHELLA CA 92236

ASMT: 648130008, APN: 648130008
LINDA CASTRO, ETAL
P O BOX 122
THOUSAND PLMS CA 92276

ASMT: 648030021, APN: 648030021
JERE COSTELLO
1937 W 169TH ST
GARDENA CA 90247

ASMT: 648130010, APN: 648130010
GAME WILDLIFE CONSERVATION, ETAL
C/O WILLIAM L GALLUP
1807 13TH ST NO 103
SACRAMENTO CA 95814

ASMT: 648040002, APN: 648040002
STATE OF CALIFORNIA
C/O COACHELLA VALLEY MTN CONSERVANCY
73710 FRED WARING DR 205
PALM DESERT CA 92260

ASMT: 648130011, APN: 648130011
COACHELLA VALLEY CONSERVATION COMMISSION
73710 FRED WARING NO 200
PALM DESERT CA 92260

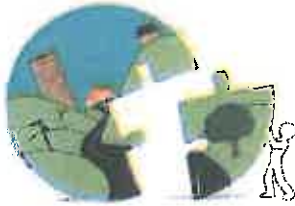
ASMT: 648050002, APN: 648050002
CENTER FOR NATURAL LANDS MANAGEMENT
27258 VIA INDUSTRIA STE B
TEMECULA CA 92590

ASMT: 648160001, APN: 648160001
JACKIE MOSS
900 S WINDSOR BLV
LOS ANGELES CA 90019

ASMT: 648050012, APN: 648050012
E L YEAGER CONST CO INC
C/O YEAGER SKANSKA INC
1995 AGUA MANSA RD
RIVERSIDE CA 92509

ASMT: 648160002, APN: 648160002
PAMELA ALMS, ETAL
38703 VISTA DR
CATHEDRAL CY CA 92234

ASMT: 648160008, APN: 648160008
COACHELLA VALLEY CONSERVATION COMM
73710 FRED WARING STE 200
PALM DESERT CA 92260



RIVERSIDE COUNTY PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

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

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

77588 El Duna Ct
Palm Desert, California 92211

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

EA42877 CONDITIONAL USE PERMIT NO. 3745

Project Title/Case Numbers

Jay Olyas

County Contact Person

760-863-7050

Phone Number

N/A

State Clearinghouse Number (if submitted to the State Clearinghouse)

Robert Mehning

Project Applicant

71388 Biskza Road, Rancho Mirage CA 92270

Address

North of Vista Chino, East of Rio Del Sol, West of Sierra Del Sol

Project Location

Conditional Use Permit for existing 25 acre concrete waste recycling facility including two acre contractor yard on 2 acre portion of the 25 acre site.

Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on November 16, 2017, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,216.25+ \$50.00) and reflects the independent judgment of the Lead Agency.
3. Mitigation measures WERE NOT made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS NOT adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 77588 El Duna Ct. Palm Desert, CA 92211.

Signature

Project Planner Title

Date

Date Received for Filing and Posting at OPR: _____

DM:dm Revised 8/25/2017
Y:\Planning Case Files-Riverside office\CUP03745\PC Docs\NOD Form.docx

Please charge deposit fee case#: ZEAA2877

ZCFG06249

FOR COUNTY CLERK'S USE ONLY



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Charissa Leach, P.E.
Assistant TLMA Director

NEGATIVE DECLARATION

Project/Case Number: CONDITIONAL USE PERMIT NO. 3745

Based on the Initial Study, it has been determined that the proposed project will not have a significant effect upon the environment.

PROJECT DESCRIPTION, LOCATION (see Environmental Assessment/Initial Study).

COMPLETED/REVIEWED BY:

By: Jay Olivas Title: Project Planner Date: October 20, 2017

Applicant/Project Sponsor: Robert Mehring Date Submitted: April 22, 2016

ADOPTED BY: Planning Commission

Person Verifying Adoption: _____ Date: _____

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

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

For additional information, please contact Jay Olivas at 760-863-8271.

Revised: 08/01/17

Y:\Planning Master Forms\Templates\CEQA Forms\Cover_Sheet_Negative_Declaration.docx

Please charge deposit fee case#: ZEA42877 ZCFG06249

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * I1600627

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

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

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

Received from: MEHRING ROBERT \$50.00
paid by: CK 8710
EA42877/CUP03745
paid towards: CFG06249 CALIF FISH & GAME: DOC FEE
at parcel:
appl type: CFG3

By _____ Feb 24, 2016 14:35
JCMITCHE posting date Feb 24, 2016

| Account Code | Description | Amount |
|--------------------|-------------------------|---------|
| 658353120100208100 | CF&G TRUST: RECORD FEES | \$50.00 |

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