

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



**ITEM**  
**1.3**  
**(ID # 8108)**

**MEETING DATE:**

Tuesday, October 16, 2018

**FROM :** TLMA-PLANNING:

**SUBJECT:** TRANSPORTATION & LAND MANAGEMENT AGENCY/PLANNING: RECEIVE AND FILE THE PLANNING COMMISSION'S DECISION TO APPROVE CONDITIONAL USE PERMIT NO. 3753 AND ADOPTION OF A NEGATIVE DECLARATION – APPLICANT: Albert Lua – First Supervisorial District – AREA PLAN: Elsinore – ZONE AREA: Meadowbrook – ZONE: Manufacturing - Service Commercial (M-SC) – LOCATION: North of Nichols Road and Mermack Road, west of El Toro Cut Off Road, and east of Lindy Court – PROJECT SIZE: 6.73 Acres – REQUEST: Receive and file the Planning Commission's approval of Conditional Use Permit No. 3753, which is to permit and re-establish an existing green waste wood recycling facility and plant nursery on 6.73 acres. The project also consists of an approximately 2,200 square-foot existing caretakers unit and 300 square-foot existing office building and storage structures. The project hours of operation are Monday through Saturday from 7:00 a.m. – 6:00 p.m. APN: 347-080-007. [Applicant fees 100%]

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

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on September 5, 2018.

**ACTION:**

A handwritten signature in black ink, appearing to read "Charissa Leach", is written over a horizontal line.

Charissa Leach, Assistant TLMA Director

10/9/2018

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**MINUTES OF THE BOARD OF SUPERVISORS**

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

**Ayes:** Jeffries, Tavaglione, Washington, Perez and Ashley  
**Nays:** None  
**Absent:** None  
**Date:** October 16, 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**

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

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

**BACKGROUND:**

**Summary**

The project was originally approved for a green waste wood recycling facility in 1991 under CUP No. 3114 with a three (3) year lifespan. The project came back in 1994 as a revised permit under RVP No. 134. At that time, the project was denied by the Planning Commission on September 21, 1994, with concerns related to land use compatibility, road improvements, traffic impacts, material storage height (over 12 feet) and noise concerns. Subsequent to the denial, the applicant appealed the project to the Board of Supervisors under APP No. 137. The Board of Supervisors ultimately approved the appeal to comply with the conditions of approval previously approved under their original CUP. As a condition of approval which was approved under APP No. 137, the life of the permit was extended to March 7, 2001. CUP No. 3114 expired on March 7, 2001. This project is to re-permit the existing green waste facility and does not include any new construction, physical additions to the existing structures, or grading activities.

**Planning Commission**

This Conditional Use Permit was considered by the Planning Commission during the September 5, 2018, hearing (Agenda Item 4.1). After hearing the staff presentation and taking public testimony, the Planning Commission unanimously approved this project by a 5-0 vote.

**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 a complete appeal application within 10 days of this notice appearing on the Board's agenda.

**Impact on Citizens and Businesses**

The impacts of this project have been evaluated through the review and public hearing process by the Planning Department and at the Planning Commission Hearing.

**SUPPLEMENTAL**

**Additional Fiscal Information**

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



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

**ATTACHMENTS:**

- A. PLANNING COMMISSION MINUTES**
- B. PLANNING COMMISSION STAFF REPORT**

  
Scott Bruckner 10/9/2018



**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 5, 2018**

**I. AGENDA ITEM 3.1**

**APPEAL of the PLANNING DIRECTOR'S DECISION TO APPROVE PLOT PLAN NO. 26164 – Intent to Adopt a Negative Declaration – EA42892 – Applicant: United Pentecostal Church – Representative: Michael Napolitano – Fifth Supervisorial District – Pass and Desert District - Western Coachella Valley Area Plan – Land Use: Rural: Rural Desert (R-RD) (10 Acre Minimum) – 7.63 Gross Acres - Zoning: Controlled Development Areas (W-2) – Location: Northerly of Interstate 10, easterly of Highway 62, westerly of Worsley Road, and southerly of Dillon Road – 7.63 Gross Acres.**

**II. PROJECT DESCRIPTION:**

A request to construct a 22,406 sq. ft. church, 32-feet high, with a 50'0" high steeple. The proposed building floor plan includes an 8,572 sq. ft. sanctuary and various office, classrooms, and multipurpose rooms. The project would provide 262 parking spaces. Continued from August 15, 2018.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal: John Hildebrand, Principal Planner  
Project Planner: Jason Killebrew at (951) 955-0314 or email at [jkillebr@rivco.org](mailto:jkillebr@rivco.org).

No one spoke in favor, opposition, or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Open

Motion by Commissioner Taylor-Berger, 2<sup>nd</sup> by Commissioner Kroencke

A vote of 5-0

**CONTINUED** to October 3, 2018.



**PLANNING COMMISSION  
MINUTE ORDER  
SEPTEMBER 5, 2018**

**I. AGENDA ITEM 4.1**

**CONDITIONAL USE PERMIT NO. 3753 – Intent to Adopt a Negative Declaration – EA41106 – Applicant:** Albert Lua – Engineer/Representative: Hector Zubieta – First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD-LI) – Location: Northerly of Nichols Road and Mermack Road, westerly of El Toro Cut Off Road, and easterly of Lindy Court – 6.73 Acres – Zoning: Manufacturing – Service Commercial (M-SC).

**II. PROJECT DESCRIPTION:**

A Conditional Use Permit to permit and re-establish an existing green waste wood recycling facility and plant nursery on 6.73 acres. The project also consists of an approximately 2,200 sq. ft. existing caretakers unit and 300 sq. ft. existing office building and storage structures. The project hours of operation are Monday through Saturday from 7:00 a.m. – 6:00 p.m.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal:

Project Planner: Wendell Bugtai at (951) 955-2459 or email at [wbugtai@rivco.org](mailto:wbugtai@rivco.org).

Spoke in favor:

Alberto Lua, Applicant.

No one spoke in a neutral position or in opposition.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed

Motion by Commissioner Shaffer, 2<sup>nd</sup> by Commissioner Sanchez

A vote of 5-0

**ADOPTED** a Negative Declaration to Environmental Assessment No. 41106; and

**APPROVED** Conditional Use Permit No. 3753, subject to the conditions of approval as modified at hearing





# COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

Agenda Item No.:

4.1

Planning Commission Hearing: September 5, 2018

## PROPOSED PROJECT

Case Number(s): CUP03753

Applicant(s): Albert Lua

Select Environ. Type Negative Declaration

Area Plan: Elsinore

Representative(s): Hector Zubieta

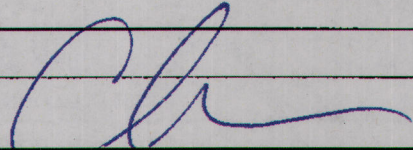
Zoning Area/District: Meadowbrook Area

Supervisory District: First District

Project Planner: Wendell Bugtai

Project APN(s): 347-080-007

Continued From: N/A

  
Charissa Leach, P.E.  
Assistant TLMA Director

## PROJECT DESCRIPTION AND LOCATION

A Conditional Use Permit to permit an existing green waste wood recycling facility and plant nursery on 6.73-acres. The project also consists of an approximately 2,200 square-foot existing caretaker's unit and 300 square-foot existing office building and storage structures. The project hours of operation are Monday through Saturday from 7:00am – 6:00pm ("Project")

The project site is located north of Nichols Road and Mermack Road, west of El Toro Cut Off Road, east of Lindy Court, and is within the Elsinore Area Plan.

## PROJECT RECOMMENDATION

### STAFF RECOMMENDATIONS:

**ADOPT** a **NEGATIVE DELARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41106** based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

**APPROVE** **Conditional Use Permit No. 3753**, subject to the attached Advisory Notification Document and 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 and Rural



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:	Warm Springs Policy Area
Surrounding General Plan Land Uses	
North:	Rural Mountainous (RM)
East:	Light Industrial (LI)
South:	Light Industrial (LI)
West:	Very Low Density Residential (VLDR)
Existing Zoning Classification:	Manufacturing – Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Manufacturing – Service Commercial (M-SC)
South:	Manufacturing – Service Commercial (M-SC)
West:	Residential Agricultural (R-A-20,000)
Existing Use:	Green waste recycling facility and plant nursery
Surrounding Uses	
North:	Vacant Land
South:	Industrial – Manufacturing and Warehouse
East:	Residential
West:	Vacant Land

**Located Within:**

City's Sphere of Influence:	Yes – City of Lake Elsinore
Community Service Area ("CSA"):	Yes – Warm Springs Valley (No. 124)
Special Flood Hazard Zone:	No
Area Drainage Plan:	No
Dam Inundation Area:	No
Agricultural Preserve	No
Liquefaction Area:	Not within a high liquefaction area.
Subsidence Zone:	Not within a high potential for subsidence
Fault Zone:	Not within a ½ mile of a fault line or fault zone
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone "B"
WRCMSHCP Criteria Cell:	No



CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes – Within the Fee Area
Airport Influence Area ("AIA"):	No

## PROJECT LOCATION MAP

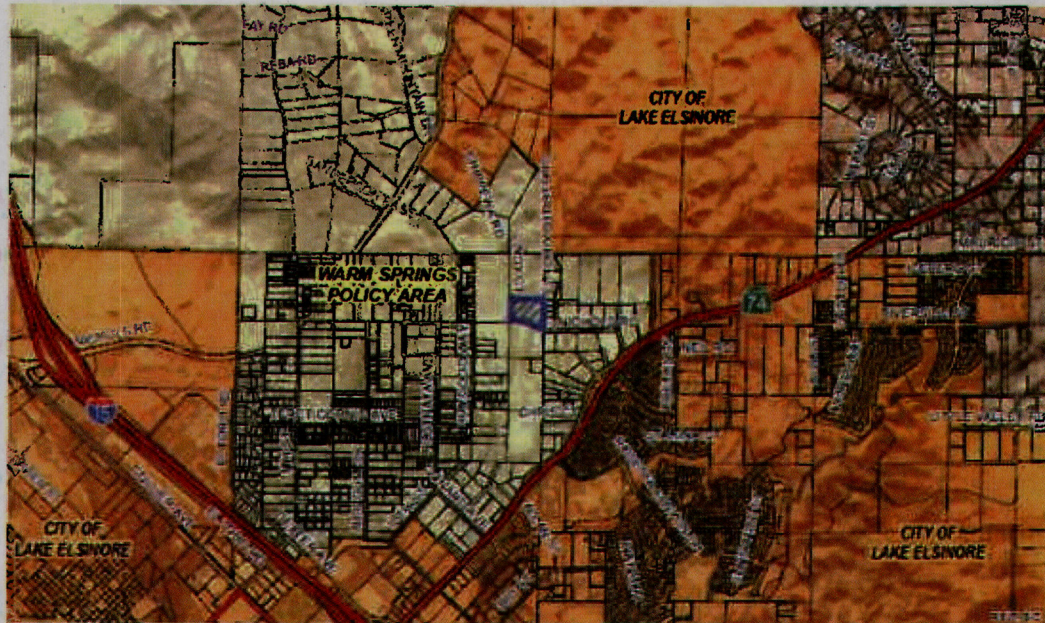


Figure 1: Project Location Map

## PROJECT BACKGROUND AND ANALYSIS

### Background:

The project was originally approved for a green waste wood recycling facility in 1991 under CUP No. 3114 with a three (3) year lifespan. The project came back in 1994 as a revised permit under RVP No. 134. At that time, the project was denied by the Planning Commission on September 21, 1994 with concerns related to land use compatibility, road improvements, traffic impacts, material storage height (over 12-feet) and noise concerns.

Subsequent to the denial, the applicant appealed the project to the Board of Supervisors under APP No. 137. The Board of Supervisors ultimately approved the appeal to comply with the conditions of approval previously approved under their original CUP. As a condition of approval which was approved under APP No. 137, the life of the permit was extended to March 7, 2001. CUP No. 3114 expired on March 7, 2001.

In October of 2006, the applicant resubmitted for a revised permit under CUP No. 3114R2. Upon review of the project and expired CUP, the Planning Department ultimately requested a new CUP be submitted under CUP No. 3753 which is currently the project being proposed. In reviewing the current site plan and layout, the proposed project has essentially remained unchanged from the original CUP approval in 1991.

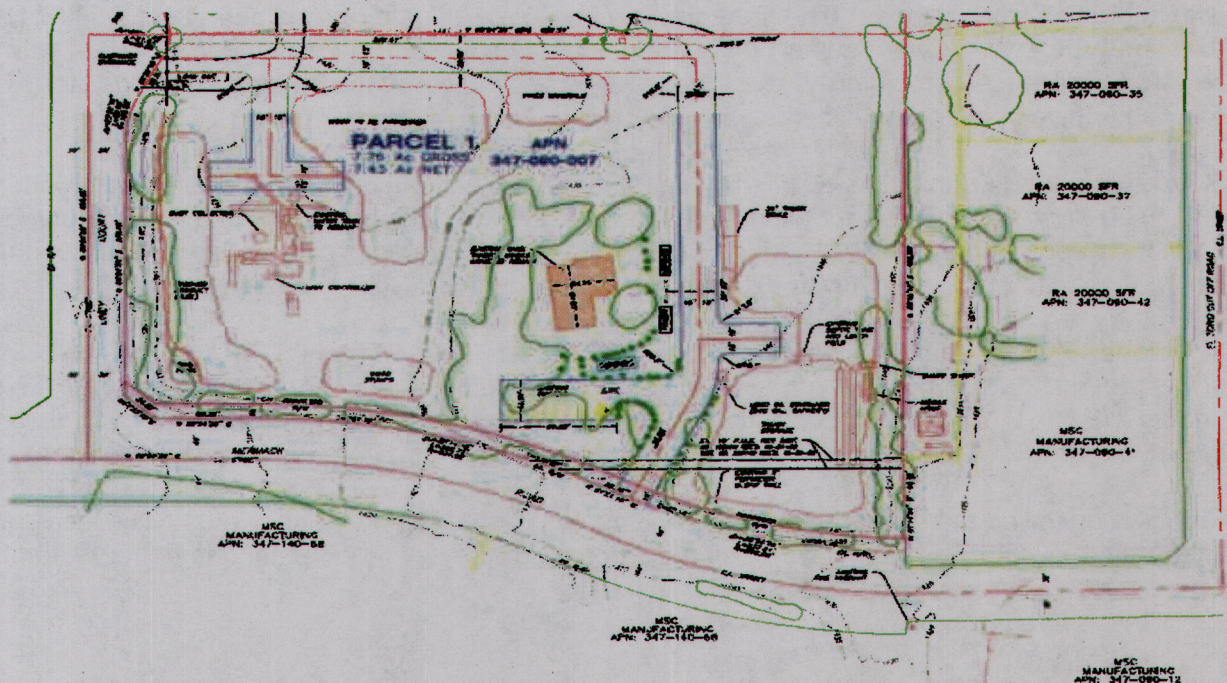
Staff has reviewed the issues related to the Planning Commission denial in 1994. The issues raised are either not applicable today or have been mitigated below any environmental requirement thresholds.



These issues are as follows:

1. Land Use Compatibility: Staff believes the land use is compatible with the surrounding development given the two (2) Light Manufacturing businesses operating south of the project site and a contractor storage yard and trucking business east of the project site.
2. Road Improvements: Mermack Road and Lindy Court have been maintained by the property owner since the original CUP which allowed for an aggregate base material.
3. Traffic: Although the project has a maximum storage area of 12,500 cubic yards, the applicant has maintained the appropriate permits related to quarterly inspections from the Riverside County Department of Environmental Health. These inspection reports show materials entering and exiting the project site during October 2017 through December 2017 that account for approximately 30%-40% of the maximum volume the project can accommodate. In addition, the aforementioned road improvements have reduced traffic related to the use.
4. Material Storage Heights: Discussions were conducted with the Environmental Health and Fire Department to which no specific height requirement standards were required for the green waste materials.

Noise: The recycling equipment is located on the southwest portion of the property which is obscured and mitigated by mature trees and the caretaker's residence. The nearest residence to the equipment is located on the northeast portion of the property and approximately 610-feet away. To this date, staff is not aware of any complaints regarding noise. Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. As a result, impacts are less than significant.





### **AB 52 Tribal Consultation**

In compliance with Assembly Bill 52 (AB52), notices regarding this project (CUP03753) were mailed to all requesting tribes on March 06, 2018. This included the Cahuilla Band of Indians, the Colorado River Indian Tribes, the Morongo Cultural Heritage Program, the Pala Band of Mission Indians, the Pechanga Cultural Resources Department, the Quechan Indian Nation, the Ramona Band of Cahuilla, the Rincon Band of Luiseno Indians and the Soboba Band of Luiseno Indians. None of these groups requested consultation and no tribal cultural resources were identified. As such, there will be no impacts to tribal cultural resources because there are none present.

### **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and Negative Declaration (ND) represent the independent judgement of Riverside County. The documents were circulated for public review per the State CEQA Guidelines Section 15105. As a result, the project **could not** have a significant effect on the environment, and a **negative declaration** was prepared. As of the writing of this staff report, no comments have been submitted in support or opposition to the project.

### **FINDINGS AND CONCLUSIONS**

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

1. The project must conform to all the requirements of the General Plan and with all applicable requirements of State Law and the ordinance of Riverside County. This proposed project is consistent with the Riverside County General Plan for the following reasons:
  - a. The project site has a Light Industrial land use designation, which allows for the recycling of green waste facility and plant nursery. Uses encouraged in this land use designation include recycling processing facilities, recycling of wood, metal, and construction waste. Additionally, the project is located within the Elsinore Area Plan and more specifically, the Warm Springs Policy Area which encourage Light Industrial development in a contiguous manner. The project currently surrounds Light Industrial uses to the east and south. The proposed green waste wood recycling facility and plant nursery is compatible with the uses encouraged within the Light Industrial land use. The proposed green waste facility and plant nursery are compatible uses allowed within the General Plan and Policy Area and the uses are and will continue to promote the long-term viability of contiguous industrial uses within the area.
2. The project is located within the Manufacturing – Service Commercial (M-SC) zone classification. A plant nursery is an allowed use with an approved Plot Plan under Section 11.2.b.2.r. Recycling processing facilities and recycling of wood waste are allowed uses in the M-SC zone with an approved Conditional Use Permit under Section 11.2.c.14 of Ordinance No. 348. Conditional Use Permit No 3753 will cover both uses. The project meets the approval requirements for both the Plot Plan and the Conditional Use Permit.
3. The proposed project meets the development standards set forth in Section 11.4 of Ordinance No. 348 based on the following:



- Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. The project is surrounded to the north, east and west with R-A zoning. The project setback is approximately 226 feet from the closest R-A zoned property.
- Where the front, side, or rear yard adjoins a street, the minimum setback shall be 25 feet from the property line. The closest structure from a street is approximately 125 feet.
- Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7000 square feet and an average width of not less than 65 feet may be permitted when sewers are available and will be utilized for the development. The project is 6.73-acres and meets the development standards.
- Structures shall not exceed 40 feet at the yard setback line. All structures within the property are existing single story buildings and do not exceed 50 feet.
- Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34 of this ordinance. All structures within the property are existing single story buildings and do not exceed 50 feet.
- Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34 of this ordinance. There are no broadcasting antennas on the project site.
- Parking Areas. Parking areas shall be provided as required by Section 18.12 of this ordinance. The project has provided 9 parking spaces with one (1) handicap space and meets the requirements.
- Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. The project currently has an approximately 6 foot tall existing masonry walls along with existing landscaping along the property lines to the east, south and west. Due to the contiguous ownership to the north, fencing is not proposed.
- Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area. The trash collection areas are not visible from the public right-of-way and screened from the public view.
- Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping. The outside storage and services areas

are screened from the public with the masonry walls along the property line and also screened by the caretakers unit.

- Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property. The project site has minimal existing lighting as the hours of operation do not operate at night.
  - Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater. The project meets these requirements.
  - Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view. There are currently no mechanical equipment being used for manufacturing of any product. The project consists of machinery used for processing for green waste which is conducted outdoors as part of the daily operations.
4. The overall development of the land shall be designed for the protection of the public health, safety and general welfare given the allowable zoning designations allow for the use with the proposed CUP and the design of the site plan promotes this intent. As such, the project is contiguous to parcels designated for Light Industrial uses, located in an area which does not significantly impact circulation and located outside any environmentally sensitive areas.
  5. 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, as such, the surrounding properties to the south and east are currently operating with similar light manufacturing uses which are compatible with the proposed land uses surrounding the proposed project.
  6. The plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The project has been conditioned for corner cut-backs and dedication of right-of-way to address these improvements. Therefore, the project meets this requirement.
  7. 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 is been operating since 1991 and does not intend to sell any structures separately as part of this CUP or anytime in the future as described in the aforementioned. As such, any sale or land division would be subject to compliance with the provision of Ordinance No. 460.

8. 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.

#### **OTHER FINDINGS**

##### **Other Findings:**

1. The project site falls within Cell Group X and within Cell Number 4076 as currently mapped, this is a boundary line mapping error since approximately ninety-five percent of the project is located outside of any Cell Group or Cell Number and the boundary line is slightly misaligned from the intended boundaries. Staff has determined that the boundary lines are slightly misaligned from the intended boundaries and not located within the project boundaries.
2. The project site is located within the City of Lake Elsinore Sphere of Influence. This project was provided to the City of Lake Elsinore on February 26, 2007 for review and comment. No comments were received either in favor or opposition of the project.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. In compliance with Assembly Bill 52 (AB52) and Senate Bill (SB18), notices regarding this project (CUP03753) were mailed to all requesting tribes on March 06, 2018. This included the Cahuilla Band of Indians, the Colorado River Indian Tribes, the Morongo Cultural Heritage Program, the Pala Band of Mission Indians, the Pechanga Cultural Resources Department, the Quechan Indian Nation, the Ramona Band of Cahuilla, the Rincon Band of Luiseno Indians and the Soboba Band of Luiseno Indians. None of these groups requested consultation and no tribal cultural resources were identified. As such, there will be no impacts to tribal cultural resources because there are none present.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). The project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B.
6. The project site is located within the Fee Assessment Area of the Stephen's Kangaroo Rat Habitat Conservation Plan ("SKRHCP"). Per County Ordinance No. 663 and the SKRHCP, all applicants who submit for development permits, including maps, within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of onsite mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

##### **Fire Findings:**

1. The project site is located within a Cal Fire State Responsibility Area ("SRA") OR Local Responsibility Area ("LRA") and is also located within a high hazard severity zone. As a part of being within an SRA the Director of the Department of Forestry and Fire Protection or his/her designee must be notified of applications for building permits, tentative parcel maps, tentative maps and use permits for construction or development with SRAs. Section 4.D.1. of Riverside County Ordinance No. 787 provides that the Fire Chief is authorized and directed to enforce all applicable State fire laws and

provisions of this ordinance and to perform such duties as directed by the Board of Supervisors. Riverside's County Assistant Fire Marshall has the authority to enforce all applicable State fire laws that the notification requirement of Title 14 has been met. Fire protection and suppression services will be available for the CUP through Riverside County Fire Department. In addition, water pressure and fire flow testing was conducted by Elsinore Valley Municipal Water District (EVMWD) and submitted to the Fire Department as part of their review.

**Conclusion:**

For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATIONS**

This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 800 feet of the project site. As of the writing of this report, Planning Staff has not received any written communication or phone calls for the proposed project.

**APPEAL INFORMATION**

The Planning Commission's decision may be appealed to the Board of Supervisors. Such appeals shall be submitted in writing to the Clerk of the Board, with the required fee as set forth in Ordinance No. 671 (Consolidated Fees for Land Use and Related Functions), within 10 days after the notice of decision appears on the Board's agenda.

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**Template Revision:** 07/25/18





# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03753

### LAND USE

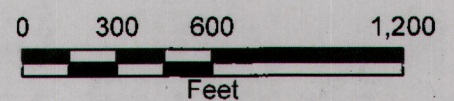
Supervisor: Jeffries  
District 1

Date Drawn: 07/11/2018  
Exhibit 1



Zoning Area: Meadowbrook

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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.cdrms.org>



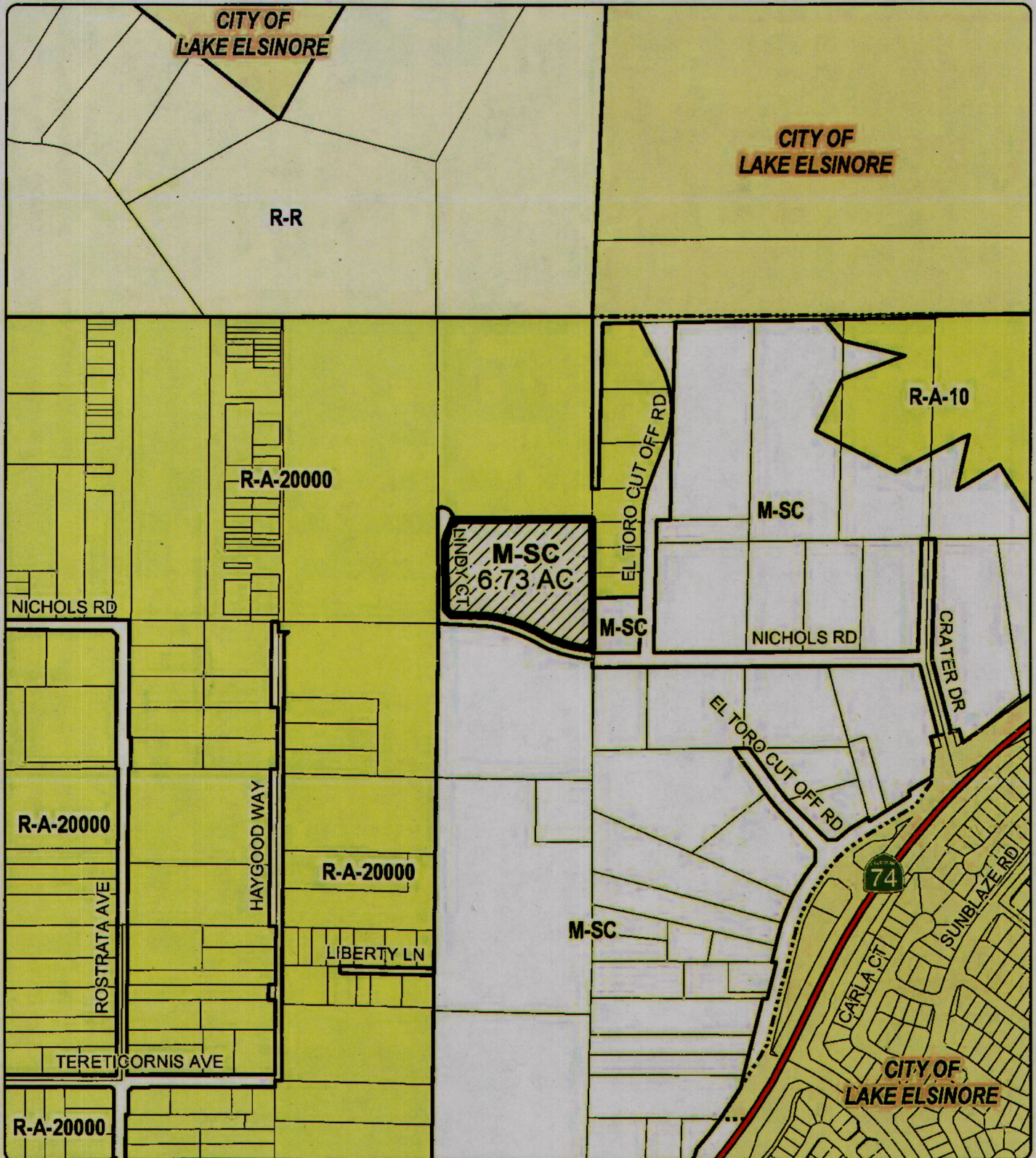
# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03753

### EXISTING ZONING

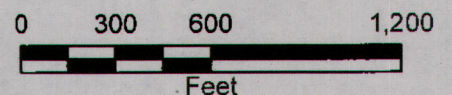
Supervisor: Jeffries  
District 1

Date Drawn: 07/11/2018  
Exhibit 2



Zoning Area: Meadowbrook

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)955-3200 (Western County) or in Palm Desert at (760)863-8277 (Eastern County) or Website <http://planning.ctima.org>



# RIVERSIDE COUNTY PLANNING DEPARTMENT

## CUP03753

### EXISTING GENERAL PLAN

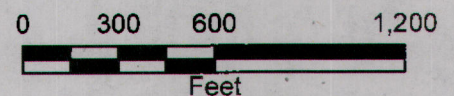
Supervisor: Jeffries  
District 1

Date Drawn: 07/11/2018  
Exhibit 5



Zoning Area: Meadowbrook

Author: Vinnie Nguyen



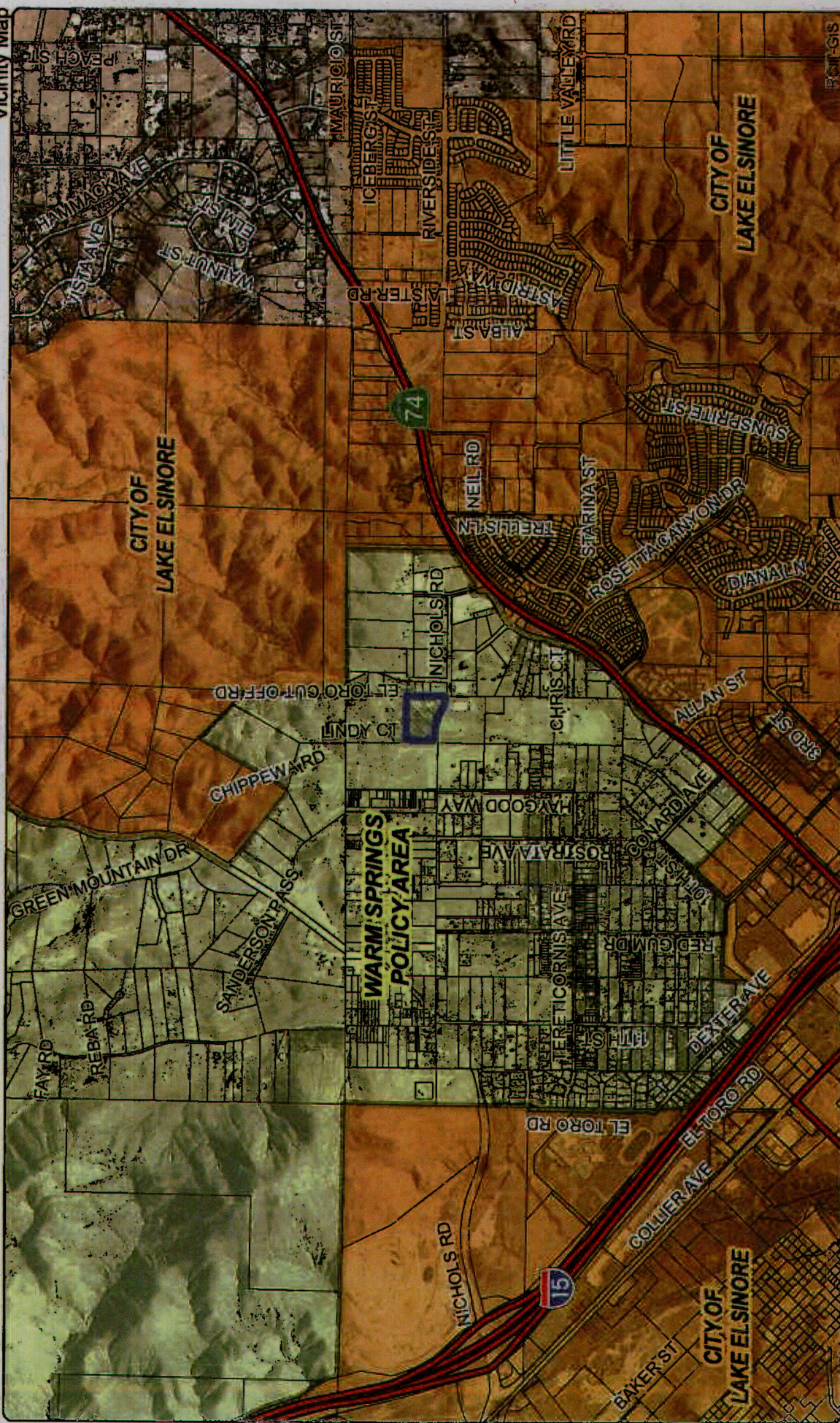
**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)863-9277 (Eastern County) or Website <http://planning.ctsma.org>



Date Drawn: 07/11/2018  
Vicinity Map

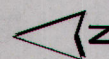
Supervisor: Jeffries  
District 1

### Vicinity Map



**Zoning Area: Meadowbrook**

Author: Vinnie Nguyen

[illegible]

**DISCLAIMER:** On October 7, 2003, the County of Riverside adopted a new General Plan pending use/land use designations for unincorporated Riverside County watersheds. 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



**COUNTY OF RIVERSIDE  
ENVIRONMENTAL ASSESSMENT FORM INITIAL STUDY**

**Environmental Assessment (E.A.) Number:** 41106  
**Project Case Type and Number:** Conditional Use Permit No. 3753  
**Lead Agency Name:** Riverside County Planning Department  
**Address:** P.O. Box 1409, Riverside, CA 92502-1409  
**Contact Person:** Wendell Bugtai  
**Telephone Number:** (951) 955-2459  
**Applicant's Name:** Albert Lua  
**Applicant's Address:** 18938 Mermack Avenue, Lake Elsinore, CA 92530

**I. PROJECT INFORMATION**

**Project Description:** A Conditional Use Permit to permit and re-establish an existing green waste wood recycling facility and plant nursery on 6.73-acres. The project also consists of an approximately 2,200 square-foot existing caretakers unit and 300 square-foot existing office building and storage structures. The project hours of operation are Monday through Saturday from 7:00am – 6:00pm ("Project")

The site contains an existing and operating green waste recycling facility, previously approved under CUP03114.

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

**B. Total Project Area:** 6.73-acres

**C. Assessor's Parcel Numbers:** 347-080-007

**Street References:** The project site is located north of Nichols Road and Mermack Road, west of El Toro Cut Off Road, east of Lindy Court, and is within the Elsinore Area Plan and the First Supervisorial District.

**D. Section, Township & Range Description or reference/attach a Legal Description:**  
Section 30 of Township 5 South and Range 4 West.

**E. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is approximately 6.73-acres. As discussed in the background, the site contains an existing green waste recycling facility, plant nursery, 2,200 square-foot caretakers unit, a 300 square-foot office building along with several accessory structure used for storage.

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

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

- 1. Land Use:** The project site has an existing General Plan Land Use Designation of Community Development: Light Industrial. The project site contains an existing green waste recycling facility, a plant nursery, and a caretakers unit. The project is consistent the Land Use Element of the Riverside County General Plan.

2. **Circulation:** The project site has adequate access and multiple points of entry. This Conditional Use Permit will not result in requiring the expansion or modification of the surrounding circulation system and is consistent with the Circulation Element of the Riverside County General Plan.
3. **Multipurpose Open Space:** The project site includes an existing green waste recycling facility, approved under a previous Conditional Use Permit. There are no existing or proposed trails through the area, nor are there any requirements for dedication of open space or conservation areas. The project is consistent with the Multipurpose Open Space Element of the Riverside County General Plan.
4. **Safety:** All operations of the green waste recycling facility occur onsite, within the appropriately Zoned Manufacturing – Service Commercial (M-SC) portion of the property. The use is in compliance with all applicable State and County codes, pertaining to the operations of a green waste recycling facility. As a result, this project is consistent with the Safety Element of the Riverside County General Plan.
5. **Noise:** The project includes the permitting and re-establishing of an existing green waste recycling facility, plant nursery, and a caretakers unit. The project is consistent with the Noise Element of the Riverside County General Plan.
6. **Housing:** The project scope includes the re-entitlement of an existing green waste recycling facility, plant nursery, and caretakers unit. The project proposes no new housing, nor is there a requirement to provide new housing, as the use will not result in a demand for additional housing in the area. The project is consistent with the Housing Element of the Riverside County General Plan.
7. **Air Quality:** The project includes an existing green waste recycling facility, plant nursery, and caretakers unit. Green waste operations. The project is consistent with the Air Quality Element of the Riverside County General Plan.
8. **Healthy Communities:** The recycling use and its operations have been designed so that there are no impacts to the public health and safety. The project is consistent with the Healthy Communities Element of the Riverside County General Plan.

**B. General Plan Area Plan(s):** Elsinore Area Plan

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

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

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

**F. Policy Area(s), if any:** Warm Springs Policy Area

**G. Adjacent and Surrounding:**

1. **Area Plan(s):** Elsinore Area Plan

2. **Foundation Component(s):** Rural to the north and Community Development east, south, and west

3. **Land Use Designation(s):** Rural Mountainous to the north, Light Industrial to the east and south, Very Low Density Residential to the west

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

5. **Policy Area(s), if any:** Warm Springs Policy Area to the north, east, south, and west

#### H. Adopted Specific Plan Information

1. **Name and Number of Specific Plan, if any:** None

2. **Specific Plan Planning Area, and Policies, if any:** None

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

J. **Proposed Zoning, if any:** None

K. **Adjacent and Surrounding Zoning:** Rural Residential (R-R) to the north, Manufacturing – Service Commercial (M-SC) to the east and south, and Residential Agricultural (R-A-20,000) to the west

### 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"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Cultural Resources             | <input type="checkbox"/> Paleontological Resources |   |
| <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

Date

Wendell Bugtai

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

Printed Name

## 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
<b>AESTHETICS</b> Would the project				
<b>1. Scenic Resources</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project site is located approximately a half-mile away from Highway 74, which is a designated scenic highway corridor within the County's General Plan. The project site is not visible from the highway, nor are there any onsite structures tall enough to be seen from the highway. **As a result, there are no impacts.**

b) The project site includes an existing green waste / wood recycling facility and plant nursery, along with a caretakers unit. The use had been previously approved under Conditional Use Permit ("CUP") No. 3114, but the CUP has since expired. This Conditional Use Permit will re-establish the use through a new entitlement and no new construction or expansion of the use is proposed. The site does not contain any scenic resources or unique landmark features, which the existing use would obstruct or damage. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>2. Mt. Palomar Observatory</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?				

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: GIS database, Ord. No. 655 (Regulating Light Pollution)

Findings of Fact:

a) Ordinance No. 655 identifies Zone "A" as comprising lands within a 15-mile radius of Mt. Palomar Observatory and Zone "B" comprises lands located greater than 15 miles, but less than 45 miles from the Observatory. The project site is located within Zone "B", and is approximately 43-miles away from the Mt. Palomar Observatory facility. General lighting associated with the use and caretakers unit exists around the site and no new lighting is proposed under this project. All onsite lighting is subject to Ordinance No. 655 regulations. **As a result, impacts are less than significant.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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-b) The project site includes an existing green waste / wood recycling facility and plant nursery, along with a caretakers unit, approved under a previous Conditional Use Permit. This Conditional Use Permit will re-establish the use through a new entitlement. No new construction or expansion of the use is proposed, nor is any new lighting proposed. Furthermore, the existing onsite lighting does not impact the residences to the northeast, as most of the site's operations and lighting are located on the southwest portion of the property where no residential uses exist. **There are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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?

☐ ☐ ☐ ☒

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

☐ ☐ ☐ ☒

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Cause development of non-agricultural uses within 300 feet of agriculturally zoned property (Ordinance No. 625 "Right-to-Farm")?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-d) The project site is not designated as an Agricultural General Plan Land Use, is not characterized as Prime Farmland, nor is the project site under a Williamson contract. The properties in the surrounding vicinity also are not designated for agricultural use. As a result, there will be no loss of dedicated agricultural resources as a result of this project. **There are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

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-c) The project site is not designated as forest land, timberland, or timberland production, nor are the surrounding properties. This Conditional Use Permit will not result in the loss of any forest land or forest resources. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AIR QUALITY</b> Would the project				
<b>6. Air Quality Impacts</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a) The Project site is located within the South Coast Air Basin (SCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is principally responsible for air pollution control, and has adopted a series of Air Quality Management Plans (AQMP's) to meet the state and federal ambient air quality standards. The air quality levels projected in the AQMP are based on several assumptions. For example, it is assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by the local jurisdictions. The AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development.

Because the proposed project to re-establish a green waste wood recycling facility, it will not exceed projected growth scenarios, which could impact the air quality. Therefore, because the Project will not conflict with or obstruct implementation of the air quality plan established for this region, impacts will be less than significant.

b-c) The proposed Project will be required to comply with applicable state and regional regulations that have been adopted to address air quality emissions within the AQMP.

Additionally, the Project will be subject to Title 13, Chapter 10, Section 2485, and Division 3 of the California Code of Regulations, which imposes a requirement that heavy duty trucks accessing the site shall not idle for greater than five minutes at any location. This measure is intended to apply to construction traffic. Future implementing grading plans will be required to include a note requiring a sign be posted on-site stating that construction workers need to shut off engines at or before five minutes of idling.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Due to the fact that the proposed project will not require further grading or construction as part of the project along with the project there will be a less than significant 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. The nearest sensitive receptors are the residents located east of the subject site.

While the proposed Project will be located within one mile of sensitive receptors, any impacts will be less than significant based on the analysis above and due to the limited scale of the proposed Project.

e) This Project proposes to permit and re-establish a green waste wood recycling facility. No new sensitive receptors are proposed under this project. Accordingly, no impact will occur.

f) The potential for the Project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include: agricultural uses (livestock and farming); wastewater treatment plants; food processing plants; chemical plants; composting operations; refineries; landfills; dairies; and fiberglass molding facilities.

The Project site does include uses typically associated with emitting objectionable odors. The operations associated with the objectionable odor is approximately 610-feet away from any single family residence. It is expected that Project-generated refuse will be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The proposed Project will also be required to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations will be less than significant and no mitigation is required.

The project does not conflict or impact to a level of significance as allowed under the South Coast Air Quality Management District. A permit has been issued and renewed on an annual basis for the current operations. A copy is provided as part of the staff report package. **As a result, impacts are less than significant.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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

☐ ☐ ☒ ☐

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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, WRCMSHCP and/or CVMSHCP, On-site Inspection

Findings of Fact:

a-g) Although the project falls within Cell Group X and within Cell Number 4076 as currently mapped, this is a boundary line mapping error since approximately ninety-five percent of the project is located outside of any Cell Group or Cell Number and the boundary line is slightly misaligned from the intended boundaries. **As a result, impacts are less than significant.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

**CULTURAL RESOURCES** Would the project

<b>8. Historic Resources</b>				
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;

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

a) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson, it has been determined that there will be no impacts to historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore, there will be no impacts to historic resources.

b) Based upon analysis of records and a survey of the property by County Archaeologist Heather Thomson, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. As such, no change in the significance of historical resources would occur with the implementation of the proposed project because there are no significant historical resources. Therefore, there will be no impacts in this regard.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

<b>9. Archaeological Resources</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source:** On-site Inspection, Project Application Materials.

**Findings of Fact:**

- a. Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to archaeological resources as defined in California Code of Regulations, Section 15064.5 because there were no archaeological resources identified during the survey of the project site. Therefore, there will be no impacts in this regard.
- b) Based upon analysis of records and a survey of the property it has been determined that there will be no impacts to significant archaeological resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the project site. Therefore no change in the significance of archaeological resources would occur with the implementation of the proposed project because there are no significant archaeological resources. Therefore, there will be no impacts in this regard.
- c) Based on an analysis of records and archaeological survey of the property, it has been determined that the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. Nonetheless, the project will be required to adhere to State Health and Safety Code Section 7050.5 if in the event that human

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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remains are encountered and by ensuring that no further disturbance occur until the County Coroner has made the necessary findings as to origin of the remains. Furthermore, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. This is State Law, is also considered a standard Condition of Approval and as pursuant to CEQA, is not considered mitigation. Therefore impacts in this regard are considered less than significant.

- d) Based on an analysis of records and Native American consultation, it has been determined the project property is currently not used for religious or sacred purposes. Therefore, the project will not restrict existing religious or sacred uses within the potential impact area because there were none identified. Therefore, there will be no impacts in this regard.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

#### **GEOLOGY AND SOILS** Would the project

##### **10. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones**

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact: The project is not located within any Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

##### **11. Liquefaction Potential Zone**

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction"

Findings of Fact: The project is not subject to "Generalized Liquefaction". **As a result, impacts are less than significant.**

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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: The project is not subject to Earthquake-Induced Slope Instability. **As a result, impacts are less than significant.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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: The project is not 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. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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: The project is not subject to 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. **As a result, impacts are less than significant.**

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

#### 15. Other Geologic Hazards

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

☐ ☐ ☐ ☒

Source: On-site Inspection, Project Application Materials

Findings of Fact: The project is not subject to geologic hazards, such as seiche, mudflow, or volcanic hazard. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

#### 16. Slopes

a) Change topography or ground surface relief features?

☐ ☐ ☐ ☒

b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?

☐ ☐ ☐ ☒

c) Result in grading that affects or negates subsurface sewage disposal systems?

☐ ☐ ☐ ☒

Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact: The project is not located and subject to the 800-scale slopes map. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

#### 17. Soils

a) Result in substantial soil erosion or the loss of topsoil?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

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?

☐ ☐ ☒ ☐

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source:** U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

**Findings of Fact:** The project will not result in substantial soil erosion or the loss of topsoil, 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 or 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. **As a result, impacts are less than significant.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring 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?

☐ ☐ ☒ ☐

b) Result in any increase in water erosion either on or off site?

☐ ☐ ☒ ☐

**Source:** U.S.D.A. Soil Conservation Service Soil Surveys

**Findings of Fact:** The project will not Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake, or result in any increase in water erosion either on or off site. **As a result, impacts are less than significant.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring 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?

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

**Findings of Fact:** The project will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site. **As a result, impacts are less than significant.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

#### GREENHOUSE GAS EMISSIONS Would the project

#### 20. Greenhouse Gas Emissions

☐ ☐ ☒ ☐



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

Source: Riverside County Climate Action Plan

**Findings of Fact:** The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. **As a result, impacts are less than significant.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials

**Findings of Fact:** The project is not subject to Hazards or Hazardous Materials. **As a result, impacts are less than significant.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>22. Airports</b>				
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-20 "Airport Locations," GIS database

Findings of Fact: The project is not located within an influence area. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

<b>23. Hazardous Fire Area</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				

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

Findings of Fact: The project is located within a Hazardous Fire Area and Eastern Valley Municipal Water District has conducted and provided a water Flow Test which was satisfactory to the Riverside County Fire Department.

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

#### **HYDROLOGY AND WATER QUALITY** Would the project

<b>24. Water Quality Impacts</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?				

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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:** Riverside County Flood Control District Flood Hazard Report/Condition.

**Findings of Fact:** The project does not violate any Hydrology or Water Quality Standards. **As a result, impacts are less than significant.**

a) Due to the limited scope of the project will not 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. Therefore, the Project will have less than significant impact.

b) Due to the limited scope of the proposed Project the project will not violate any water quality standards or waste discharge requirements. Therefore, the Project will have less than significant impact.

c) The 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, the proposed project will have no impact.

d) The project will not 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. In

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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addition, the project is not proposing any further impervious areas as part of the project. Therefore, the Project will have less than significant impact.

e-f) The project will not place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map and will not place within a 100-year flood hazard area structures which would impede or redirect flood flows. Therefore, the Project will have less than significant impact.

g-h) The project will not substantially degrade water quality or 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). Therefore, the Project will have less than significant impact.

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 checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input 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 checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<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 checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<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," Riverside County Flood Control District Flood Hazard Report/ Condition, GIS database

Findings of Fact: The project has a small portion at the northeast corner and a small portion on the easterly boundary line which abuts a Flood Plain. Although the project is adjacent to a Flood Plain, the project itself is not within a Flood Plain. **As a result, impacts are less than significant.**

a) Due to the limited scope of the proposed Project there will not be a substantial alteration to 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 will result in flooding on- or off-site. Therefore, the Project will have less than significant impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Since this project is not located within a flood plain, there will not be changes in absorption rates or the rate and amount of surface runoff. Therefore, the Project will have less than significant impact.

c) Based on review of Figure S-10, the Project site is not located in an area subject to potential significant risk related to failure of a levee or dam. No impacts related to this issue would occur as a result of the proposed project, and no further analysis of this issue is required. Therefore, the proposed project will have no impact.

d) Due to the limited scope of the proposed Project and existing development on the Project site, the Project will not cause changes in the amount of surface water in any water body. Therefore, the Project will have less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

#### **LAND USE/PLANNING** Would the project

##### **26. Land Use**

a) Result in a substantial alteration of the present or planned land use of an area?

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☐
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☐

b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?

☐
☐
☒
☐

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

Findings of Fact: The project does not significantly alter or affect any land use areas or boundaries.  
**As a result, impacts are less than significant.**

Mitigation: No Mitigation Required.

Monitoring: No Mitigation Required.

##### **27. Planning**

a) Be consistent with the site's existing or proposed zoning?

☐
☐
☒
☐

b) Be compatible with existing surrounding zoning?

☐
☐
☒
☐

c) Be compatible with existing and planned surrounding land uses?

☐
☐
☒
☐

d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?

☐
☐
☒
☐

e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

☐
☐
☐
☒

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



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project is consistent with existing and proposed land uses and compatible with the surrounding area. **As a result, impacts are less than significant.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Mitigation 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-6 "Mineral Resources Area"

**Findings of Fact:** The project is not located within any "Mineral Resources Area". **As a result, there are no impacts.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Mitigation 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 ☐

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-20 "Airport Locations," County of Riverside Airport Facilities Map

**Findings of Fact:** The project is not located near an airport. **As a result, there are no impacts.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

### 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 project is not located near a railroad. **As a result, there are no impacts.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

### 31. Highway Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

**Source:** On-site Inspection, Project Application Materials

**Findings of Fact:** The project is not located near a highway. **As a result, there are no impacts.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

### 32. Other Noise

NA ☒ A ☐ B ☐ C ☐ D ☐ ☐ ☐ ☐ ☒

**Source:** Project Application Materials, GIS database

**Findings of Fact:** N/A

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>33. Noise Effects by the Project</b>				
a) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

**Findings of Fact:** a) Although the project will increase the ambient noise level in the immediate vicinity during construction, and the general ambient noise level will increase slightly after project completion, the impacts are not considered significant. b) All noise generated during project construction and the operation of the site must comply with the County's noise standards, which restricts construction (short-term) and operational (long-term) noise levels. The project will have a less than significant impact. c-d) The project would not expose persons to or generation of noise levels in excess of standards established in the local General Plan or noise ordinance, or applicable standards of other agencies or expose persons to or generation of excessive ground-borne vibration or ground-borne noise levels. **As a result, impacts are less than significant.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring 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"

**Findings of Fact:** The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

#### **POPULATION AND HOUSING** Would the project

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>35. Housing</b>				
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 type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact: The project is not proposing any new housing. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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:

<b>36. Fire Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Safety Element

Findings of Fact: The project will not adversely impact Fire Services. **As a result, impacts are less than significant.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

<b>37. Sheriff Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Findings of Fact:** The project will not adversely impact Sheriff Services. **As a result, impacts are less than significant.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

### 38. Schools

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Source:** Lake Elsinore Unified School District correspondence, GIS database

**Findings of Fact:** The project will not adversely impact the School District. **As a result, impacts are less than significant.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

### 39. Libraries

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

**Findings of Fact:** The project will not adversely impact Libraries. **As a result, there are no impacts.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

### 40. Health Services

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

**Findings of Fact:** The project will not adversely impact Health Services. **As a result, there are no impacts.**

**Mitigation:** No Mitigation Required.

**Monitoring:** No Monitoring Required.

## RECREATION

### 41. Parks and Recreation

a) Would the project include recreational facilities or

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

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: The project will not adversely impact Parks and Recreation services. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

#### 42. Recreational Trails ☐ ☐ ☐ ☒

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

Findings of Fact: The project will not adversely impact Recreational Trails. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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	<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
standards established by the county congestion management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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

Findings of Fact: The project will not adversely impact Recreational Trails. **As a result, impacts are less than significant.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

#### 44. Bike Trails

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

Findings of Fact: The project will adversely not impact Bike Trails. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### TRIBAL CULTURAL RESOURCES Would the project

##### 45. Tribal Cultural Resources

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.

☐ ☐ ☐ ☒

Source: Assembly Bill 52 (AB52)

Findings of Fact: In compliance with Assembly Bill 52 (AB52), notices regarding this project (CUP03753) were mailed to all requesting tribes on March 06, 2018. This included the Cahuilla Band of Indians, the Colorado River Indian Tribes, the Morongo Cultural Heritage Program, the Pala Band of Mission Indians, the Pechanga Cultural Resources Department, the Quechan Indian Nation, the Ramona Band of Cahuilla, the Rincon Band of Luiseno Indians and the Soboba Band of Luiseno Indians. None of these groups requested consultation and no tribal cultural resources were identified. As such, there will be no impacts to tribal cultural resources because there are none present.

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

#### 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?

☐ ☐ ☒ ☐



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Department of Environmental Health Review

Findings of Fact: The project will not adversely impact Utility and Service Systems. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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

Findings of Fact: The project will not adversely impact Sewer Facilities. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring 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?

☐ ☐ ☐ ☒

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)?

☐ ☐ ☐ ☒

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

Findings of Fact: The project will not adversely impact Solid Waste Facilities. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

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

Source:

Findings of Fact: The project will not adversely impact Utilities. **As a result, impacts are less than significant.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

#### 50. Energy Conservation

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

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

Findings of Fact: The project will not adversely impact Energy Conservation. **As a result, there are no impacts.**

Mitigation: No Mitigation Required.

Monitoring: No Monitoring Required.

#### MANDATORY FINDINGS OF SIGNIFICANCE

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review, Project Application Materials

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

52. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

Findings of Fact: The project does not have impacts which are individually limited, but cumulatively considerable.

53. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, project application

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

## VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

EA 36668 (Revised Permit No. 134 to Conditional Use Permit No. 3114)

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,



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

Revised: 7/9/2018 11:01 AM

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**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*Juan C. Perez*  
*Agency Director*



07/25/18, 9:07 am

CUP03753

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP03753. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1      AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP03753) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2      AND - Project Description & Operational Limits**

A Conditional Use Permit to permit an existing green waste wood recycling facility and plant nursery on 6.73-acres. The project also consists of an approximately 2,200 square-foot existing caretaker's unit and 300 square-foot existing office building and storage structures. The project hours of operation are Monday through Saturday from 7:00am – 6:00pm ("Project")

The project site is located north of Nichols Road and Mermack Road, west of El Toro Cut Off Road, east of Lindy Court, and is within the Elsinore Area Plan.

**Advisory Notification. 3      AND - Design Guidelines**

Compliance with applicable Design Guidelines:

**1. County Wide Design Guidelines and Standards**

**Advisory Notification. 4      AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT

Exhibit A (Site Plan), Amended No. 4, dated 7-13-18.

**Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance**

**1. Compliance with applicable Federal Regulations, including, but not limited to:**

- National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act
  - Migratory Bird Treaty Act (MBTA)

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

Advisory Notification. 5      AND - Federal, State & Local Regulation Compliance  
(cont.)

2. Compliance with applicable State Regulations, including, but not limited to:
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)
3. Compliance with applicable County Regulations, including, but not limited to:
  - Ord. No. 348 (Land Use Planning and Zoning Regulations)
4. Mitigation Fee Ordinances
  - Ord. No. 659 Development Impact Fees (DIF)
  - Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
  - Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
  - Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)

### E Health

E Health. 1      LEA AND HAZMAT PERMITS

CUP3753 to re-establish a green waste, wood recycling facility and plant nursery must continue to operate with current permits from the Local Enforcement Agency (LEA) for their recycling facility and Hazardous Materials Management Branch (HMMB) for hazardous materials.

### General

General. 1      Causes for Revocation

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 revocation procedures.

General. 2      Hold Harmless

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



**ADVISORY NOTIFICATION DOCUMENT****General****General. 2****Hold Harmless (cont.)**

body concerning the **CONDITIONAL USE PERMIT** or its associated environmental documentation; 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; and (a) and (b) above are hereinafter collectively referred to as "**LITIGATION**."

The **COUNTY** shall promptly notify the applicant/permittee of any **LITIGATION** and shall cooperate fully in the defense. If the **COUNTY** fails to promptly notify the applicant/permittee of any such **LITIGATION** 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 **LITIGATION**, 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.

Payment for **COUNTY**'s costs related to the **LITIGATION** shall be made on a deposit basis. Within thirty (30) days of receipt of notice from **COUNTY** that **LITIGATION** has been initiated against the Project, applicant/permittee shall initially deposit with the **COUNTY**'s Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee 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**. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the **COUNTY** to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for **LITIGATION** purposes. Within ten (10) days of written notice from **COUNTY**, applicant/permittee shall make such additional deposits.

**Planning****Planning. 1****HOURS OF OPERATION**

The project hours of operation are Monday through Saturday from 7:00am – 6:00pm

**Planning-CUL****Planning-CUL. 1****IF HUMAN REMAINS FOUND**

**ADVISORY NOTIFICATION DOCUMENT****Planning-CUL****Planning-CUL. 1 IF HUMAN REMAINS FOUND (cont.)**

If human remains are found on this site, the developer/permit holder or any successor in interest shall comply with State Health and Safety Code Section 7050.5.

**Planning-CUL. 2 UNANTICIPATED RESOURCES**

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 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. Resource evaluations shall be limited to nondestructive analysis.

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.

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

**Transportation****Transportation. 1 COUNTY WEB SITE**

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

**Transportation. 2 STD INTRO (ORD 460/461)**

With respect to the conditions of approval for the referenced tentative exhibit, 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.

07/25/18  
09:06

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 1

Plan: CUP03753

Parcel: 347080003

60. Prior To Grading Permit Issuance

Transportation

060 - Transportation. 1

SUBMIT GRADING PLANS

Not Satisfied

In addition to submitting grading plans to the Department of Building and Safety, the project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right of way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

80. Prior To Building Permit Issuance

BS-Plan Check

080 - BS-Plan Check. 1

Existing Structures

Not Satisfied

All existing structures must be identified and shall include the building permit number correlating with the applicable structure. You may contact the Building & Safety Records Department at (951) 955-2017 for assistance with building permit number retrieval. Prior to permit issuance, all unpermitted structures shall have appropriate building permits issued.

080 - BS-Plan Check. 2

Unpermitted Structures - Permit Issuance

Not Satisfied

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). Building plans and supporting documents and required verification documents shall be submitted to the building department with fee payment, and the CWP final inspection must be successfully completed prior to any final inspection of the current building permit. 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.

E Health

080 - E Health. 1

APPROVED SEWAGE DISPOSAL

Not Satisfied

Prior to issuance of the building permit, clearance must be obtained from the Department of Environmental Health for the evaluation of sewage disposal of any structures with plumbing. In order to review the proposal, the following may be required:

- 1) C-42 certification of any existing onsite wastewater treatment systems (OWTS)/septic.
- 2) If new systems are being proposed, a soils percolation report may be required and proposal of new system must meet current requirements of the Local Agency Management Program (LAMP) and any other applicable regulations. Please note that further discussion is required at time of submittal to make a final determination of requirements.

Transportation

080 - Transportation. 1

CORNER CUT-BACK

Not Satisfied

Corner cutback shall be applied per Standard 805, Ordinance 461.

080 - Transportation. 2

Right Of Way Dedication

Not Satisfied

Sufficient public street right of way along Merrimack Avenue shall be conveyed for public use to provide for a 59 foot half-width right of way per County Standard No. 93, Ordinance 461.

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1

CORNER CUT-BACK

Not Satisfied

Corner cutback shall be applied per Standard 805, Ordinance 461.



07/25/18  
09:06

Riverside County PLUS  
CONDITIONS OF APPROVAL

Page 2

Plan: CUP03753

Parcel: 347080003

90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1                      CORNER CUT-BACK (cont.)                      Not Satisfied

090 - Transportation. 2                      Right Of Way Dedication                      Not Satisfied

Sufficient public street right of way along Mermack Avenue shall be conveyed for public use to provide for a 59 foot half-width right of way per County Standard No. 93, Ordinance 461.

Waste Resources

090 - Waste Resources. 1                      Gen - Waste Reporting Form and Receipts                      Not Satisfied

Prior to final building inspection, evidence (i.e., waste reporting form along with receipts or other types of verification) to demonstrate project compliance with the approved Waste Recycling Plan (WRP) shall be presented by the project proponent to the Planning Division of the Riverside County Department of Waste Resources. Receipts must clearly identify the amount of waste disposed and Construction and Demolition (C&D) materials recycled.

**COMPREHENSIVE PROJECT REVIEW**  
**CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: February 26, 2007

**TO:**

Transportation Department, Jim Knutson  
Dept. of Environmental Health  
Dept. of Flood  
Dept. of Fire  
Dept. of Bldg. & Safety (Grading)  
Dept. of Bldg. & Safety (Pln.Chk)  
County Geologist  
Environmental Programs Dept.  
Regional Parks & Open Space  
Riv. Transit Agency  
Riv. Sheriffs Dept.

Riv. Waste Management Dept.  
CSA 124 c/o  
Supervisor Ashley  
Commissioner Zuppardo  
City of Lake Elsinore  
Lake Elsinore School Dist.  
Elsinore Valley Municipal Water Dist.  
SCE  
Southern California Gas  
EIS

**CONDITIONAL USE PERMIT NO. 03114, REVISION NO. 2 – EA41105 – Applicant:** Albert Lua – Engineer/Representative: Ralph Vasquez - Fifth Supervisorial District – Meadowbrook Zoning Area - Elsinore Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 FAR) – Location: Easterly of Lindy Court and westerly of El Toro Cutoff – 6.73 Gross Acres - Zoning: Manufacture Service Commercial (M-SC) - **REQUEST:** Applicant is requesting a renewal of a previous Conditional Use Permit, for the recycling of wood waste (for electricity), which expired in 1993. – APN: 347-080-007- Related Cases: RVP00134

Please review the attached exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **March 22, 2007 CPR Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Jim Phithayanukarn**, Project Planner, (951)955-5133, or e-mail at [jphithay@RCTLMA.org](mailto:jphithay@RCTLMA.org) / **MAILSTOP #: 1070**

**COMMENTS:**

DATE: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*

**LAND DEVELOPMENT COMMITTEE**  
**2ND CASE TRANSMITTAL**  
**RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE**  
**P.O. Box 1409**  
**Riverside, CA 92502-1409**

DATE: December 28, 2010

**TO:**

Riv. Co. Transportation Dept.  
Riv. Co. Environmental Health Dept.  
Riv Co Public Health Industrial Hygiene  
Riv. Co. Flood Control District  
Riv. Co. Fire Dept.

Riv. Co. Dept. of Building & Safety – Grading  
Riv. Co. Dept. of Building & Safety–Plan Check  
Riv. Co. Parks & Open Space District  
Riv. Co. Environmental Programs Dept.  
P.D.. Geology Section-D. Jones

P.D. Landscaping Section-R Dyo  
P.D. Comm. Facilities Phasing Funding  
P.D. Archeologist

**CONDITIONAL USE PERMIT NO. 03114 REVISION NO. 2 - Amendment No. 1- EA41105 – Applicant:** Albert Lua – Engineer/Representative: Ralph Vasquez - Fifth Supervisorial District – Meadowbrook Zoning Area - Elsinore Area Plan: Community Development: Light Industrial (CD: LI) (0.25-0.60 FAR) – Location: Easterly of Lindy Court and westerly of El Toro Cutoff – 6.73 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) - **REQUEST:** Applicant is requesting a renewal of a previous Conditional Use Permit, for the recycling of wood waste (for electricity), which expired in 1993. – APN: 347-080-007- Related Cases: RVP00134

Please review the attached **Amended** map(s) and/or exhibit(s) for the above-mentioned project. Any further comments, recommendations, and/or conditions are requested prior to the pending **January 20, 2011 LDC Comment Agenda** deadline, in order that they may be incorporated in the staff report package for this project.

Should you have any questions regarding this item, please do not hesitate to contact **Wendell Bugtai, Project Planner**, at (951) 955-2419, or e-mail at **wbugtai@rctlma.org** / **MAILSTOP #: 1070**

COMMENTS:

DATE: \_\_\_\_\_ SIGNATURE: \_\_\_\_\_

PLEASE PRINT NAME AND TITLE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

*If you do not include this transmittal in your response, please include a reference to the case number and project planner's name. Thank you.*



**Board of Directors**  
Harvey R. Ryan, President  
Andy Morris, Vice President  
Phil Williams, Treasurer  
George Cambero, Director  
Nancy Horton, Director



**General Manager**  
John D. Vega  
**District Secretary**  
Terese Quintanar  
**Legal Counsel**  
Best Best & Krieger

EVMWD will provide reliable, cost-effective, high quality water and wastewater services  
that are dedicated to the people we serve.

---

February 23, 2018

Attn: Riverside County Fire Department  
Attn: Steven Swarthout  
2300 Market Street, Suite 150  
Riverside, CA 92501

**Subject: Fire Flow Test Results for 18938 Mermack Ave. - Conducted on 02/14/2018**

Dear Steven Swarthout:

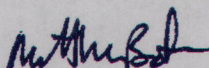
The Elsinore Valley Municipal Water District (EVMWD) is providing this letter in response to your request dated 02/12/2018, for fire flow test data near 18938 Mermack Ave. On 2/21/2018, EVMWD Staff conducted a Flow Test utilizing a 6-inch commercial type hydrant with a 4-inch and two 2.5-inch outlets.

All fire hydrants are served from pressure zone 1701 and are connected to a 6-inch diameter waterline. The test resulted in a static pressure of 115 pounds per square inch (psi) and a residual pressure of 52 psi with a total observed flow rate of 1,012.89 gallons per minute (gpm). The fire flow test resulted in a calculated available flow of 1,264.42 gpm at 20 psi residual.

Furthermore, the nearest fire hydrant is approximately 0 feet from the Property.

Please contact Engineering Services at (951) 674-3146 Ext. 6705 or [engservices@evmwd.net](mailto:engservices@evmwd.net), if you have any questions regarding this test.

Sincerely,



Matthew Bates, P.E.  
Engineering Manager

MB/ac

Enclosed: Fire Flow Test Exhibit

Cc: File

F:\ENGINE\FIRE HYDRANT TEST\2018\Feb\APN 347-080-007 - 18938 Mermack Ave\2nd Test - Fire Marshall Letter APN 347-080-007.doc



# APN 347-080-007, 18938 Mermack Ave., 6" Mainline, 6" Hydrant



- Legend**
- EVMWD Boundary
  - Highways
  - Street Centerlines
  - Parcels
  - Waterbodies
  - Fire Flow Tests
  - Fire Hydrants
  - Fire Hydrant
  - Wharthead
  - Label Pressure Main
  - Pressure Main
  - Distribution Main
  - Transmission Main
  - Air Release
  - Blowoff
  - Hydrant Lateral
  - Unknown
  - Sampling Point

1:1,968



This application has been provided to give a visual display of District facilities and related geographic information. To be sure of complete accuracy, please check with Engineering staff for the most up to date information.



Data Sources: EVMWD, County of Riverside

2/23/2018 11:49:05 AM

Notes





# Fire Flow Test Report

P.O. Box 3000  
31315 Chaney St  
Lake Elsinore, CA 92531-3000  
(951)674-3146

Date of Test: 02/21/2018

Time of Test: 2:30 PM

Hydrant #: FH-280

Residual Hydrant Location: NICHOLLS RD

Hydrant Type: Residential

Pressure Zone: 1701

Tested By: Andrew Ruzek

Static Pressure (PSI): 115

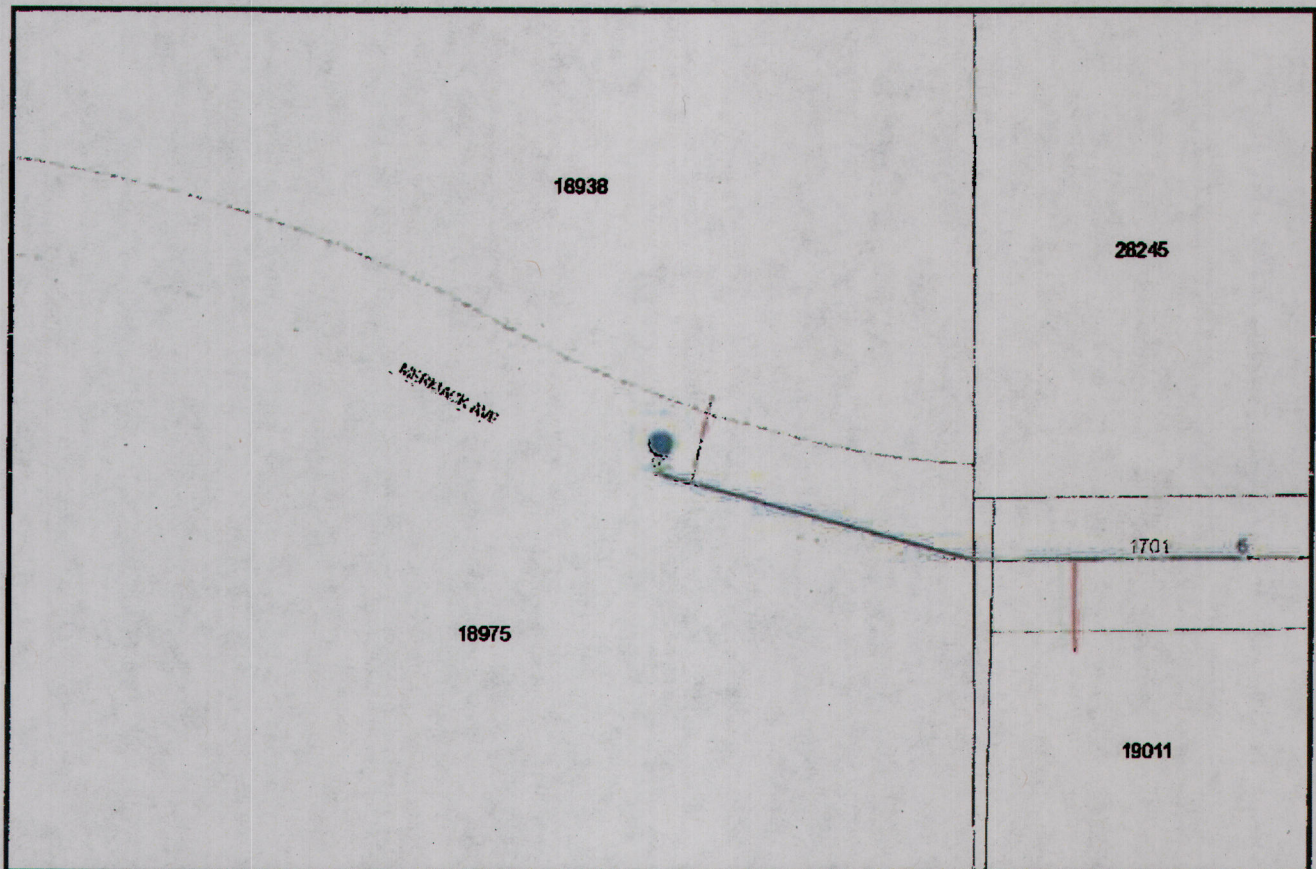
Residual Pressure (PSI): 52

Pitot (PSI): 45

Flow Hydrant (GPM): 1,012.89

Flow @ 20 PSI (GPM): 1,264.42

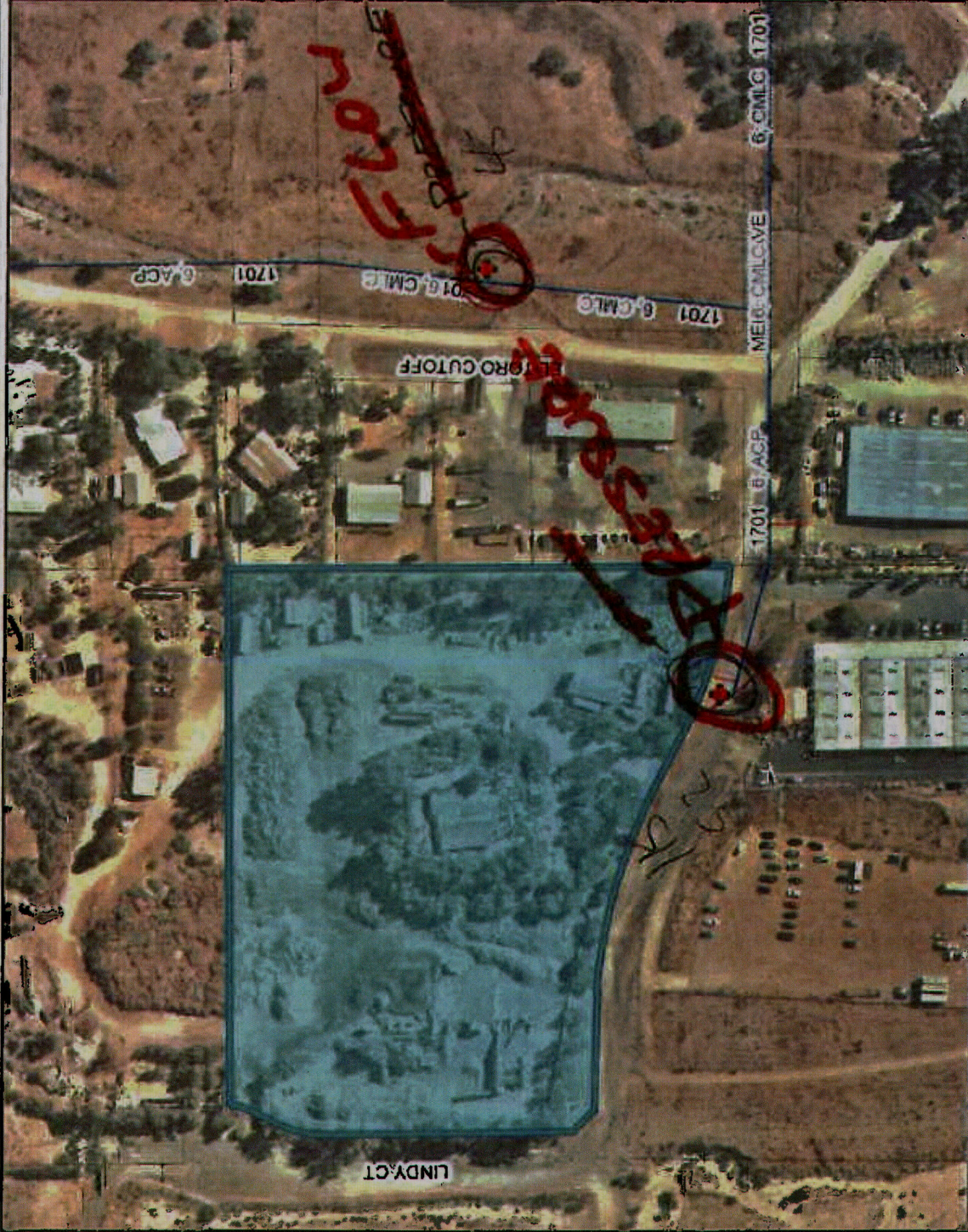
Reviewed By: \_\_\_\_\_



Pipe diameter indicated by number on pipeline.



# APN 347-080-007, Mermack Ave - 6" line



- Legend**
- EVMWD Boundary
  - Highways
  - Street Centerlines
  - Parcels
  - Waterbodies
  - Fire Hydrants
  - Fire Hydrant
  - Wharthead
  - Label Pressure Main
  - Label Pressure Zone
  - Pressure Main
  - Distribution Main
  - Transmission Main
  - Air Release
  - Blowoff
  - Hydrant Lateral
  - Unknown
  - Sampling Point
  - Service Lines
  - Service Lateral
  - Fire service
  - Commercial
  - Irrigation Service
  - Industrial Service

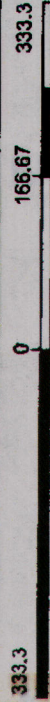
1:2,000



Notes

This application has been provided to give a visual display of District facilities and related geographic information. To be sure of complete accuracy, please check with Engineering staff for the most up to date information.

333.3 0 166.67 333.3 Feet



Data Sources: EVMWD, County of Riverside

2/15/2018 8:27:03 AM





EVMWD Engineering Dept.

FEB 12 2018

RECEIVED

## FIRE HYDRANT PRESSURE TEST APPLICATION FORM

Please complete the application below and submit to EVMWD with payment and **EVMWD issued GIS map**, to perform a hydrant test on the requested hydrant. The application fee is \$125.00. The test results will be faxed or e-mailed and mailed within 10 working days.

### APPLICANT INFORMATION

Date of Request:	
Name:	Alberto Lua
Mailing Address: City, State, Zip	18938 MERMAK AVE LAKE ELSINORE CA 92532
Contact Person Name:	LAKE ELSINORE CA 92532
Contact Phone/Fax:	Phone: (951) 245-4497 Fax: (951) 245-4497
Contact Person Email Address	alua@truckingvalley.com

### MAP & HYDRANT INFORMATION

**Please request District GIS map indicating hydrant location to be tested**

Nearest Cross Streets	El Toro Cat off
Project Name/Location	A. Luawood Hwy 18938 MERMAK AVE
Assessor Parcel Number(s)	347080007-9
Site Address (if available)	
Preferred Delivery Method of Test Results	<input type="checkbox"/> Mail <input type="checkbox"/> Email <input checked="" type="checkbox"/> Pick Up at District Offices
Fire Marshal Letter Required	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

### FOR EVMWD USE ONLY

Date Received	2/12/18 Ay
Check Number	13712
Date Forward to Ops	2/12/18 Ay
Date Ops Returns to ENG	4/15/18 - returned to Ops for Retest. Rcvd 2/23/18 ARC

Please submit completed application form, **EVMWD GIS issued map** and \$125.00 payment to:  
EVMWD Attn: Engineering Dept., 31315 Chaney Street, Lake Elsinore, CA 92530-3000

To request EVMWD GIS map contact the Engineering Department at (951) 674-3146 Ext 6705,  
or email: [engservices@evmwd.net](mailto:engservices@evmwd.net).



# Riverside County Fire Department



## Fire Protection Planning Section

Riverside Office: 2300 Market St. Ste. 150, Riverside, CA 92501 Ph (951) 945-4777 Fax (951) 954-4886  
Palm Desert Office: 77-933 Las Montañas Rd., # 201 Palm Desert, CA 92211-4131 Ph (760) 863-8386 Fax (760) 863 7072

Permit # CJF 03753

Date: 2/7/18

APN # 347-080-003 + 007

Address: 18938 Marmack Ave  
Lake Elsinore

**Note:** Some parcel maps will have more stringent requirements on hydrant locations. Check your Environmental Constraint Sheets (ECS map at the Surveyor's Office).

Provide the application number for building/installation/site preparation permit from the Building and Safety Department on all plans, documents, and correspondence. Without the permit number, we cannot process the permit. All of the following shall be submitted to the Riverside County Fire Department for review and approval prior to any releases.

Provide the following letter(s) and map(s):

- ✓ 1. A map or Assessor's Parcel Number (APN) page showing the location of the fire hydrant and access roadway(s) to the property.
2. Written verification from the local water district shall be required indicating the ability to provide the following:
  - a. An approved standard fire hydrant (6"x4"x2½") shall be located within \_\_\_\_ feet from the hydrant to the furthest portion of the building as measured along the exterior ground floor walls.
  - b. The minimum fire flow shall be 1500 gpm at 20 psi residual pressure for a 2 hour duration.
  - c. Construction Type \_\_\_\_\_ Square Feet \_\_\_\_\_
  - d. Water district must also indicate the size of the water main serving the fire hydrant.

Only original documents will be accepted. Copies and faxes of the letter and map will not be accepted.  
\*Valid for 1 year



Standard Hydrant  
(Wet Barrel)



Super Hydrant  
(Wet Barrel)

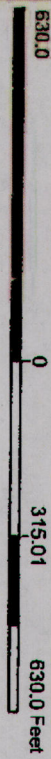


Super Hydrant  
(Dry Barrel)



APN 347-080-007, 18938 MERMACK AVE

*25.8*



Data Sources: EVMWD, County of Riverside

This application has been provided to give a visual display of District facilities and related geographic information. To be sure of complete accuracy, please check with Engineering staff for the most up to date information.

2/12/2018 2:29:42 PM

**Legend**

- EVMWD Boundary
- Highways
- Street Centerlines
- Parcels
- Waterbodies
- + Fire Hydrants
- + Fire Hydrant
- + Wharfhead
- Label Pressure Main
- Label Pressure Zone
- Pressure Main
- Distribution Main
- Transmission Main
- Air Release
- Blowoff
- Hydrant Lateral
- Unknown
- Sampling Point
- Service Lines
- Service Lateral
- Fire service
- Commercial
- Irrigation Service
- Industrial Service

1:3,780



**Notes**





347-080-007

CHAMBER COMPT TITLE CO.

WHEN RECORDED MAIL TO  
 Albert D. Lee  
 Pauline M. Lee  
 24925 Cabotwell  
 Laguna Hills, CA 92653

RECORD NUMBER: 4700-PC  
 COUNTY NUMBER: 8-02482-1

DATE THE INSTRUMENT WAS  
 SENT AS ABOVE



RECORDED FOR RECORD  
 CHAMBER COMPT TITLE CO.  
 17700 JENSEN AVE  
 LAGUNA HILLS, CA 92653  
 714/761-1111

COMPTON

MAR. 20, 1980

SPACE ABOVE THIS LINE FOR RECORDED'S USE

DEED NUMBER TRANSFER THE 1. 632,30.  
 Completed on the consideration or value of property transferred, OR  
 Completed on the consideration or value from both or consideration  
 resulting of one of said  
The instrument  
 IS NOT SUBJECT TO ANY OTHER TAX

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
 Guillelmo Achib and Guayna Achib, Husband and Wife and Evangelos Vordachostas and  
 Rahon Vordachostas, Husband and Wife

have GRANTED to  
 Albert D. Lee and Pauline M. Lee, Husband and Wife as Joint Tenants

the real property in the City of  
 County of Riverside

State of California, described as

acres 2, 3, and 4 of Parcel Map 21064 as shown by Map on file in  
 Book 108, Page 96 and 97 of Parcel Maps, Records of Riverside County,  
 California.

SAV. REC. CHARGE  
 TO GRANTOR  
 GRANT DEED DATED 2/23/80  
 (Individual)

TICOR TITLE INSURANCE

STATE OF CALIFORNIA  
 COUNTY OF Orange

On February 23, 1980 before me, the undersigned, a Notary Public in and for  
 said State, personally appeared Guillelmo Achib and Guayna Achib

personally known to me or  
 proved to me on the basis of satisfactory evidence to be  
 the person whose name is subscribed to the  
 within instrument and acknowledged that they executed the same  
 WITNESS my hand and official seal.

Signature Notary Public

Date February 23, 1980

STATE OF CALIFORNIA  
 COUNTY OF Orange  
 On February 23, 1980  
 before me, the undersigned a Notary Public in and for said State, my  
 coequal appeared Guillelmo Achib and Guayna Achib  
and Evangelos Vordachostas and Rahon Vordachostas

personally known to me or proved to me on the basis of satisfactory  
 evidence to be the person whose names are subscribed to the  
 within instrument and acknowledged to me that they executed the same

WITNESS my hand and official seal.  
Notary Public



(This area for official record)

Guillelmo Achib  
Guayna Achib  
Evangelos Vordachostas  
Rahon Vordachostas



(This area for official record)



E1/2 NE 1/4 NE 1/4 SEC 30, T5S, R.4 W.

THE NEW YORK PUBLIC LIBRARY  
ASTOR LENOX TILDEN FOUNDATION  
155 E. 42ND STREET  
NEW YORK 17, N.Y.

ASSASSIN'S MURDER BY THE  
INDEPENDENT COUNTY, CALIF.

140 BROADHURST ESTATE TRACT  
 BOX 142506-97 NORTH ARLIN AKA 21036

100

[illegible]

166111

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and in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land







31315 Chaney St  
PO Box 3000  
Lake Elsinore, CA 92531  
Office: (951) 674-3146  
Fax: (951) 346-3352

February 12, 2018 15:47

Staff ID: SMUN  
Receipt No. 399412  
Account:  
Customer:  
Service:

	Tender Methods
Check 13712	(\$125.00)
Total	(\$125.00)
Change	\$0.00
Beginning Balance	\$125.00
Payments applied	(\$125.00)

**THANK YOU FOR YOUR PAYMENT !**

Did you know you can make  
payments 24/7 using your  
credit/debit card by calling our  
main number or accessing your  
account at [www.evmwd.com](http://www.evmwd.com)?

Visit our website at  
[www.evmwd.com](http://www.evmwd.com) to access your  
account and make payments 24/7  
or get valuable conservation  
information.  
**USE WATER WISELY !**

**FOR COUNTY CLERK'S USE ONLY**



**PALA TRIBAL HISTORIC  
PRESERVATION OFFICE**

PMB 50, 35008 Pala Temecula Road  
Pala, CA 92059  
760-891-3510 Office | 760-742-3189 Fax



March 14, 2018

Heather Thomson  
Riverside County  
4080 Lemon St.  
Riverside, CA 92502

Re: AB-52 Consultation: CUP03753

Dear Ms. Thomson:

The Pala Band of Mission Indians Tribal Historic Preservation Office has received your notification of the project referenced above. This letter constitutes our response on behalf of Robert Smith, Tribal Chairman.

We have consulted our maps and determined that the project as described is not within the boundaries of the recognized Pala Indian Reservation. Even though it is within the boundaries of the territory that the tribe considers its Traditional Use Area (TUA) or it is situated in close proximity to the Reservation and information generated would likely be useful in better understanding regional culture and history, we decline AB-52 consultation at this time. However, we do not waive our right to request consultation under other applicable laws in the future.

We appreciate involvement with your initiative and look forward to working with you. If you have questions or need additional information, please do not hesitate to contact me by telephone at 760-891-3515 or by e-mail at [sgaughen@palatribe.com](mailto:sgaughen@palatribe.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Shasta C. Gaughen", with a stylized flourish at the end.

Shasta C. Gaughen, PhD  
Tribal Historic Preservation Officer  
Pala Band of Mission Indians



# South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178  
(909) 396-2000 • [www.aqmd.gov](http://www.aqmd.gov)

DATE: 07/05/2017

EQUIPMENT LOCATED AT: 18938 MERMACK RD  
LAKE ELSINORE, CA 92531

LEGAL OWNER CO. ID: 181372  
OR OPERATOR A LUA WOOD RECYCLING  
P.O. BOX 1525  
LAKE ELSINORE, CA, 92531

## PERMIT/APPLICATION RENEWAL

PERMIT/ EQUIPMENT DESCRIPTION  
APPL NBR

NEXT RENEWAL  
DATE

BILLING YEAR: 2016

580599	MISC MINERALS SIZE REDUCTION
580600	MISC MINERALS SIZE REDUCTION
580601	BAGHOUSE, AMBIENT TEMP ( $\leq 100$ SQ FT)

06/16/2018
06/16/2018
06/16/2018



County of Riverside  
DEPARTMENT OF ENVIRONMENTAL HEALTH  
www.rivcoeh.org

**Certified Unified Program Agency**  
**HAZARDOUS MATERIALS MANAGEMENT PERMIT**

AREA #: H01  
DISTRICT #: H006

SITE ADDRESS 18938 Mermack (Nichols) Rd  
Lake Elsinore, CA 92530

OWNER: A Lua Wood Recycling  
DBA: A Lua Wood Recycling

EPA ID: CAL000385088  
FACILITY #: FA0018464  
CERS ID: 10319293

MAILING ADDRESS: A Lua Wood Recycling  
Po Box 1525  
Lake Elsinore, CA 92531

PERMIT ISSUANCE DATE: 12/28/2017  
PERMIT EXPIRATION DATE: 12/31/2018

**Regulated Programs:**

PR0021549 5201 - 0-10 Hazardous Waste Generator  
PR0040062 5130 - Level I

This permit is granted for the business indicated on the condition that the business will comply with the laws, ordinances and regulations that are now or may hereafter be in force by the United States Government, the State of California, and the County of Riverside pertaining to the above mentioned business.

- This permit serves as a receipt for payment of fees for the above listed programs.
- This permit must be renewed on or before the expiration date shown above.
- Inspection of this business may be conducted by a duly authorized representative of the Director of Environmental Health.

**POST IN A CONSPICUOUS PLACE**  
**THIS PERMIT IS NOT TRANSFERABLE OR REFUNDABLE**





County of Riverside  
DEPARTMENT OF ENVIRONMENTAL HEALTH

www.rivcoeh.org

**Environmental Health Permit**  
**Non-Transferable - Non-Refundable**

**FACILITY #:** FA0001933

**DISTRICT #:** 0003

**RECORD ID #:** PR0001757

**OWNER:** A. Lua Recycling, Inc.

**DBA:** A. Lua Recycling, Inc.

**MAILING ADDRESS:** P.O. Box 1525  
Lake Elsinore, CA 92531

**OWNER/OPERATOR NAME:** A. Lua Recycling, Inc.

**FACILITY NAME:** A. Lua Recycling, Inc.

**FACILITY LOCATION:** 18938 Mermack AVE  
Lake Elsinore, CA 92530

**Type Of Business:**

4412 - SWF Green waste or C&D Notification Permit

**Permit Expires:** 06/30/2018

This permit is granted for the business indicated on the condition that the business will comply with the laws, ordinances and regulations that are now or may hereafter be in force by the United States Government, the State of California, and the County of Riverside pertaining to the above mentioned business.

----- FOLD HERE TO DISPLAY -----

**POST IN A CONSPICUOUS PLACE**

- This permit serves as a receipt for payment of fees for the above listed programs.
- This permit must be renewed on or before the expiration date shown above.
- This permit may be suspended or revoked by the enforcement officer for cause.
- Inspection of this business may be conducted by a duly authorized representative of the Director of Environmental Health.
- Contact us at PO Box 7909, Riverside, CA, 92513-7909 or 1-888-722-4234 to update mailing address or other facility information.
- Prior to making any changes or alterations to your facility, contact us for all approvals and permits.



## INVOICE

### Annual Permit Fees Required by Sections 13260 & 13269 of the California Water Code

FACILITY ID (WDID): 8 331024870  
FACILITY NAME: A LUA RECYCLING  
18938 MERMACK AVE  
LAKE ELSINORE, CA 92532

INVOICE NO: SW-0130313  
BILLING PERIOD: 04/01/17 - 03/31/18  
INVOICE DATE: 4/5/2017  
INDEX NO: 298840

A LUA RECYCLING  
ALEX LUA  
18938 MERMACK AVE  
LAKE ELSINORE, CA 92532

Total Amount Due by  
Friday, May 5, 2017

**\$ 1,676.00**

Invoice details are shown on the back

### STATE WATER RESOURCES CONTROL BOARD Annual Permit Fee

Facility ID: 8 331024870

Billing Period: 04/01/17 - 03/31/18

Invoice No: SW-0130313

Amount Due:

**\$ 1,676.00**

Due By: Friday, May 5, 2017

**PLEASE REMIT YOUR PAYMENT ON OR BEFORE THE DUE DATE SHOWN ABOVE. LATE PAYMENT COULD RESULT IN PENALTIES UNDER PROVISIONS OF THE WATER CODE SECTION 13261. THESE ACTIONS COULD INCLUDE DAILY PENALTIES IN ADDITION TO YOUR FEE OR OTHER ACTIONS DEEMED APPROPRIATE BY THE REGIONAL BOARD.**

**PLEASE NOTE THAT TRANSFER OF OWNERSHIP OR RELOCATION OF THE FACILITY REQUIRE A NEW STORM WATER PERMIT. IF YOUR FACILITY IS CLOSED OR PROJECT COMPLETED, PLEASE FILE A NOTICE OF TERMINATION.**

**Make your check payable to State Water Resources Control Board**

If you have any questions about this invoice, please call the Water Board at 916-341-5247.  
For more information, please visit our website at <http://www.waterboards.ca.gov/resources/fees/>

## DEPARTMENT OF FOOD AND AGRICULTURE

KAREN ROSS, Secretary

1220 N STREET, Room 344  
Sacramento, CA 95814  
(916) 654-0435



A LUA WOOD RECYCLING  
18938 MERMAK ROAD  
LAKE ELSINORE CA 92531-

STATE OF CALIFORNIA  
DEPARTMENT OF FOOD AND AGRICULTURE  
1220 N STREET  
SACRAMENTO, CALIFORNIA 95814

## WALLET IDENTIFICATION CARD

THIS CERTIFIES THAT THE PERSON WHOSE SIGNATURE  
APPEARS HEREON HOLDS LICENSE TO SELL NURSERY  
STOCK NUMBER C1908.001 AND SAID LICENSE HAS BEEN  
RENEWED FOR THE PERIOD ENDING 6/30/2018

SIGNATURE

STATE OF CALIFORNIA  
DEPARTMENT OF FOOD AND AGRICULTURE  
1220 N STREET  
SACRAMENTO, CALIFORNIA 95814  
916-654.0435

## LICENSE TO SELL NURSERY STOCK

LICENSE NUMBER

C1908.001

THIS LICENSE EXPIRES  
Jun. 30, 2018

LICENSE FEE \$150.00

ACREAGE FEE \$100.00

RIVERSIDE COUNTY

A LUA WOOD RECYCLING  
18938 MERMAK ROAD  
LAKE ELSINORE

CA 92531-



SIGNATURE

POST THIS LICENSE PROMINENTLY IN PUBLIC VIEW

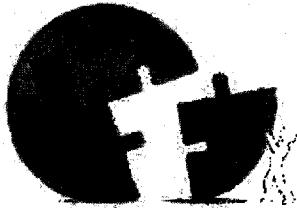


**18938 Mermack Rd Lake Elsinore Ca 92531**  
**(951) 245-4497**

[illegible]

**18938 Mermack Rd Lake Elsinore Ca 92531**  
**(951) 245-4497**

[illegible]



Steve Weiss, AICP  
Planning Director

# RIVERSIDE COUNTY PLANNING DEPARTMENT

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

- ☐ PLOT PLAN ☒ PUBLIC USE PERMIT ☐ VARIANCE  
☒ CONDITIONAL USE PERMIT ☐ TEMPORARY USE PERMIT  
☐ REVISED PERMIT Original Case No. RVP 00134

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

### APPLICATION INFORMATION

Applicant Name: Albert Lua

Contact Person: Albert Lua E-Mail: alua-trucking@yahoo.com

Mailing Address: 24982 Camberwell St  
Laguna Hills CA 92653  
City State ZIP

Daytime Phone No: (951) 232-0793 Fax No: ( )

Engineer/Representative Name: Hector Zubieta - Zubieta Design & Build

Contact Person: Hector Zubieta E-Mail: z6designworks@gmail.com

Mailing Address: 253 E. Peck St Ste. B  
Lake Elsinore CA 92530  
City State ZIP

Daytime Phone No: (951) 252-7707 Fax No: ( )

Property Owner Name: Albert + Amelia Lua

Contact Person: Albert Lua E-Mail:

Mailing Address: 24982 Camberwell St  
Laguna Hills CA 92653  
City State ZIP

Daytime Phone No: ( ) Fax No: ( )

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



## APPLICATION FOR LAND USE AND DEVELOPMENT

☐ Check this box if additional persons or entities have an ownership interest in the subject property(ies) in addition to that indicated above; and attach a separate sheet that references the use permit type and number and list those names, mailing addresses, phone and fax numbers, and email addresses; and provide signatures of those persons or entities having an interest in the real property(ies) involved in this application.

### 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, and in accordance with Govt. Code Section 65105, acknowledge that in the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

(If an authorized agent signs, the agent must submit a letter signed by the owner(s) indicating authority to sign on the owner(s)'s behalf, and if this application is submitted electronically, the "wet-signed" signatures must be submitted to the Planning Department after submittal but before the use permit is ready for public hearing.)

Alberto Lua  
PRINTED NAME OF PROPERTY OWNER(S)

Boon Sora  
SIGNATURE OF PROPERTY OWNER(S)

AMELIA M LUA  
PRINTED NAME OF PROPERTY OWNER(S)

Amelia Sora  
SIGNATURE OF PROPERTY OWNER(S)

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 applicant 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 this application, the applicant 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.

### PROPERTY INFORMATION:

Assessor's Parcel Number(s): 347-080-007

Approximate Gross Acreage: 6.73 acres

General location (nearby or cross streets): North of Nichols, South of \_\_\_\_\_, East of Lindy Ct, West of El Toro cutoff.

**APPLICATION FOR LAND USE AND DEVELOPMENT****PROJECT PROPOSAL:**

Describe the proposed project.

CUP to re-establish wood recycling facility + plant nursery.

Identify the applicable Ordinance No. 348 Section and Subsection reference(s) describing the proposed land use(s): \_\_\_\_\_

Number of existing lots: 1

EXISTING Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>						
No.*	Square Feet	Height	Stories	Use/Function	To be Removed	Bldg. Permit No.
1	2200			caretakers unit	<input type="checkbox"/>	
2	300			office building + storage	<input type="checkbox"/>	
3					<input type="checkbox"/>	
4					<input type="checkbox"/>	
5					<input type="checkbox"/>	
6					<input type="checkbox"/>	
7					<input type="checkbox"/>	
8					<input type="checkbox"/>	
9					<input type="checkbox"/>	
10					<input type="checkbox"/>	

Place check in the applicable row, if building or structure is proposed to be removed.

PROPOSED Buildings/Structures: Yes <input type="checkbox"/> No <input type="checkbox"/>				
No.*	Square Feet	Height	Stories	Use/Function
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

PROPOSED Outdoor Uses/Areas: Yes <input type="checkbox"/> No <input type="checkbox"/>		
No.*	Square Feet	Use/Function
1		
2		
3		
4		
5		

**APPLICATION FOR LAND USE AND DEVELOPMENT**

6		
7		
8		
9		
10		

\* Match to Buildings/Structures/Outdoor Uses/Areas identified on Exhibit "A".

☐ Check this box if additional buildings/structures exist or are proposed, and attach additional page(s) to identify them.)

Related cases filed in conjunction with this application:

EA 41106  
CEG 4502

Are there previous development applications filed on the subject property: Yes ☒ No ☐

If yes, provide Application No(s). RUP 00134  
(e.g. Tentative Parcel Map, Zone Change, etc.)

Initial Study (EA) No. (if known)                      EIR 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 signed copy(ies): U/A

Is the project located within 1,000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Government Code Section 65944? Yes ☐ No ☒

Is this an application for a development permit? Yes ☐ No ☒

If the project located within either the Santa Ana River/San Jacinto Valley watershed, the Santa Margarita River watershed, or the Whitewater River watershed, check the appropriate checkbox below.

*If not known, please refer to Riverside County's Map My County website to determine if the property is located within any of these watersheds (search for the subject property's Assessor's Parcel Number, then select the "Geographic" Map Layer – then select the "Watershed" sub-layer)*

If any of the checkboxes are checked, click on the adjacent hyperlink to open the applicable Checklist Form. Complete the form and attach a copy as part of this application submittal package.

☐ Santa Ana River/San Jacinto Valley

☒ Santa Margarita River

☐ Whitewater River



## APPLICATION FOR LAND USE AND DEVELOPMENT

If the applicable Checklist has concluded that the application requires a preliminary project-specific Water Quality Management Plan (WQMP), such a plan shall be prepared and included with the submittal of this application.

### HAZARDOUS WASTE AND SUBSTANCES STATEMENT

The development project and any alternatives proposed in this application are contained on the lists compiled pursuant to Section 65962.5 of the Government Code. Accordingly, the project applicant is required to submit a signed statement that contains the following information:

Name of Applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone number: \_\_\_\_\_  
Address of site (street name and number if available, and ZIP Code): \_\_\_\_\_  
Local Agency: County of Riverside  
Assessor's Book Page, and Parcel Number: \_\_\_\_\_  
Specify any list pursuant to Section 65962.5 of the Government Code: \_\_\_\_\_  
Regulatory Identification number: \_\_\_\_\_  
Date of list: \_\_\_\_\_  
Applicant: \_\_\_\_\_ Date \_\_\_\_\_

### HAZARDOUS MATERIALS DISCLOSURE STATEMENT

Government Code Section 65850.2 requires the owner or authorized agent for any development project to disclose whether:

1. Compliance will be needed with the applicable requirements of Section 25505 and Article 2 (commencing with Section 25531) of Chapter 6.95 of Division 20 of the Health and Safety Code or the requirements for a permit for construction or modification from the air pollution control district or air quality management district exercising jurisdiction in the area governed by the County. Yes ☐ No ☒
2. The proposed project will have more than a threshold quantity of a regulated substance in a process or will contain a source or modified source of hazardous air emissions. Yes ☐ No ☒

I (we) certify that my (our) answers are true and correct.

Owner/Authorized Agent (1) [Signature] Date 7/28/16

Owner/Authorized Agent (2) [Signature] Date 7/28/16

## **APPLICATION FOR LAND USE AND DEVELOPMENT**

**This completed application form, together with all of the listed requirements provided on the Land Use and Development Application Filing Instructions Handout, are required in order to file an application with the County of Riverside Planning Department.**

Y:\Current Planning\LMS Replacement\Condensed P.D. Application Forms\295-1010 Land Use and Development Condensed Application.docx  
Created: 04/29/2015 Revised: 06/06/2016



Charissa Leach, P.E.  
Assistant TLMA Director

## RIVERSIDE COUNTY PLANNING DEPARTMENT

### INDEMNIFICATION AGREEMENT REQUIRED FOR ALL PROJECTS

The owner(s) of the property, at their own expense, agree to defend, indemnify and hold harmless the County of Riverside and its agents, officers, and employees from and against any lawsuit, claim, action, or proceeding (collectively referred to as "proceeding") brought against the County of Riverside, its agents, officers, attorneys and employees to attack, set aside, void, or annul the County's decision to approve any tentative map (tract or parcel), revised map, map minor change, reversion to acreage, conditional use permit, public use permit, surface mining permit, WECS permit, hazardous waste siting permit, temporary outdoor event permit, plot plan, substantial conformance, revised permit, variance, setback adjustment, general plan amendment, specific plan, specific plan amendment, specific plan substantial conformance, zoning amendments, and any associated environmental documents. This defense and indemnification obligation shall include, but not limited to, damages, fees and/or costs awarded against the County, if any, and cost of suit, attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by applicant, property owner, the County, and/or the parties initiating or bringing such proceeding.

Robert Serra  
Property Owner(s) Signature(s) and Date

3/28/18

Amelia Serra  
PRINTED NAME of Property Owner(s)

3/28-18

**If the property is owned by multiple owners, the paragraph above must be signed by each owner. Attach additional sheets, if necessary.**

**If the property owner is a corporate entity, Limited Liability Company, partnership or trust, the following documentation must also be submitted with this application:**

- If the property owner is a limited partnership, provide a copy of the LP-1, LP-2 (if an amendment) filed with the California Secretary of State.
- If the property owner is a general partnership, provide a copy of the partnership agreement documenting who has authority to bind the general partnership and to sign on its behalf.
- If the property owner is a corporation, provide a copy of the Articles of Incorporation and/or a corporate resolution documenting which officers have authority to bind the corporation and to sign on its behalf. The corporation must also be in good standing with the California Secretary of State.
- If the property owner is a trust, provide a copy of the trust certificate.

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Palm Desert, California 92211  
(760) 863-8277 • Fax (760) 863-7040



## **INDEMNIFICATION AGREEMENT PROPERTY OWNER INFORMATION**

- *If the property owner is a Limited Liability Corporation, provide a copy of the operating agreement for the LLC documenting who has authority to bind the LLC and to sign on its behalf.*

*If the signing entity is also a corporate entity, Limited Liability Company, partnership or trust, the above documentation must also be submitted with this application. For any out of State legal entities, provide documentation showing registration with the California Secretary of State.*

*In addition to the above, provide a copy of a Preliminary Title Report for the property subject to this application. The Preliminary Title Report must be issued by a title company licensed to conduct business in the State of California and dated less than six months prior to the date of submittal of this application. The Assistant TLMA Director may waive the requirement for a Preliminary Title Report if it can be shown to the satisfaction of the Assistant TLMA Director that the property owner(s) has owned the property consistently for at least the last five years.*

### **ONLY FOR WIRELESS PROJECTS (SEE BELOW)**

*If the application is for a plot plan for a Wireless Communication Facility, the property owner(s) and the cellular service provider must sign the indemnification paragraph above. If the application is for a plot plan for a wireless communication co-location, only the co-locating service provider needs to sign the indemnification paragraph above.*

**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. 3753 – Intent to Adopt a Negative Declaration – EA41106 – Applicant:** Albert Lua – **Engineer/Representative:** Hector Zubieta – **First Supervisorial District – Meadowbrook Zoning Area – Elsinore Area Plan:** Community Development: Light Industrial: Very Low Density Residential (LI-VLDR) – **Rural:** Rural Mountainous (R-RM) – **Location:** Northerly of Nichols Road and Mermack Road, westerly of El Toro Cut Off Road, and easterly of Lindy Court – **20 Gross Acres – Zoning:** Manufacturing – Service Commercial (M-SC) – **Residential Agricultural (R-A-20,000) – REQUEST:** A Conditional Use Permit to permit and re-establish an existing green waste wood recycling facility and plant nursery on a 6.73-acres. The project also consists of an approximately 2,200 sq. ft. existing caretakers unit and 300 sq. ft. existing office building and storage structures. The project hours of operation are Monday through Saturday from 7:00 a.m. – 6:00 p.m. ("Project").

<b>TIME OF HEARING:</b>	<b>9:00 a.m. or as soon as possible thereafter</b>
<b>DATE OF HEARING:</b>	<b>SEPTEMBER 5, 2018</b>
<b>PLACE OF HEARING:</b>	<b>RIVERSIDE COUNTY ADMINISTRATIVE CENTER BOARD CHAMBERS, 1ST FLOOR 4080 LEMON STREET, RIVERSIDE, CA 92501</b>

For further information regarding this project please contact Project Planner Wendell Bugtai at (951) 955-2459 or email at [wbugtai@rivco.org](mailto:wbugtai@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 12<sup>th</sup> 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: Wendell Bugtai  
P.O. Box 1409, Riverside, CA 92502-1409

## PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN certify that on July 13, 2018.

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

APN (s) or case numbers CUP03753 for

Company or Individual's Name RCIT - GIS.

Distance buffered 1000'

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 9<sup>TH</sup> Floor

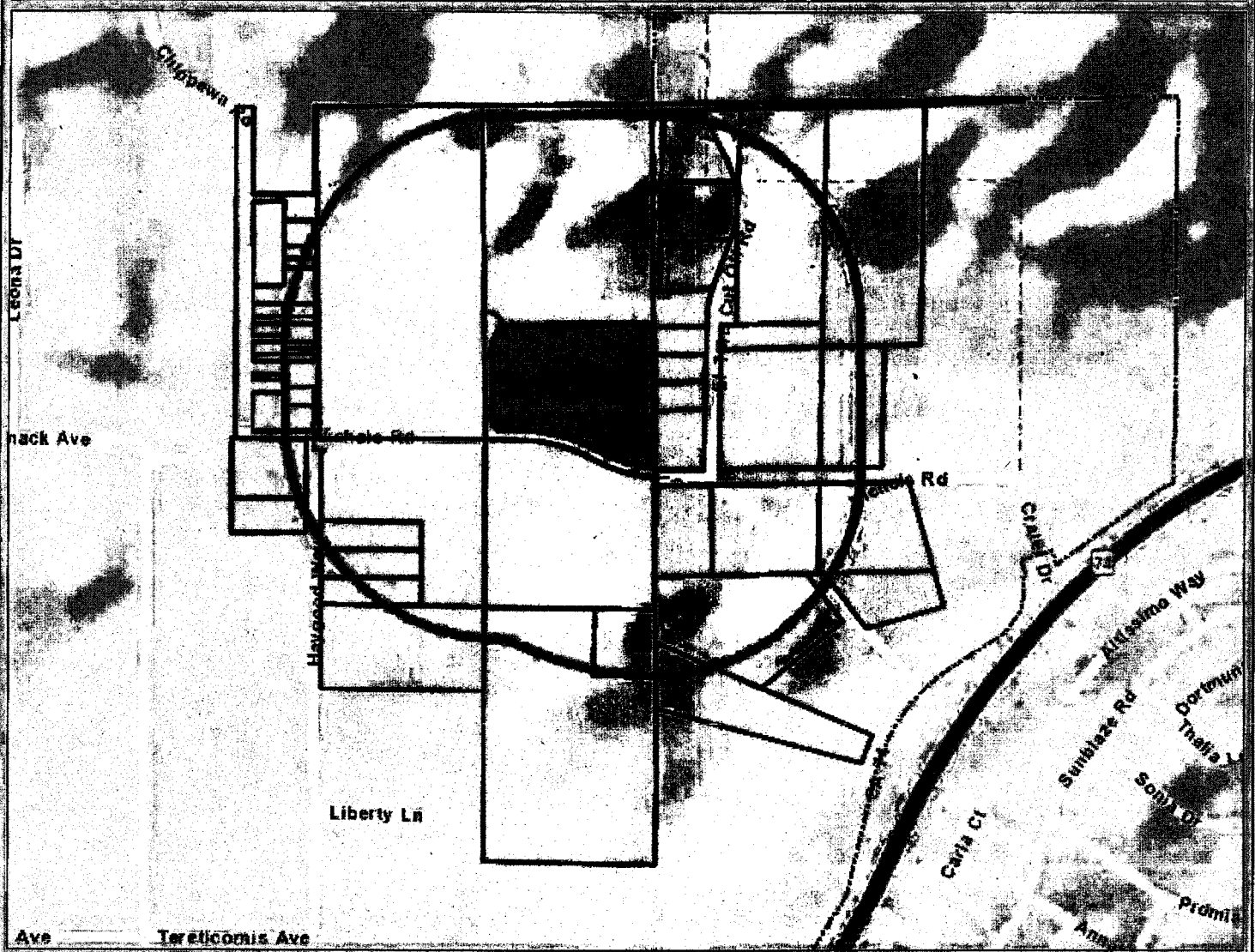
Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158



# Riverside County GIS Mailing Labels

CUP03753 ( 1000 feet buffer )



## Legend

- County Boundary
- Cities
- World Street Map

## Notes



0

752

1,505 Feet

**\*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.

REPORT PRINTED ON...7/13/2018 2:17:19 PM

© Riverside County RCIT

347090013  
WALTER ALEXANDER  
5443 HARCROSS DR  
LOS ANGELES CA 90043

347150069  
KAY E HILLEARY  
28323 HAYGOOD WAY  
LAKE ELSINORE CA 92532

347090003  
JOEL CORONADO  
MARTHA ELIZABETH CORONADO  
10403 COUSER WAY  
VALLEY CENTER CA 92082

347070004  
DINH DO  
MEISHA DO  
1565 PERSIMMON ST  
RIALTO CA 92377

347080003  
ALBERTO D LUA  
AMELIA M LUA  
PO BOX 1525  
LAKE ELSINORE CA 92531

347060048  
NORMAN W BARNARD  
GRETA A BARNARD  
35899 RED BLUFF PL  
MURRIETA CA 92562

347090019  
ALBERTO LUA  
AMELIA LUA  
P O BOX 1525  
LAKE ELSINORE CA 92531

347090020  
MIGUEL CAZARES MIRANDA  
28135 EL TORO CUTOFF RD  
LAKE ELSINORE CA 92530

347060052  
HENRY QUON  
KIW F QUON  
2436 SILVERLAKE  
LOS ANGELES CA 90039

347060068  
KEVIN J WELCH  
ANDREA J WELCH  
15371 WHISTLING LN  
CARMEL IN 46033

347060054  
HENRY QUON  
KIW F QUON  
2436 SILVERLAKE  
LOS ANGELES CA 90039

347090042  
MICHAEL HOYT  
WANITA HOYT  
28245 EL TORO CUT OFF RD  
LAKE ELSINORE CA 92532

347090007  
JOEL CORONADO  
MARTHA ELIZABETH CORONADO  
10403 COUSER WAY  
VALLEY CENTER CA 92082

347060051  
HENRY QUON  
2436 SILVERLAKE  
LOS ANGELES CA 90039

347060056  
CHARLES F WILLSON  
3637 CODY RD  
SHERMAN OAKS CA 91403

347060057  
CHARLES F WILLSON  
3637 CODY RD  
SHERMAN OAKS CA 91403

347090037  
KATHLEEN A GONZALEZ  
26921 CONTIGNAC DR  
MURRIETA CA 92562

347090008  
BRENT ENGINEERING INC  
20 OLD RANCH RD  
LAGUNA NIGUEL CA 92677

347060060  
ROBERT DALTON  
BOX 1867  
MORRO BAY CA 93443

347060064  
TURANSKY THOMAS ESTATE OF  
STEVEN TURANSKY  
SHARON TURANSKY  
C/O SHARON TURANSKY  
2102 STEVELY AVE  
LONG BEACH CA 90815

347150070  
MARTIN TORRES  
28267 HAYGOOD WAY  
LAKE ELSINORE CA. 92530

347060062  
JODINE KAREN TYSON  
TRACY ERIN TYSON  
KIMBERLY ANN TYSON  
C/O KIMBERLY THRESS  
34597 CALLE PORTOLA  
CAPISTRANO BEACH CA 92624

347090012  
O & W HOLDINGS  
19011 MERMAK AVE  
LAKE ELSINORE CA. 92530

347090040  
ALBERTO D LUA  
AMELIA M LUA  
P O BOX 1525  
LAKE ELSINORE CA 92530

347130024  
EMLAND  
1526 S BROADWAY  
LOS ANGELES CA 90015

347090014  
BRENT ENGINEERING INC  
20 OLD RANCH RD  
LAGUNA NIGUEL CA 92677

347130002  
DANNY STEVENS  
TRUDEE M STEVENS  
28601 N FRONTAGE RD  
LAKE ELSINORE CA. 92532

347090002  
MARVIN MEISEL  
246 SAND HILL CIR  
MENLO PARK CA 94025



347090030  
ALBERTO D LUA  
AMELIA M LUA  
P O BOX 1525  
LAKE ELSINORE CA 92530

347140068  
HELIX PROP IV  
6795 FLANDERS DR  
SAN DIEGO CA 92121

347090035  
JOSE R CAZARES  
ANTONIA CAZARES  
28185 EL TORO RD  
LAKE ELSINORE CA. 92530

347080007  
ALBERT D LUA  
AMELIA M LUS  
P O BOX 1525  
LAKE ELSINORE CA 92531

347090009  
MARVIN MEISEL  
MABLE REED  
246 SAND HILL CIR  
MENLO PARK CA 94025

347090018  
DANIEL CHAVEZ GUIZAR  
BERTHA CHAVEZ  
27486 JARVIS ST  
\* PERRIS CA 92570

347090036  
RANDY S WOLFE  
SANDRA J WOLFE  
508 LA PUERTA RD  
BULLHEAD CITY AZ 86429

347090041  
MICHAEL HOYT  
WANITA HOYT  
28245 EL TORO CUTOFF RD  
LAKE ELSINORE CA. 92530

347060065  
KENNETH P TERRY  
VAHDEAN L TERRY  
102 THE MASTERS CIR  
COSTA MESA CA 92627

347140072  
HELIX PROP IV  
6795 FLANDERS DR  
SAN DIEGO CA 92121

347140052  
JAMES D SMEDLEY  
VICKY L SMEDLEY  
28370 HAYGOOD WAY  
LAKE ELSINORE CA 92532

347130023  
EMLAND  
1526 S BROADWAY  
LOS ANGELES CA 90015

347140051  
CHRISTOPHER ADRIAN RUIZ  
28346 HAYGOOD WAY  
LAKE ELSINORE CA. 92530

347140070  
HELIX PROP IV  
6795 FLANDERS DR  
SAN DIEGO CA 92121

347140050  
JILL BAKER  
28320 HAYGOOD WAY  
LAKE ELSINORE CA. 92532

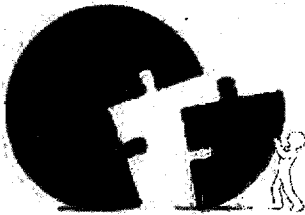
347140049  
ANSELMO MARTINEZ GONZALEZ  
ALEJANDRA CERVANTES  
28310 HAYGOOD WAY  
LAKE ELSINORE CA. 92532

347060034  
PAUL G ISLAS  
740 E EMPORIA ST  
ONTARIO CA 91761

347140046  
JESSE F MARTINEZ  
FRANCES MARTINEZ  
28414 HAYGOOD WAY  
LAKE ELSINORE CA. 92532

Richard Drury  
Theresa Rettinghouse  
Lozeau Drury, LLC.  
410 12<sup>th</sup> Street Suite 250  
Oakland, CA 94607





# 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

☐ 38686 El Cerrito Road  
Palm Desert, California 92211

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the California Public Resources Code.

CUP03753 - FA41106 - CFG04502

Project Title/Case Numbers

Wendell Bugtai  
County Contact Person

951-955-2459  
Phone Number

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

Albert Lua  
Project Applicant

24982 Camberwell Street, Laguna Hills, CA 92653  
Address

The project site is located north of Nichols Road and Mermack Road, west of El Toro Cut Off Road, east of Lindy Court, and is within the Elsinore Area Plan.  
Project Location

A Conditional Use Permit to permit and re-establish an existing green waste wood recycling facility and plant nursery on a 6.73-acres. The project also consists of an approximately 2,200 square-foot existing caretakers unit and 300 square-foot existing office building and storage structures. The project hours of operation are Monday through Saturday from 7:00am - 6:00pm ("Project")  
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on \_\_\_\_\_, 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 (\$2,280.75+\$50.00) and reflect 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
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the earlier EA, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 12th Floor, Riverside, CA 92501.

Signature

Agency Program Administrator

Title

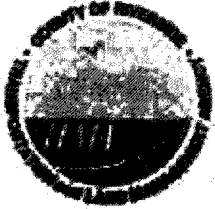
Date

Date Received for Filing and Posting at OPR: \_\_\_\_\_

Revised: 08/01/2017

Y:\Planning Case Files-Riverside office\CUP03753\DH-PC-BOS Hearings\DH-PC\CUP03753\_NOD.docx

RI-R18049036



COUNTY OF RIVERSIDE  
TRANSPORTATION LAND MANAGEMENT AGENCY  
PERMIT ASSISTANCE CENTER

Receipt Number: RI-R18049036 Amount: \$2,280.75 6/4/2018 11:28 am  
Payment Method: Credit Card Notations: AE 145451 Payment Status: Complete Init: LP

Permit No(s): CFG04502  
Parcel Number: 347080007  
Site Address: 18938 MERMACK AVE

This Payment: \$2,280.75  
Total Fees: \$2,280.75  
Total All Payments: \$2,280.75  
Balance: \$0.00

Permit No	Account Code	Description	Amount
CFG04502	208100-65835-3120100000	0451 - CF&W Trust ND/MND	\$2,280.75

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

Additional information at [www.rctlma.org](http://www.rctlma.org)

Riverside Permit Assistance Center  
4080 Lemon St. 9th Floor  
Riverside, CA 92501

CUSTOMER COPY

THANK YOU

APPROVED

AMOUNT \$2,280.75

Batch #: 758  
06/04/18  
APPR CODE: M0451  
Trace: 12  
AMEX  
\*\*\*\*\*0025  
Manual CP  
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