



PLANNING COMMISSION

DATE: December 12, 2011
TO: Chairperson and Members of the Planning Commission
FROM: Development Services Department/Planning Division
SUBJECT: **CONSIDERATION OF A DEVELOPMENT PLAN (D09-00004) AND CONDITIONAL USE PERMIT (CUP09-00011) TO RELOCATE THE EXISTING EL CORAZON COMPOST FACILITY LOCATED AT 3210 OCEANSIDE BOULEVARD TO THE SOUTHWEST PORTION OF THE EL CORAZON PROPERTY. – EL CORAZON GREEN WASTE COMPOSTING FACILITY – APPLICANT: AGRI SERVICE, INC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Adopt Planning Commission Resolution No. 2011-P45 adopting a Mitigated Negative Declaration for the relocation of an existing compost facility within El Corazon and to allow new improvements to the facility and the operations, in light of the whole record that the project will not have a significant effect on the environment; and
- (2) Adopt Planning Commission Resolution No. 2011-P46 approving a Development Plan (D09-00004) and Conditional Use Permit (CUP09-00011) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Background: The project is located south of Mesa Drive, east of El Camino Real, and north of Oceanside Boulevard, within a 15-acre portion of the City-owned property known as El Corazon. The existing site is near the central portion of El Corazon, and is accessed by a 0.75-mile long, unpaved driveway via Oceanside Boulevard. The El Corazon property is a former silica sand mine, which closed operations in 1990. In 1994 the City of Oceanside leased the 15 acres of the El Corazon property to Agri Service Inc. and approved a conditional use permit to allow approximately 40,000 tons of yard trimming per year and source separated food waste, liquid waste and untreated construction wood

generated from both residential and commercial projects. Since 1994, the Agri Services facility production of compost has increased and almost doubled. As part of the lease agreement Agri Service Inc. operates a compost and mulch giveaway program and education programs for residents of Oceanside.

Site Review: The subject General Plan and Zoning designation for the site is El Corazon Specific Plan (SP-1-09). Surrounding land uses within the El Corazon Property include open and public spaces, such as the second Oceanside Senior Center and Moody's construction debris site, which is currently tasked with filling a former mine tailing pond. North of El Corazon is the Oceana Senior Development; the Ocean Ranch Business Park exists to the east, south is the Evergreen Nursery and other industrial uses, and to the west is apartments and self storage units.

Project Description: The project application is comprised of a Development Plan (D09-00004) and Conditional Use Permit (CUP09-00011) as follows:

A request to permit the relocation and continued operation of a an existing Green Waste Composting facility within the City of Oceanside's Master Plan Area known as El Corazon. The existing facility is located within the center of the El Corazon property and the relocation would occur near the southwest entry off Oceanside Boulevard. The proposed new location is identified as Civic Services Site 4 in the El Corazon Specific Plan and it allows for current use as a composting facility and possible future use as a new police station. The relocation of the existing El Corazon compost facility would facilitate future development of El Corazon with park uses and would distance the facility from the El Corazon Senior Center as well as other future land uses to be located in the eastern portion of El Corazon. The relocation and improved odor control system will also reduce and eliminate odor impacts to the Senior Center.

The future expansion within the Civic Services Site 4 is approximately 20 acres in size and the proposed improvements will consist of a new 28-foot wide DG Driveway, two 12 ft. x 18 ft. administration offices, a 16 ft. x 16 ft. Kitchen and restroom building for employees, a lined stormwater detention pond with aerator, equipment staging and storage areas, and a 130,000-square foot finished material storage/work area.

The hours-of-operation are limited to 7:30 a.m. to 5:00 p.m. weekdays, 8:00 a.m. to 4:00 p.m. on Saturdays, and no work is allowed on Sundays or holidays.

The green waste facility operations consist of accepting yard trimmings, source separated foods waste, liquid waste, such as grease trap liquid and clean construction wood generated from both residential and commercial projects. The material would be brought to the facility by homeowners, contract haulers and landscapers. Green waste material brought to the facility would be weighed and delivered to a tipping floor where it would be inspected by a trained employee for contaminants (metal, plastic and chemically treated wood). Identified contaminants

would be removed prior to grinding and composting and stored in disposal container for collection by a local waste hauling company. Approximately 10-40 yards of contaminants would be removed from the facility on a weekly basis. The El Corazon entrance is fenced in to insure that non-compostable or hazardous material will not be dropped off at the site during non-business hours.

Green materials, such as grass and leaves would be mixed with high carbon materials, such as branches and limbs, to stimulate microbial activity which aides in the reduction of malodorous compounds. Fresh green waste would be ground within one week to avoid odor generation and flammable material. The covered compost and mulch material will be vented with a negative aeration system to a bio-filter to control the odor. The aeration would be controlled by the air pumps, which are activated when sensors detect a depletion of oxygen in the material. This process promotes aerobic decomposition, which reduces malodorous compounds and the acidic odor that usually emits of large amounts of the compost and mulch materials.

Once the green waste is broken down into mulch and compost the material is then available for distribution for purchase for patron outside the city and for free pick-up for City of Oceanside Residence.

The City will amend Agri Service's operational lease to permit the relocation and larger operations at the proposed location for a new term agreement (15 years), which will be concurrent with the life of the CUP. A detailed project description can be found on the Negative Declaration for the project.

The project is subject to the following Ordinances and City policies:

1. General Plan Land Use Element
2. Zoning Ordinance
3. CEQA

ANALYSIS

KEY PLANNING ISSUES

1. Is the proposed project consistent with the underlying land use designation and zoning development criteria and compatible with surrounding land uses?

The El Corazon zoning designation for the site is El Corazon Specific Plan. The entire El Corazon site is regulated by the specific plan was approved in 2009. A compost facility is an allowable use in the proposed project relocation area.

The Agri Service Compost facility has been in operation since 1994 at the existing leased 15-acre site located within the central portion of El Corazon. The past approval of the El Corazon Specific Plan allowed for the relocation of the existing compost facility

to be operated near the southwest entry of the El Corazon property within 20 acre Civic Services Site 4. Civic Services Site 4 was identified in the Specific Plan as a future expansion area and will be phase to change uses over the next several years. The Green Waste Facility was identified as an acceptable and appropriate use for the site.

2. Is the proposed project consistent with local, state, and federal environmental plans/policies?

Areas of potential concern such as visual quality, noise, odor, and traffic impacts have been addressed through appropriate site design, and are analyzed in the Final Negative Declaration for the project. The following are environmental issues were analyzed in the Negative Deceleration:

Visual Quality and Aesthetics Impact Analysis: The relocated compost facility will be closer to Oceanside Boulevard and El Camino Real. Due to the elevation of the facility above both of these streets, it will not be visible to the public. The proposed project will also not block any scenic vistas or views toward the ocean from within the El Corazon property.

Noise: A noise impact and design study was conducted for the proposed project. Noise generated by construction and demolition equipment, including trucks, backhoes and other equipment, will not significantly impact nearby sensitive receptors. Construction noise is estimated to be approximately 92 decibels at 50 feet from the source. This would be in conformance with the Noise Ordinance standards that also limits construction activities to daytime hours for the duration of construction. All construction vehicles and equipment will be required to use available noise suppression devices and be equipped with mufflers. Due to the restricted hours, equipment restrictions, and relatively short period of construction, noise resulting from construction related activities is not considered a significant impact.

Air Quality and Odor Impact Analysis: The City of Oceanside is located within the San Diego Air Basin, and, therefore, is within the jurisdiction of the San Diego County Air Pollution Control Board. The proposed project is not expected to result in a substantial adverse impact to air quality because it would not increase vehicular traffic on neighboring roadways over what is currently generated by the facility at its current location. Specifically, the number of trucks and private residents accessing the site are not expected to increase as a result of the proposed project. Control measures identified and required by the San Diego Air Pollution Control District would be applied to all construction activities in order to minimize potential impacts to an acceptable level.

The relocation of the compost facility to the southwest portion of the El Corazon property will reduce odor impacts to the El Corazon Senior Center and other future land uses on El Corazon. In order to further reduce odor impacts, the facility will install the latest technology in compost facility odor controls. The main improvement in odor control will be the installation of an advanced aeration system. Incoming material would be ground within 96 hours, and placed on the aerated concrete pad. This system has been tested and

proven to reduce volatile organic compound (VOC) and ammonia production, the main components of compost odor. This is primarily due to the introduction of oxygen into the material. Please see the odor reduction study attached to the Negative Declaration entitled, "Technical Memorandum, Results of the February 23, 2011 Surface Flux Chamber Testing at the Agri Service Facility", for a study of the effectiveness of the aeration system. Therefore, with the installation of the aeration system, the proposed project would prevent objectionable odors from affecting sensitive receptors in the project area such as residential uses to the south and the senior center to the east.

Traffic Impacts/Traffic Impact Analysis: A traffic impact assessment was conducted by Urban Crossroads for the project. The study concluded that no additional traffic impacts are expected due to the implementation of the proposed project. The compost facility will not be substantially expanded at the new location and the same number of trucks and members of the public are expected to drive to the relocated facility.

Biological Resources Impact Analysis: A biological resources technical report was prepared for the El Corazon property, which includes the proposed relocation site for the composting facility. According to the technical report, no sensitive, rare, threatened, or endangered plant species were observed on the portion of the El Corazon property where the compost facility is proposed to be relocated. The El Corazon Specific Plan Habitat (HB) Zone is located to the south of the compost facility. The HB Zone area extends approximately 1,000 feet along Oceanside Boulevard from the roadway access point and is 300 feet wide. The HB Zone Area is intended to be a significant part of the City's Subarea Habitat Conservation Plan Wildlife Corridor Planning Zone and will be revegetated with coastal sage scrub when the slope and public improvements for the larger El Corazon project are installed. The proposed project has been designed to be located outside the 300-foot wide HB Zone and will not result in any impacts to this important habitat link.

CONCLUSION

In conclusion, the new location for the El Corazon Green Waste Compost facility will not result in any significant environmental impacts and will significantly reduce odor impacts to the surrounding area. The relocated compost use will also facilitate the future development of El Corazon with planned park, civic, residential, and commercial uses.

ENVIRONMENTAL DETERMINATION

The proposed project has been reviewed pursuant to the California Environmental Quality Act (CEQA) and an Initial Study and Negative Declaration was prepared. The environmental analysis concluded that the project will not have significant effect on the environment.

PUBLIC NOTIFICATION

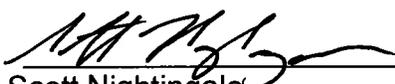
Legal notice was published in the North County Times and notices were sent to property owners of record within a 1500-foot radius of the subject property, individuals and or organizations requesting notification, applicant and other interested parties. As of December 12, 2011 several comments and concerns regarding aesthetics, noise, odor, biological, green house gas emissions, and traffic impacts were received and analyzed by Staff.

SUMMARY

In summary, staff believes that the proposed Development Plan and Conditional Use Permit are consistent with locational and other requirements of the El Corazon Specific Plan and will facilitate future development of El Corazon. Staff also finds that the El Corazon Green Waste Compost facility will not result in significant environmental impacts to the El Corazon site or surrounding area. As such, staff recommends that the Planning Commission:

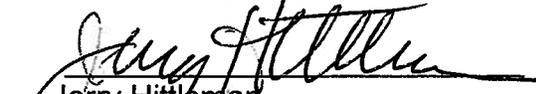
- Consider the Negative Declaration for the El Corazon Green Waste Compost project in light of the whole record that the project will not have a significant effect on the environment and adopt the Mitigated Negative Declaration by adopting Planning Commission Resolution No. 2011-P45; and
- Move to approve Development Plan (D09-00004Conditional Use Permit (CUP09-00011) and adopt Planning Commission Resolution No. 2011-P46 as attached.

PREPARED BY:



Scott Nightingale
Planner II

SUBMITTED BY:



Jerry Hittleman
City Planner

JH/SN/fil

Attachments:

1. Planning Commission Resolution No. 2011-P45
2. Planning Commission Resolution No. 2011-P46
3. Site & Grading Plan
4. Mitigated Negative Declaration for the El Corazon Green Waste Compost Facility

1 PLANNING COMMISSION
2 RESOLUTION NO. 2011-P45

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA TO ADOPT A
5 NEGATIVE DECLARATION ON CERTAIN REAL PROPERTY
6 IN THE CITY OF OCEANSIDE

7 APPLICATION NO: D09-00004 & CUP09-00011
8 APPLICANT: Agri Service Inc.
9 LOCATION: Within the south west portion of the El Corazon Site, south east of
10 the intersection of Oceanside Boulevard and El Camino Real

11 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
12 RESOLVE AS FOLLOWS:

13 WHEREAS, a Notice of Intent to Adopt a Negative Declaration was prepared and
14 circulated for public and agency review and property notification was given in accordance with
15 the California Environmental Quality Act; and

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 12th
17 day of December, 2011 conduct a duly advertised public hearing on the content of the Negative
18 Declaration and reporting program; and

19 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
20 the following facts:

21 FINDINGS:

22 For the Negative Declaration:

- 23 1. The Negative Declaration and Initial Study were completed in compliance with the
24 provisions of the California Environmental Quality Act (CEQA).
- 25 2. Pursuant to the California Environmental Quality Act of 1970, and State Guidelines
26 thereto, a Negative Declaration has been prepared stating that there will not be an
27 adverse impact upon the environment.
- 28 3. No mitigation measures are needed and the project would not cause any potentially
29 significant effect on the environment.

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1 4. The Negative Declaration has been determined to be accurate and adequate documents,
2 which reflect the independent judgment and analysis of the Planning Commission. On
3 the basis of the entire record before it, the Planning Commission finds that there is no
4 substantial evidence that the project, with implementation of the proposed project, will
5 have a significant impact on the environment.

6 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
7 adopt the Mitigated Negative Declaration and the mitigation measures provided therein subject to
8 the following conditions:

9 PASSED AND ADOPTED Resolution No. 2011-P45 on December 12, 2011 by the following
10 vote, to wit:

11 AYES:

12 NAYS:

13 ABSENT:

14 ABSTAIN:

15
16 _____
Tom Rosales, Chairperson
17 Oceanside Planning Commission

18 ATTEST:

19
20 _____
Jerry Hittleman, Secretary

21
22 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
23 this is a true and correct copy of Resolution No. 2011-P45.

24
25 Dated: December 12, 2011

1 FINDINGS:

2 For the Development Plan to allow the relocation of an existing green waste compost facility
3 within the El Corazon Master Plan Area and associated improvements:

- 4 1. The site plan and physical design of the project is consistent with the purposes of the
5 Zoning Ordinance. The proposed El Corazon Compost Facility use, the relocation to the
6 new site and associated improvements, as conditioned, will be consistent with the
7 underlying Planned Development (PD-1) zoning designation development standards. .
- 8 2. The Development Plan conforms to the General Plan of the City. The project is located
9 within the El Corazon Master Specific Plan area and the El Corazon use and relocation
10 within the Civic Services Site 4 is consistent with underlying Planned Development
11 (PD-1) and General Plan designation intent and regulations. The subject development
12 and land use complements its context, therefore it complies with General Plan objectives
13 and policies which encourage preservation and provision of services in aesthetic, people
14 oriented associations that are compatible and is consistent with the permitted uses within
15 the El Corazon Specific Plan.
- 16 3. The project site can be adequately served by existing public facilities, services and
17 utilities. The subject development involves relocation of an existing green waste
18 compost facility with associated ancillary uses and minor grading to allow the operations
19 of the Agri Green waste compost facility to meet the demands of the public and all
20 necessary utility infrastructures to serve the project is available on-site.
- 21 4. The project is compatible with the existing El Corazon Specific Plan uses and intent.
22 The new location and associated equipment with ancillary offices and structures will be
23 located within a portion of the site that would not be visible to the street and shall be
24 located an ample amount of distance from any proposed park area or public areas.

23 For the Conditional Use Permit to allow the operation and relocation of an existing green waste
24 compost facility with the El Corazon Specific Plan area:

- 25 1. The location of the proposed green waste facility, is in accord with the objectives of the
26 Zoning Ordinance and the purposes of the underlying El Corazon Specific Plan area.
- 27 2. The location for the use and conditions under which it will be operated are consistent with
28 the General Plan, will not be detrimental to public health, safety or welfare of persons

1 residing or working in or adjacent to the neighborhood; and will not be detrimental to
2 properties or improvements in the vicinity or to the general welfare of the City.

- 3 3. The proposed conditional use is subject to compliance with Zoning Ordinance provisions,
4 specific conditions of project approval and additional regulations/licensing as deemed
5 necessary by other regulatory or permit authorities.

6 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
7 approve Development Plan (D09-00004) and Conditional Use Permit (CUP09-00011) subject to
8 the following conditions:

8 **Building:**

- 9 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
10 Building Division plan check.
11 2. Exterior lighting shall comply with the Palomar Dark Sky Ordinance. All exterior
12 lighting must be shielded.

13 **Fire:**

- 14 3. Fire Department requirements shall be placed on plans in the notes section.
15 4. Fire flow shall be determined at the time of building permit application.
16 5. The Fire Department access roadway shall be provided with adequate turning radius for
17 Fire Department apparatus: a 50-foot outside and 30-foot inside turning radius.
18 6. A "Knox" key storage box shall be provided for all new construction.
19 7. Fire extinguishers are required and shall be included on the plans submitted for plan
20 check.
21 8. An automatic fire suppression system complying with UL300 shall be provided to
22 protect commercial-type cooking or heating equipment that produces grease-laden
23 vapors. A separate plan submittal is required for the installation of the system and shall
24 be in accordance with the Oceanside Fire Code, Chapter 9.
25 9. Provide a class "K" type portable fire extinguisher within 30 feet of the kitchen
26 appliances emitting grease-laden vapors. N.F.P.A. 17A and N.F.P.A. 96.
27 10. An approved fire sprinkler system shall be installed throughout the building. The
28 system shall be designed per N.F.P.A. 13. The sprinkler system requires 24-hour
supervision.

- 1 11. The Fire Department connection shall be located on the address side of the building –
2 unless otherwise determined by the Fire Department. The hydrant shall be located on
3 the same side of the street as the Fire Department connection.
- 4 12. Fire alarm system may be required per CFC 907.2.1.
- 5 13. Buildings shall meet Oceanside sprinkler ordinance in effect at the time of building
6 permit application.
- 7 14. In accordance with the Oceanside Fire Code Section 505, approved addresses for
8 commercial, industrial, and residential occupancies shall be placed on the structure in
9 such a position as to be plainly visible and legible from the street or roadway fronting
10 the property. Numbers shall be contrasting with their background and shall comply the
11 current City of Oceanside size and design standard.
- 12 15. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
13 approval prior to the issuance of building permits.
- 14 16. Buildings shall comply with City of Oceanside's Fire Department codes in effect at the
time of building permit application.

15 **Engineering:**

- 16 17. Design and construction of all improvements shall be in accordance with the City of
17 Oceanside Engineers Design and Processing Manual, City Ordinances, and standard
18 engineering and specifications of the City of Oceanside and subject to approval by the
19 City Engineer.
- 20 18. Prior to issuance of a grading permit all improvement requirements shall be secured with
21 sufficient improvement securities or bonds guaranteeing performance, and payment for
22 labor and materials.
- 23 19. A Declaration of Covenants, Conditions and Restrictions (DCC&R) is required prior to the
24 grading permit, and will be reviewed and approved by the City Attorney. The Declaration
25 of Covenants, Conditions and Restrictions (DCC&R) shall be recorded attesting to these
improvement conditions prior to issuance of any grading permit.
- 26 20. Prior to the issuance of a grading permit, the owner/developer shall notify and host a
27 neighborhood meeting with all of the area residents located within 300 feet of the project
28 site, to inform them of the grading and construction schedule, and to answer questions.

1 21. The owner/developer shall monitor, supervise and control all construction and
2 construction-supportive activities, so as to prevent these activities from causing a public
3 nuisance, including but not limited to, insuring strict adherence to the following:

- 4 a) Dirt, debris and other construction material shall not be deposited on any public
5 street or within the City's storm water conveyance system.
- 6 b) All grading and related site preparation and construction activities shall be limited
7 to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. No engineering
8 related construction activities shall be conducted on Saturdays, Sundays or legal
9 holidays unless written permission is granted by the City Engineer with specific
10 limitations to the working hours and types of permitted operations. All on-site
11 construction staging areas shall be as far as possible (minimum 100 feet) from any
12 existing residential development. Because construction noise may still be
13 intrusive in the evening or on holidays, the City of Oceanside Noise Ordinance
14 also prohibits "any disturbing excessive or offensive noise which causes
15 discomfort or annoyance to reasonable persons of normal sensitivity."
- 16 c) The construction site shall accommodate the parking of all motor vehicles used by
17 persons working at or providing deliveries to the site. An alternate parking site can
18 be considered by the City Engineer in the event that the lot size is too small and
19 cannot accommodate parking of all motor vehicles.
- 20 d) The owner/developer shall complete a haul route permit application (if required
21 for import/export of dirt) and submit to the City of Oceanside Engineering
22 Department forty eight hours (48) in advance of beginning of work. Hauling
23 operations (if required) shall be 8:00 a.m. to 3:30 p.m. unless approved
24 otherwise.

25 22. It is the responsibility of the owner/developer to evaluate and determine that all soil
26 imported as part of this development is free of hazardous and/or contaminated material
27 as defined by the City and the County of San Diego Department of Environmental
28 Health. Exported or imported soils shall be properly screened, tested, and documented
regarding hazardous contamination.

23 23. A traffic control plan shall be prepared according to the City traffic control guidelines
and approved to the satisfaction of the City Engineer prior to the start of any work

1 within the public right-of-way. Traffic control during construction of streets that have
2 been opened to public traffic shall be in accordance with construction signing, marking
3 and other protection as required by the Caltrans Traffic Manual and City Traffic Control
4 Guidelines. Traffic control plans shall be in effect from 8:00 a.m. to 3:30 p.m. unless
5 approved otherwise.

6 24. Pavement sections for all proposed driveways and parking areas shall be based upon
7 approved soil tests and traffic indices. The pavement design is to be prepared by the
8 owner/developer's/owner's soil engineer and must be in compliance with the City of
9 Oceanside Engineers Design and Processing Manual and be approved by the City
10 Engineer, prior to paving.

11 25. Any existing public or private pavement, concrete curb, gutter, driveways, pedestrian
12 ramps and sidewalk within the project, or adjacent to the project boundary that are
13 damaged during construction of the project, shall be repaired or replaced as directed by the
14 City Engineer.

15 26. Drainage facilities shall be designed and installed to adequately accommodate the local
16 storm water runoff and shall be in accordance with the San Diego County Hydrology and
17 Design Manual and in compliance with the City of Oceanside Engineers Design and
18 Processing Manual to the satisfaction of the City Engineer.

19 27. The owner/developer shall obtain any necessary permits and clearances from all public
20 agencies having jurisdiction over the project due to its type, size, or location, including but
21 not limited to the U. S. Army Corps of Engineers, California Department of Fish & Game,
22 U. S. Fish and Wildlife Service and/or San Diego Regional Water Quality Control Board
(including NPDES), San Diego County Health Department, prior to the issuance of grading
23 permits.

24 28. A precise grading plan shall be prepared, reviewed, secured and approved to the
25 satisfaction of the City Engineer. The plan shall reflect all pavement, flatwork, landscaped
26 areas, special surfaces, and footprints of all structures, walls, drainage devices and utility
27 services.

28 29. The approval of this project shall not mean that proposed grading or improvements on
adjacent properties (including any City properties/right-of-way or easements) is granted
or guaranteed to the owner/developer. The owner/developer is responsible for obtaining

1 permission to grade to construct on adjacent properties. Should such permission be
2 denied, the project shall be subject to going back to the public hearing or subject to a
3 substantial conformity review.

4 30. Prior to any grading of any part of this project, a comprehensive soils and geologic
5 investigation shall be conducted of the soils, slopes, and formations in the project. All
6 necessary measures shall be taken and implemented to assure slope stability, erosion
7 control, and soil integrity. No grading shall occur until a detailed grading plan, to be
8 prepared in accordance with the Grading Ordinance and Zoning Ordinance is approved by
9 the City Engineer.

10 31. This project shall provide year-round erosion control including measures for the site
11 required for the phasing of grading. Prior to the issuance of grading permit, an erosion
12 control plan, designed for all proposed stages of construction, shall be reviewed, secured by
13 the owner/developer with cash securities and approved by the City Engineer.

14 32. The drainage design shown on the site plan or preliminary grading plan, and the drainage
15 report for this project is conceptual only. The final drainage report and drainage design
16 shall be based upon a hydrologic/hydraulic study that is in compliance with the latest San
17 Diego County Hydrology and Drainage Manual to be approved by the City Engineer
18 during final engineering. All drainage picked up in an underground system shall remain
19 underground until it is discharged into an approved channel, or as otherwise approved by
20 the City Engineer. All public storm drains shall be shown on City standard plan and
21 profile sheets. All storm drain easements shall be dedicated where required. The
22 owner/developer shall be responsible for obtaining any off-site easements for storm
23 drainage facilities.

24 33. Sediment, silt, grease, trash, debris, and/or pollutants shall be collected on-site and disposed
25 of in accordance with all state and federal requirements, prior to stormwater discharge
26 either off-site or into the City drainage system.

27 34. Unless an appropriate barrier is approved on a landscape plan, a minimum 42-inch high
28 barrier, approved by the City Engineer, shall be provided at the top of all slopes whose
height exceeds 20 feet or where the slope exceeds 4 feet and is adjacent to any streets, an
arterial street or state highway.

1 35. The owner/developer shall comply with the provisions of National Pollution Discharge
2 Elimination System (NPDES) General Permit for Storm Water Discharges Associated
3 with Construction Activity (General Permit) Water Quality Order 2009-0009-DWQ.
4 The General Permit continues in force and effect until a new General Permit is issued or
5 the SWRCB rescinds this General Permit. Only those owner/developers authorized to
6 discharge under the expiring General Permit are covered by the continued General
7 Permit. Construction activity subject to the General Permit includes clearing, grading,
8 and disturbances to the ground such as stockpiling, or excavation that results in land
9 disturbances of equal to or greater than one acre. The owner/developer shall obtain
10 coverage under the General Permit by submitting a Notice of Intent (NOI) and obtaining
11 a Waste Discharge Identification Number (WDID#) from the State Water Resources
12 Control Board (SWRCB). In addition, coverage under the General Permit shall not
13 occur until an adequate SWPPP is developed for the project as outlined in Section A of
14 the General Permit. The site specific SWPPP shall be maintained on the project site at
15 all times. The SWPPP shall be provided, upon request, to the United States
16 Environmental Protection Agency (USEPA), SWRCB, Regional Water Quality Control
17 Board (RWQCB), City of Oceanside, and other applicable governing regulatory
18 agencies. The SWPPP is considered a report that shall be available to the public by the
19 RWQCB under section 308(b) of the Clean Water Act. The provisions of the General
20 Permit and the site specific SWPPP shall be continuously implemented and enforced
21 until the owner/developer obtains a Notice of Termination (NOT) for the SWRCB. The
22 owner/developer is required to retain records of all monitoring information, copies of all
23 reports required by this General Permit, and records of all data used to complete the NOI
24 for all construction activities to be covered by the General Permit for a period of at least
25 three years from the date generated. This period may be extended by request of the
26 SWRCB and/or RWQCB.

27 36. Following approval of the Storm Water Mitigation Plan (SWMP) by the City Engineer
28 and prior to issuance of grading permits, the owner/developer shall submit and obtain
approval of an Operation & Maintenance (O&M) Plan, prepared to the satisfaction of
the City Engineer. The O&M Plan shall include an approved and executed Maintenance
Mechanism pursuant to Section 5 of the Standard Urban Storm Water Mitigation Plan

1 (SUSMP). The O&M shall satisfy the minimum Maintenance Requirements pursuant to
2 Section 5 of the SUSMP. At a minimum the O&M Plan shall include the designated
3 responsible party to manage the storm water BMP(s), employee training program and
4 duties, operating schedule, maintenance frequency, routine service schedule, specific
5 maintenance activities, copies of resource agency permits, cost estimate for
6 implementation of the O&M Plan, a non-refundable cash (or certificate of deposit
7 payable to the City), or an irrevocable, City-Standard Letter of Credit security to provide
8 maintenance funding in the event of noncompliance to the O&M Plan, and any other
9 necessary elements. The owner/developer shall provide the City with access to site for
10 the purpose of BMP inspection and maintenance by entering into an Access Rights
11 Agreement with the City. The owner/developer shall complete and maintain O&M
12 forms to document all operation, inspection, and maintenance activities. The
13 owner/developer shall retain records for a minimum of 5 years. The records shall be
made available to the City upon request.

14 37. The owner/developer shall enter into a City-Standard Stormwater Facilities Maintenance
15 Agreement (SWFMA) with the City obliging the owner/developer to maintain, repair
16 and replace the Storm Water Best Management Practices (BMPs) identified in the
17 project's approved SWMP, as detailed in the O&M Plan into perpetuity. The
18 Agreement shall be approved by the City Attorney prior to issuance of any precise
19 grading permit and shall be recorded at the County Recorder's Office prior to issuance
20 of any building permit. A non-refundable Security in the form of cash (or certificate of
21 deposit payable to the City) or an irrevocable, City Standard Letter of Credit shall be
22 required prior to issuance of a precise grading permit. The amount of the non-
23 refundable security shall be equal to 10 years of maintenance costs, as identified by the
24 O&M Plan, but not to exceed a total of \$25,000. The owner/developer's civil engineer
shall prepare the O&M cost estimate.

25 38. At a minimum, maintenance agreements shall require the staff training, inspection and
26 maintenance of all BMPs on an annual basis. The owner/developer shall complete and
27 maintain O&M forms to document all maintenance activities. Parties responsible for the
28 O&M plan shall retain records at the subject property for at least 5 years. These
documents shall be made available to the City for inspection upon request at any time.

- 1 39. The agreement shall include a copy of executed onsite and offsite access easement and
2 or access rights necessary for the operation and maintenance of BMPs that shall be
3 binding on the land throughout the life of the project to the benefit of the party
4 responsible for the O&M of BMPs, satisfactory to the City Engineer. The agreement
5 shall also include a copy of the O&M Plan approved by the City Engineer.
- 6 40. The BMPs described in the project's approved SWMP shall not be altered in any way,
7 unless reviewed and approved to the satisfaction of the City Engineer. The
8 determination of whatever action is required for changes to a project's approved SWMP
9 shall be made by the City Engineer.
- 10 41. The owner/developer shall provide a copy of the title/cover page of an approved SWMP
11 with the first engineering submittal package. If the project triggers the City's
12 Stormwater requirements but no approved Stormwater document (SWMP) exists, the
13 appropriate document shall be submitted for review and approval by the City Engineer.
14 The SWMP shall be prepared by the owner/developer's Civil Engineer. All Stormwater
15 documents shall be in compliance with the latest edition of submission requirements.
- 16 42. Upon acceptance of any fee waiver or reduction by the owner/developer, the entire
17 project will be subject to prevailing wage requirements as specified by Labor Code
18 section 1720(b) (4). The owner/developer shall agree to execute a form acknowledging
19 the prevailing wage requirements prior to the granting of any fee reductions or waivers.
- 20 43. Approval of this development project is conditioned upon payment of all applicable impact
21 fees and connection fees in the manner provided in chapter 32B of the Oceanside City
22 Code.
- 23 44. In the event that the conceptual plan does not match the conditions of approval, the
24 resolution of approval shall govern.

23 **Planning:**

- 24 45. This Development Plan (D09-00004) and Conditional Use Permit (CUP09-00011) shall
25 expire on December 12, 2013, unless implemented as required by the Zoning Ordinance. If
26 the project is implemented, the CUP shall expire on December 12, 2026.
- 27 46. This Development Plan and Conditional Use Permit approves the relocation of the existing
28 El Corazon Green Waste Compost Facility with all new associated improvements as shown
on the plans and exhibits presented to the Planning Commission for review and approval.

1 No deviation from these approved plans and exhibits shall occur without Development
2 Services Department/Planning Division approval. Substantial deviations shall require a
3 revision to the Development Plan and Conditional Use Permit or a new Development Plan
4 and Conditional Use Permit.

5 47. All mechanical rooftop and ground equipment shall be screened from public view as
6 required by the Zoning Ordinance, on all four sides and top. The roof jacks, mechanical
7 equipment, screen and vents shall be painted with non-reflective paint to match the roof.
8 This information shall be shown on the building plans.

9 48. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
10 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
11 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
12 annul an approval of the City, concerning Development Plan (D09-00004) and Conditional
13 Use Permit (CUP09-00011). The City will promptly notify the applicant of any such
14 claim, action or proceeding against the City and will cooperate fully in the defense. If
15 the City fails to promptly notify the applicant of any such claim action or proceeding or
16 fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible
17 to defend, indemnify or hold harmless the City.

18 49. A covenant or other recordable document approved by the City Attorney shall be prepared
19 by the applicant and recorded prior to the issuance of a business license. The covenant
20 shall provide that the property is subject to this resolution, and shall generally list the
21 conditions of approval.

22 50. Prior to the issuance of building permits, compliance with the applicable provisions of the
23 City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed
24 and approved by the Development Services Department. These requirements, including
25 the obligation to remove or cover with matching paint all graffiti within 24 hours, shall be
26 noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the
27 subject property.

28 51. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
written copy of the applications, staff report and resolutions for the project to the new
owner and/or operator. This notification's provision shall run with the life of the project
and shall be recorded as a covenant on the property.

- 1 52. Failure to meet any conditions of approval for this development shall constitute a violation
2 of the Development Plan and Conditional Use Permit.
- 3 53. Unless expressly waived, all current zoning standards and City ordinances and policies in
4 effect at the time building permits are issued are required to be met by this project. The
5 approval of this project constitutes the applicant's agreement with all statements in the
6 Description and Justification and other materials and information submitted with this
7 application, unless specifically waived by an adopted condition of approval.
- 8 54. This Development Plan and Conditional Use Permit shall be called for review by the
9 Planning Commission if complaints are filed and verified as valid by the Code
10 Enforcement Office concerning the violation of any of the approved conditions or
11 assumptions made by the application.
- 12 55. The public hours of operations are limited to 7:30 a.m. to 5:00 p.m. weekdays, 8:00 a.m. to
13 4:00 p.m. on Saturdays, and no work is allowed on Sundays or holidays.
- 14 56. Agri-Service's Green Waste Compost facility is limited in its operations based on the 15
15 year term lease agreement with the City Property Management Division. Additional years
16 of operation shall be approved through a revised lease agreement with the Property
17 Management Division and subject to the City Planner review and a revised CUP issued by
18 the Planning Commission and/or City Council.

Water:

- 19 57. The site shall not be serviced by the City of Oceanside for domestic sewer. The site can
20 either install a private septic system or have the restrooms and kitchen facilities serviced
21 by an independent company. These modular facilities may need to be permitted through
22 the San Diego Health Department separately.
- 23 58. If the developer wishes the install permanent sewer facilities, then the developer will be
24 responsible for developing all water and sewer utilities necessary to develop the property.
25 Any relocation of water and/or sewer utilities is the responsibility of the developer and shall
26 be done by an approved licensed contractor at the developer's expense.
- 27 59. The property owner shall maintain private water services located on private property.

27 ///////////////
28 ///////////////

1 60. All Water and Wastewater construction shall conform to the most recent edition of the
2 Water, Sewer, and Reclaimed Water Design and Construction Manual or as approved by
3 the Water Utilities Director.

4 PASSED AND ADOPTED Resolution No. 2011-P46 on December 12, 2011 by the
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10
11 _____
12 Tom Rosales, Chairperson
13 Oceanside Planning Commission

14 ATTEST:

15 _____
16 Jerry Hittleman, Secretary

17 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
18 this is a true and correct copy of Resolution No. 2011-P46.

19 Dated: December 12, 2011

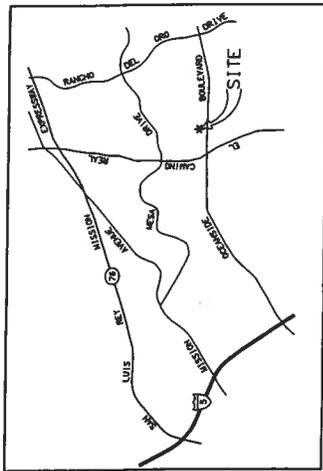
20
21 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
22 be required as stated herein:

23 _____
24 Applicant/Representative

_____ Date

PRELIMINARY GRADING PLAN FOR THE EL CORAZON COMPOST FACILITY RELOCATION

CITY OF OCEANSIDE



VICINITY MAP
NOT TO SCALE

SHEET INDEX
SHEET 1 - PRELIMINARY GRADING PLAN
SHEET 2 - PRELIMINARY GRADING PLAN
SHEET 3 - PRELIMINARY GRADING PLAN

SUBMITTER / DEVELOPER:
MAY SERVICE, INC.
10000 MAY SERVICE DRIVE, SUITE 201
MAY, CA 92068
TEL: 760-964-8667
FAX: 760-964-8667
CONTACT: MARY BULLMAN

PLAN PREPARATION DATE:
FEBRUARY 2, 2011

LEGAL DESCRIPTION:
SUBDIVISION MAP NO. 1194, MAP 1194-002-001, OCEANSIDE, CALIFORNIA, ACCORDING TO MAP NO. 1194-002-001, OCEANSIDE, CALIFORNIA, AS RECORDED IN THE OFFICES OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.

TOPOGRAPHY:
AS SHOWN ON THE PRELIMINARY GRADING PLAN, OCEANSIDE, CALIFORNIA.

ADJACENT AND FIELD TEMPORARILY SURVEYED BY PREVIOUS OWNERS:
AS SHOWN ON THE PRELIMINARY GRADING PLAN, OCEANSIDE, CALIFORNIA.

ASSESSOR'S PARCEL NUMBERS:
APN: 062-002-001-001
APN: 062-002-001-002

TOTAL ACREAGE:
15.2308 ACRES

EXISTING ZONING:
PLANNED RECREATION-EL COMPOST SPECIFIC PLAN - CMC SERVICES

ENGINEER OF WORK:
MAY SERVICE, INC.
10000 MAY SERVICE DRIVE, SUITE 201
MAY, CA 92068
TEL: 760-964-8667

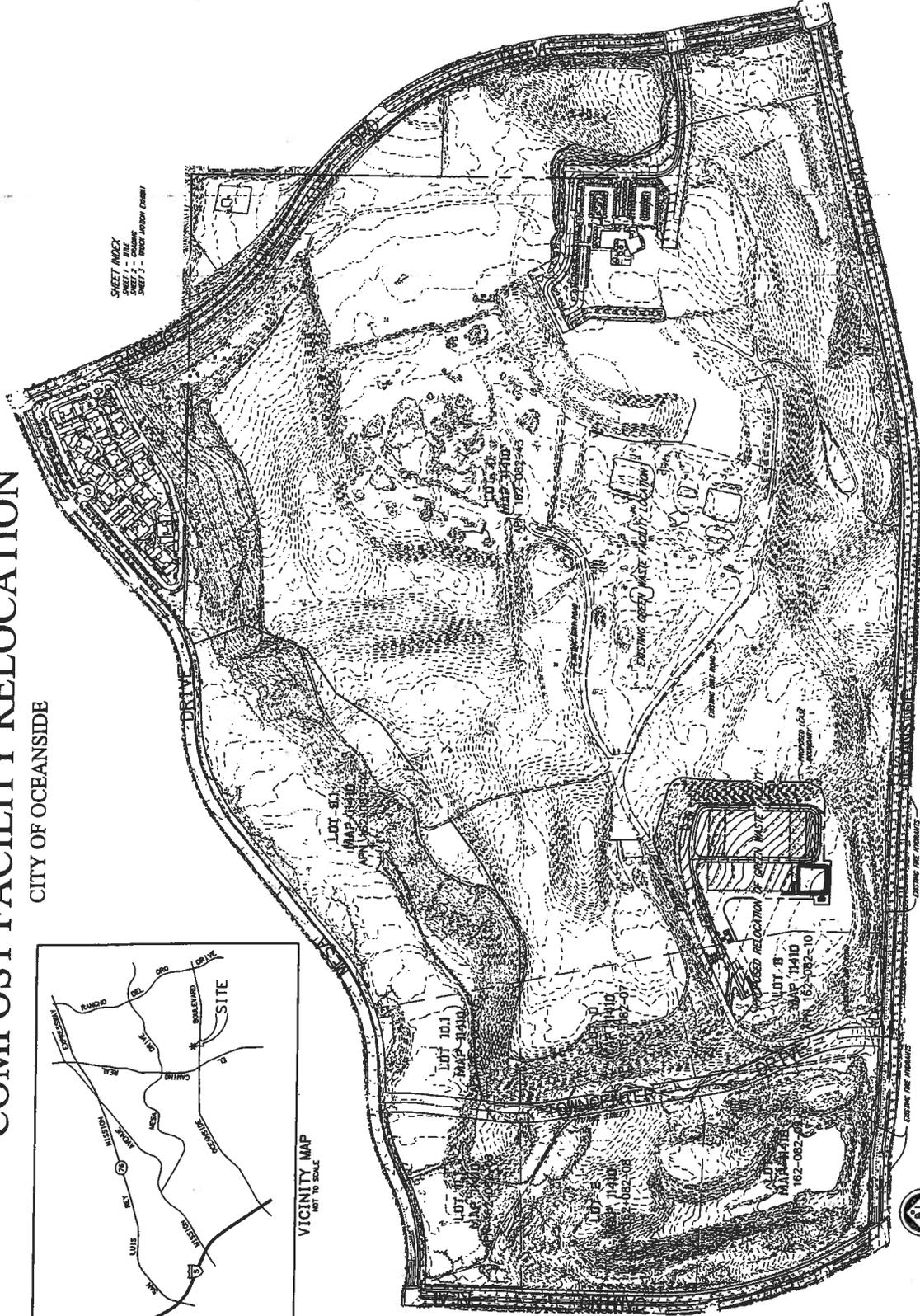


UTILITIES:
EXISTING AND PROPOSED UTILITIES SHOWN ON THE PRELIMINARY GRADING PLAN, OCEANSIDE, CALIFORNIA.
EXISTING UTILITIES: WATER, SEWER, GAS, TELEPHONE, CABLE TV, SLOPE, AND ELEVATION.
PROPOSED UTILITIES: WATER, SEWER, GAS, TELEPHONE, CABLE TV, SLOPE, AND ELEVATION.

EARTHWORK QUANTITIES:
TOTAL CUT: 4,500 CY
TOTAL FILL: 4,500 CY

WOOD # D

SHEET	1	CITY OF OCEANSIDE ENGINEERING DIVISION	3
TITLE SHEET FOR			
OCEANSIDE EL CORAZON COMPOST FACILITY RELOCATION			
APPROVED			
CITY ENGINEER	DATE	PROJECT NO.	DATE
PROJECT NO.	DATE	PROJECT NO.	DATE
PROJECT NO.	DATE	PROJECT NO.	DATE



SCALE 1" = 20'



NEGATIVE DECLARATION

City of Oceanside, California

DATE POSTED: 8/18/11
REMOVE POST: 9/19/11
 20 days
 30 day for SCH review

1. **APPLICANT:** Agri Services
2. **ADDRESS:** 380 S. Melrose Dr., Suite 203, Vista, CA. 92081
3. **PHONE NUMBER:** 760-518-3498
4. **LEAD AGENCY:** City of Oceanside, 300 N. Coast Hwy., 92054
5. **PROJECT MGR.:** Scott Nightingale, Associate Planner
6. **PROJECT TITLE:** El Corazon Compost Facility Relocation
7. **DESCRIPTION:** The proposed El Corazon Green Waste Composting Facility project consists of a Development Plan (D09-00004) to permit the relocation of an existing Green Waste Composting Facility onto a vacant 20-acre parcel located within the El Corazon public site. The composting facility is within the El Corazon site which is bounded by Mesa Drive to the north, Rancho del Oro Drive to the east, Oceanside Boulevard to the south, and El Camino Real to the west. The 15-acre facility is operated by Agri Service Inc., which leases the property from the City of Oceanside. By relocating this facility away from the Senior Center and towards the south west portion of the El Corazon site impacts will be reduced. The site is apart of parcel (APN 162-082-10 & 43).

The subject site is zoned Open Space and is within the Ivey Ranch Rancho Del Oro.

CITY PLANNER DETERMINATION: This project has been evaluated by the Planning Division of the City of Oceanside in accordance with the Section 21080(c) of the California Environmental Quality Act (CEQA). On August 18, 2011, the City Planner determined that this project will not have a potentially significant adverse effect on the environment and issued a Negative Declaration (ND).

The basis for the City Planner's determination is the Initial Study prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Copies may be reviewed or obtained from the Planning Division in City Hall located at 300 N. Coast Hwy. South Building. All public comments on the negative declaration must be provided in writing to the Planning Division on or before the "Posting Removal Date" cited above.



Jerry Hittlerman, City Planner

cc: County Clerk
Project file
CEQA file
Project Applicant
Posting: Civic Center; Public Library;



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION

City of Oceanside

Subject: Development Plan (D09-00004) EL CORAZON GREEN WASTE COMPOSTING FACILITY

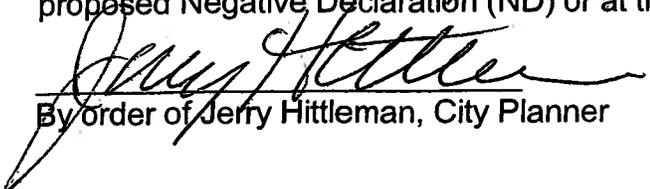
NOTICE IS HEREBY GIVEN that the City of Oceanside has prepared and intends to adopt a Negative Declaration in connection with the subject project. The Negative Declaration identifies potential effects with respect to Biological, Cultural Resources, Noise, Air, and Transportation. The Negative Declaration also includes proposed measures that will ensure that the proposed project will not result in any significant, adverse effects on the environment. The City's decision to prepare a Negative Declaration should not be construed as a recommendation of either approval or denial of this project.

PROJECT DESCRIPTION: The proposed El Corazon Green Waste Composting Facility project consists of a Development Plan (D09-00004) to permit the relocation of an existing Green Waste Composting Facility onto a vacant 20-acre parcel located within the El Corazon public site. The composting facility is within the El Corazon site which is bounded by Mesa Drive to the north, Rancho del Oro Drive to the east, Oceanside Boulevard to the south, and El Camino Real to the west. The 15-acre facility is operated by Agri Service Inc., which leases the property from the City of Oceanside. By relocating this facility away from the Senior Center and towards the south west portion of the El Corazon site impacts will be reduced. The site is apart of parcel (APN 162-082-10 & 43).

PUBLIC REVIEW PERIOD: the public review period is from Tuesday August 18, 2011 to Monday September 19, 2011.

PROJECT MANAGER: Scott Nightingale, Planner. Phone: 760-435-3526; E-Mail: snightingale@ci.oceanside.ca.us; Fax number: (760) 754-2958; mailing address: Planning Division, 300 N. Coast Hwy., Oceanside, CA 92054.

NOTICE IS FURTHER GIVEN that the City invites members of the general public to review and comment on this environmental documentation. Written comments may be mailed, e-mailed, or faxed to the project manager. Copies of the Negative Declaration and supporting documents are available for public review and inspection at the Planning Division located in City Hall at, 300 N. Coast Hwy., Oceanside, CA 92054. The City's Planning Commission will conduct public hearings at future dates to be determined. You will receive a separate public notice for those hearings. If you challenge this project in court, you may be limited to raising only those issues you or someone else raised during the public review period on the proposed Negative Declaration (ND) or at the future public hearings.


By order of Jerry Hittleman, City Planner

**Notice of Completion
Environmental Document Transmittal Form**

SCH No.:

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 (916) 445-0613

1. **PROJECT TITLE:** El Corazon Compost Facility Relocation
 2. **Lead Agency:** City of Oceanside
 3. **Contact:** Scott Nightingale, Associate Planner
 3a. **Address:** 300 N. Coast Hwy.
 3b. **City:** Oceanside, CA
 3c. **County:** San Diego
 3d. **Zip Code:** 92054
 3e. **Phone:** (760) 435-3519

PROJECT LOCATION:

4. **County:** San Diego
 4a. **City/community:** Oceanside/
 4b. **Assessor's Parcel No.:** 162-082-10 & 43
 4c. **Section/Township/Range:** 20/11/3W
 5a. **Cross Streets:** El Camino Real & Oceanside Boulevard
 5b. **For rural, nearest community:** NA
 6. **Within 2 miles of:** a. **State highway #:** Hwy 76
 b. **Airport:** Oceanside Municipal
 c. **Railways:** NCTD
 d. **Waterways:** Loma Alta Creek

7. DOCUMENT TYPE:

- CEQA**
- | | |
|---|---|
| a. <input type="checkbox"/> Notice of Preparation | e. <input type="checkbox"/> Sup./Sub. EIR (Prior SCH No.) |
| b. <input type="checkbox"/> Early Consultation | f. <input type="checkbox"/> Notice of Exemption |
| c. <input checked="" type="checkbox"/> Negative Declaration | g. <input type="checkbox"/> Notice of Completion |
| d. <input type="checkbox"/> Draft EIR | h. <input type="checkbox"/> Notice of Determination |
- NEPA**
- | | |
|--|--|
| i. <input type="checkbox"/> NOI | m. <input type="checkbox"/> Joint Document |
| j. <input type="checkbox"/> FONSI (Finding of No Significant Impact) | n. <input type="checkbox"/> Final Document |
| k. <input type="checkbox"/> Draft EIS (Environmental Impact Statement) | o. <input type="checkbox"/> Other: |
| l. <input type="checkbox"/> EA (Environmental Assessment) | |

8. LOCAL ACTION:

- | | | |
|--|--|---|
| a. <input type="checkbox"/> General Plan Update | f. <input type="checkbox"/> PUD | k. <input type="checkbox"/> Land Division (tract/tentative map) |
| b. <input type="checkbox"/> General Plan Amend | g. <input type="checkbox"/> Site Plan | l. <input type="checkbox"/> Annexation |
| c. <input type="checkbox"/> General Plan Element | h. <input type="checkbox"/> Rezone | m. <input type="checkbox"/> Redevelopment |
| d. <input type="checkbox"/> Specific Plan | i. <input type="checkbox"/> Prezone | n. <input type="checkbox"/> Coastal Permit |
| e. <input type="checkbox"/> Master Plan | j. <input type="checkbox"/> Use Permit | o. <input type="checkbox"/> Other: |

9. DEVELOPMENT TYPE:

- | | | | |
|--------------------------------------|---|---|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Water Facilities | <input type="checkbox"/> Hazardous Waste | <input type="checkbox"/> Waste Treatment |
| <input type="checkbox"/> Office | <input type="checkbox"/> Transportation | <input type="checkbox"/> Recreational | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Mining | <input checked="" type="checkbox"/> Other | <input type="checkbox"/> Power |
| <input type="checkbox"/> Educational | | | |

10. **Total acres:** 15 11. **Total jobs created:**

12. ISSUES DISCUSSED:

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Aesthetic | <input type="checkbox"/> Forest/fire | <input type="checkbox"/> Sewer capacity | <input type="checkbox"/> Floodplain |
| <input type="checkbox"/> Agricultural | <input type="checkbox"/> Geo/seismic | <input checked="" type="checkbox"/> Soils/grading | <input type="checkbox"/> Septic systems |
| <input checked="" type="checkbox"/> Air Quality | <input type="checkbox"/> Minerals | <input type="checkbox"/> Solid waste | <input type="checkbox"/> Growth Inducing |
| <input type="checkbox"/> Archeo/History | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Toxic/hazardous | <input type="checkbox"/> Land use |
| <input type="checkbox"/> Coastal zone | <input type="checkbox"/> Population | <input checked="" type="checkbox"/> Traffic | <input type="checkbox"/> Cumulative |
| <input checked="" type="checkbox"/> Drainage | <input type="checkbox"/> Public facilities | <input type="checkbox"/> Vegetation | <input type="checkbox"/> Other |
| <input type="checkbox"/> Economic/jobs | <input type="checkbox"/> Parks/recreation | <input type="checkbox"/> Water resources | |
| <input type="checkbox"/> Fiscal | <input type="checkbox"/> Schools/University | <input type="checkbox"/> Wildlife | |

13. **Funding (approx.)** Federal \$: 0 State\$: 0 Total \$: 0

14. PRESENT LAND USE & ZONING:

15. PROJECT DESCRIPTION:

The proposed El Corazon Green Waste Composting Facility project consists of a Development Plan (D09-00004) to permit the relocation of an existing Green Waste Composting Facility onto a vacant 20-acre parcel located within the El Corazon public site. The composting facility is within the El Corazon site which is bounded by Mesa Drive to the north, Rancho del Oro Drive to the east, Oceanside Boulevard to the south, and El Camino Real to the west. The 15-acre facility is operated by Agri Service Inc., which leases the property from the City of Oceanside. By relocating this facility away from the Senior Center and towards the south west portion of the El Corazon site impacts will be reduced. The site is apart of parcel (APN 162-082-10 & 43).



INITIAL STUDY City of Oceanside California

1. **PROJECT:** El Corazon Compost Facility Relocation
2. **LEAD AGENCY:** City of Oceanside
3. **CONTACT PERSON & PHONE:** Jerry Hittleman, City Planner
City of Oceanside Department of Plan
(760) 435-3535
4. **PROJECT LOCATION:** 3210 Oceanside Blvd. Oceanside, CA, 92056
5. **APPLICANT:** Agri Service, Inc.
380 S. Melrose, Suite 203
Vista, CA 92081
6. **GENERAL PLAN DESIGNATION:** El Corazon Specific Plan
7. **ZONING:** Planned Development - El Corazon Specific Plan - Civic Services
8. **PROJECT DESCRIPTION:**

Agri Service, Inc. is proposing to relocate the existing, permitted, El Corazon Compost Facility located at 3210 Oceanside Boulevard, in the City of Oceanside, California. The composting facility is within the El Corazon site which is bounded by Mesa Drive to the north, Rancho del Oro Drive to the east, Oceanside Boulevard to the south, and El Camino Real to the west. The 15-acre facility is operated by Agri Service, Inc., which leases the property from the City of Oceanside. The El Corazon Compost Facility has served the solid waste needs of Oceanside residents and businesses since 1995 and is instrumental in the City's recycling and trash diversion operations.

The El Corazon Compost Facility is currently located in the central portion of the proposed El Corazon project site and is approximately 15-acres in size. As part of the City's master plan for El Corazon, the facility is proposed to be relocated near the southwest entry of the El Corazon property, approximately 0.5 miles southwest of its current location. This site is also identified as Civic Services Site 4 in the El Corazon Specific Plan. The relocation would facilitate the continuing use of the El Corazon Senior Center as well as other amenities to be located in the eastern portion of the proposed El Corazon project site. By relocating the facility away from the senior center, impacts from odor would be reduced. Additionally, in order to further reduce impacts from odor, the facility will install odor controls.

Additional location information for the new project is:
The Assessors Parcel Number for the project is 162-082-10 & 43
The Township 11, Range 3W and Section 20
The Latitude is 33.204932 and the Longitude is -117.326767

The relocated El Corazon Compost Facility would be temporary, approximately 15 years.

Background

The El Corazon property is a former silica mine, which closed operations in 1990. After the sand mining operation closed, the title transferred to a private developer and subsequently to the City of Oceanside, along with funding to reclaim the former mine site. In 1994 the City leased 15 acres of the El Corazon property to Agri Service Inc. to permit and operate a green waste processing facility. At that time, it was estimated that the facility was processing approximately 40,000 tons of yard trimming per year. By 2000 improvements to the composting methods at the facility increased compost production to approximately 80,000 tons per year. The City has used the products generated from the facility as soil amendments and for erosion control on the El Corazon property to help meet the provisions of the mine reclamation plan and for City parks and other public projects. Additionally, Agri Service Inc. operates a compost and mulch giveaway, as well as education programs for the residents of Oceanside. Under this program, residents have the option of receiving the products produced at the El Corazon Compost Facility for free for use in gardening and landscaping activities.

Operation

The relocated El Corazon Compost Facility would accept agricultural material, food material and green material as defined in CCR Title 14 Section 17852. In addition, liquid wastes from local restaurants and food and beverage processors would be used as process water as defined in CCR Title 14, Section 17852 (33).

Food material and liquid waste will help meet increasing diversion mandates, provide a service for local restaurants, grocery stores and food processing plants and provide a source of water for the composting process to reduce the facilities dependence on the City's potable water supply.

The material would be brought to the facility by The City's contract waste hauler, homeowners, contract haulers and landscapers. Organic material brought to the facility would be weighed and delivered to a tipping floor where it would be inspected by a trained employee for contaminants (e.g., metal, plastic and chemically treated wood).

The facility would receive a maximum of 500 tons per day. A maximum of 75 tons per day of liquid waste would be received.

Identified contaminants would be removed prior to grinding and composting and stored in disposal containers for collection by a local waste hauling company. Approximately 10 to 40 yards of contaminants would be removed from the facility on a weekly basis. Chemically treated wood is not accepted at this facility; however, any incidental treated wood would be stored separately for disposal at the Otay Landfill (the closest lined landfill to the project site).

Materials entering the facility will either be used as feedstock for composting or ground and/or screened for sale or giveaway for mulch.

Composting Feedstocks

Feedstocks that will be used for composting will be ground within 96 hours to avoid odor generation and the build up of flammable material. The grinder operated by Agri Service Inc. at the relocated facility

would be capable of processing up to 60 tons of material per hour. Food waste and liquid wastes may be processed daily to reduce the likelihood of odor.

Liquid waste would then be added to the compost to increase the moisture content of the shredded material to between 45 and 55 percent. If the liquid waste is not available, water will be used in its place.

Active Composting

An aeration system for freshly ground material will be employed to control odor. The aeration would be controlled by air pumps to increase oxygen in the material. This process promotes aerobic decomposition, which reduces malodorous compounds. If necessary to control odor, active compost would then be covered with a bio filter or perforated covers.

Active composting will employ methods described in Title 14, Section 17868.3. Pathogen Reduction to control pathogens. This phase is accomplished in 15 to 21 days. Material may be left in this phase longer with no deleterious effect.

Curing and Screening

The material is then moved off the aeration pad and allowed to stabilize for a period of 2 weeks or more. After curing, the material would be processed through a series of screens. Screened compost would be suitable for use as a soil amendment, as feedstock for Vermicompost or as a basis for Aerated Composted Tea.

Oversized material may be used for water conservation, erosion and weed control and pathogen reduction. This material may also be used as a bio-filter during the active composting process.

All composted material would be sampled and tested for pathogens and heavy metals as required by CCR Title 14, Sections 17868.1 to 17868.3.

Non-Compostable Green Materials Feedstocks

Green material, that is not suitable feedstock for composting that is accepted at the facility will be ground and/or screened into mulch for immediate sale.

Odor and Dust Control

Odor would be controlled by the aeration system. Incoming material would be ground within 96 hours, and placed on the aerated concrete pad. This system has been tested to reduce volatile organic compound (VOC) and ammonia production, the main components of odor. This is primarily due to the introduction of oxygen into the material. Please see the study attached in the appendix titled, "Technical Memorandum, Results of the February 23, 2011 Surface Flux Chamber Testing at the Agri Service Facility", for the effectiveness of the aeration system. Said study was prepared by Environmental Management Consulting.

Roads associated with the relocated El Corazon Compost Facility would be watered as needed to control for dust. During decomposition, the moisture content of the active compost would be kept at 45 to 55 percent, which would reduce dust during operations.

Storage and Capacity

The relocated El Corazon Compost Facility would set aside approximately one acre for finished project storage, with an average storage time of less than one month. Finished material would be stored in piles ranging from 100 yards to 5,000 yards per product, with no more than 10,000 yards of total finished material stored onsite at any given time. The total site capacity (at any given time) would be 50,000 yards, which includes incoming material, active compost and finished product. At peak capacity the facility would be capable of processing 80,000 tons (200,000 cubic yards) of material annually.

Equipment

Processing equipment at the relocated El Corazon Compost Facility would include grinding and screening equipment, wheel loaders, water trucks and compost turners. In addition, the operation would include odor control devices. The currently available technology is an aerated windrow system. It is anticipated that during the terms of this project, other technologies, such as anaerobic digestion would become available to cost effectively control odor while producing energy.

Construction

The proposed project would disturb approximately 16 acres of disturbed grassland on the southwest portion of the property and would require the onsite grading of about of 6,500 cubic yards of earth material. The grading design is a balance of cut & fill and that no export or import of earthen materials is needed. The proposed project also includes 3 buildings of a 12'x18' administration/office, 12'x18' scale house/office, 16'x16' kitchen/restrooms and a 1,800 square foot roof covered maintenance area. As designed, the proposed project would trap, collect, and recycle condensation, wastewater, and stormwater from composting operations onsite. It is anticipated that no onsite generated runoff will exit the project area.

Please see the attached Site plan and the Preliminary Grading Plan in the Appendix.

9. SURROUNDING LAND USE(S) & PROJECT SETTING:

The new location for the Compost Facility is in close proximity to the current location within the El Corazon site. The immediately surrounding area is undeveloped, but is planned for development of recreational facilities in the future (El Corazon Master Plan). Within the El Corazon site, the area west of the facility is the driveway into the facility, then a native habitat area between the driveway and El Camino Real. Currently, the north, east and south are undeveloped open space. Overall, the El Corazon site is surrounded by a variety of land uses, including residential to the north (north of Mesa Drive), commercial and industrial uses to the east and south (Rancho del Oro Drive and Oceanside Boulevard), and a mix of commercial and residential to the west (El Camino Real).

10. OTHER REQUIRED AGENCY APPROVALS:

The facility currently operates under permits from the San Diego Environmental Health Services, Local Enforcement Agency for the Cal Recycle and agreements with the City of Oceanside. Other permits and notifications are issued by San Diego Regional Water Quality Control, San Diego Air Pollution Control District, San Diego County Weights and Measures and San Diego County Environmental Health Services, Hazardous Waste division.

These permits and agreements would require modification to identify the new location and process modifications incorporated into the new site location.

11. PREVIOUS ENVIRONMENTAL DOCUMENTATION:

Draft El Corazon Specific Plan EIR, prepared by HDR, dated September 2008

12. CONSULTATION:

City of Oceanside Planning Department for general information regarding El Corazon Specific Plan

13. SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The project would not affect any environmental factors resulting in a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated, include:

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geological |
| <input type="checkbox"/> Hazards | <input type="checkbox"/> Water | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Utilities Systems | | |

14. ENVIRONMENTAL CHECKLIST

This section analyzes the potential environmental impacts which may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 2) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. **No Impact.** Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. **Less Than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. **Potentially Significant Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. **Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

	Potentially Significant	Potentially Significant Unless Mit.	Less than Significant	No Impact
14.1 AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Have a substantial adverse effect on a scenic vista? **Less than Significant Impact.***

The proposed facility location is near the southwest entrance to the El Corazon site near Oceanside Boulevard, closer than the existing facility location. Although the facility will be located closer to Oceanside Boulevard, the site is still higher in elevation than the street and therefore not visible from the street. It should also be noted that although the facility will be higher than the road elevation, it will not block or adversely affect a view of the ocean or other scenic vista. See the Figure 1 & 2.

The City General Plan does not designate Oceanside Boulevard or surrounding areas, as scenic vistas (City of Oceanside, 2002). Additionally, the facility is located topographically below the areas surrounding the overall El Corazon site. Therefore, the proposed facility relocation will not impact on a scenic vista.

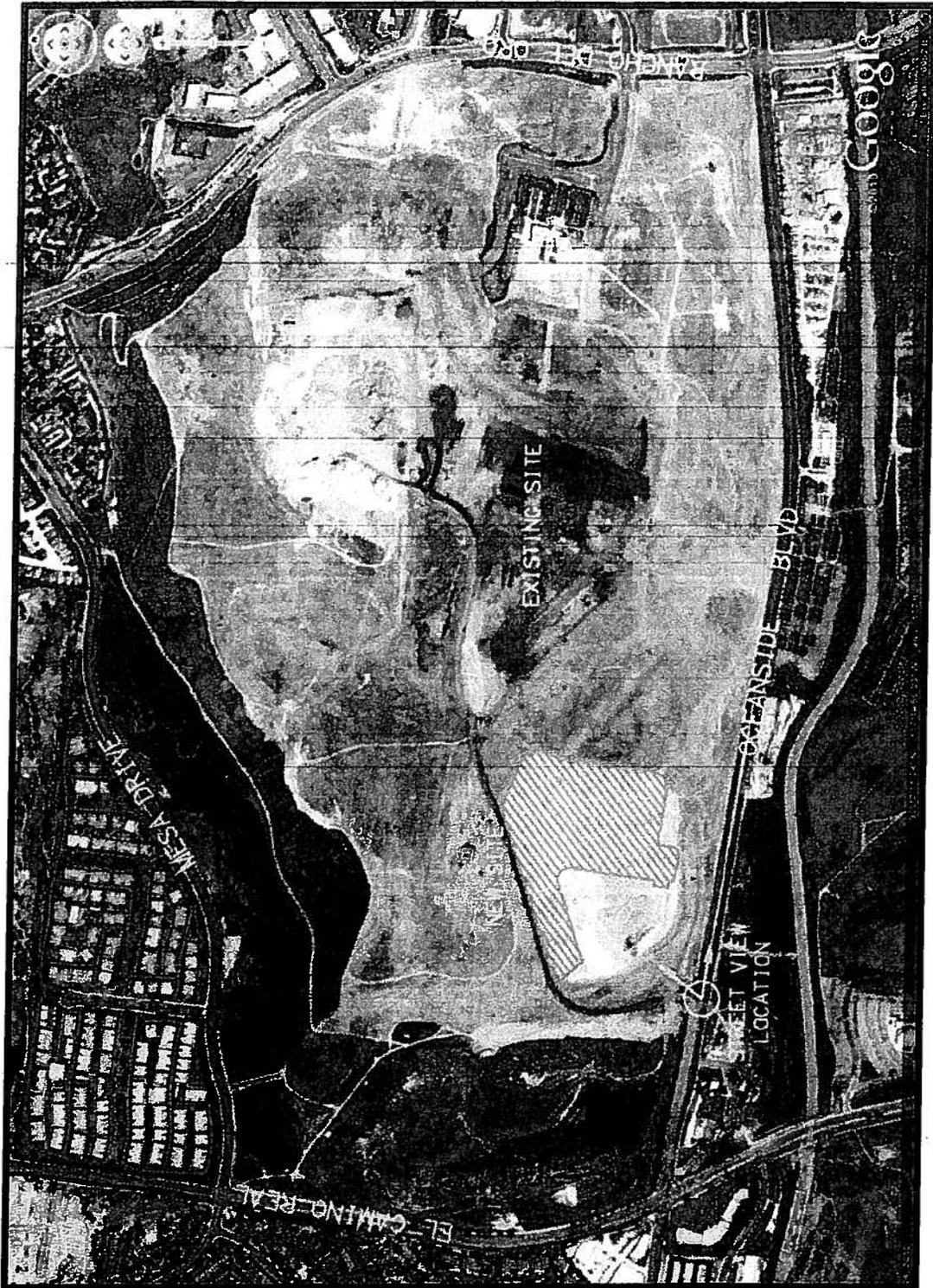


Figure 1 - Google Map View

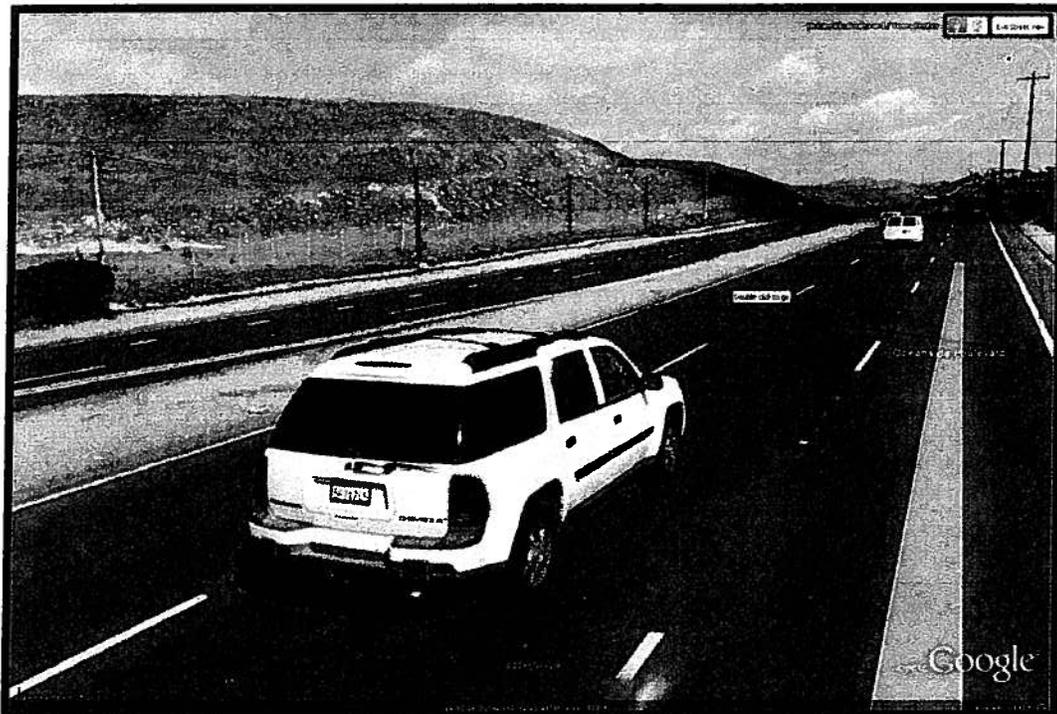
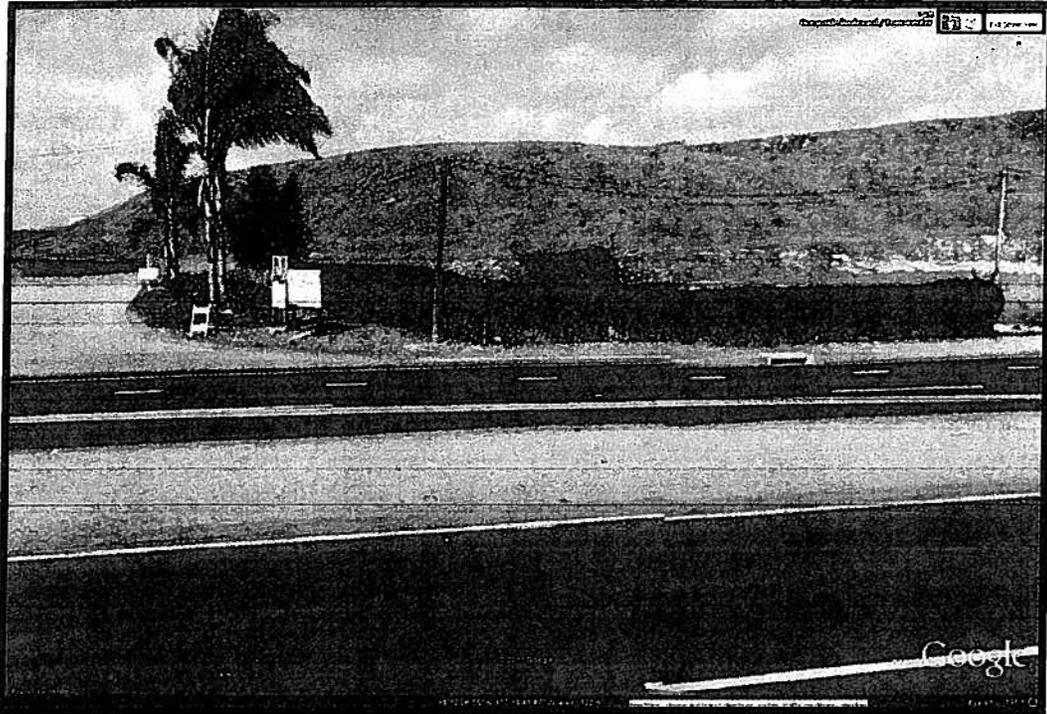


Figure 2 - Google Street View

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? **Less than Significant Impact.***

There are no designated State Scenic Highways adjacent to or within one mile of the project area (Caltrans, 2007). The California Department of Transportation does however, identify State Route 76 (SR76) as an “eligible state scenic highway but not officially designated”. The El Corazon property is approximately one mile south of SR76 but the view of the site is blocked by hills located in between the two locations.

Therefore, construction and implementation of the proposed project would not substantially damage scenic resources located within the viewshed of a State Scenic Highway. A less than significant impact is identified for this issue area.

- c) *Substantially degrade the existing visual character or quality of the site and its surroundings? **Less than Significant Impact.***

Currently the El Corazon site is undeveloped, and in some areas of the site still undergoing reclamation from previous sand and gravel mining operations. The proposed project consists of a relocation of the Compost Facility within the El Corazon project property. The odor control system will provide for a much “neater” looking facility and will not degrade the existing visual character in any way. Based on the undeveloped nature of the site and the proposed operational changes at the facility the proposed project does not substantially degrade the existing visual character of or quality of the site or its surroundings, therefore a less than significant impact.

- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? **Less than Significant Impact.***

The proposed project consists of a relocation of the Compost Facility within the El Corazon property. Nighttime operations of the facility are not currently planned and therefore there is minimal lighting planned for the facility. The lighting that is planned is for security purposes only, and located near the operations building.

The overall El Corazon site is located within a developing area, with street lights located along Oceanside Boulevard, El Camino Real, and Mesa Boulevard. Therefore, the proposed facility relocation would not create a new source of substantial light or glare that would affect day or nighttime views and a less than significant impact is anticipated.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.2 AGRICULTURE AND FORESTRY RESOURCES. Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA. Resources Agency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. 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 Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. 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"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 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? **No Impact.***

The proposed facility relocation is within the El Corazon site which was formerly used as a sand and gravel mine and therefore would not convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (California Department of Conservation, 2007). Since there is no identified Farmland at the proposed facility, there is no impact.

- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? **No Impact.***

The proposed facility relocation is within the El Corazon site which was formerly used as sand and gravel mine. The current and proposed facility location is within the El Corazon Specific Plan and therefore no agricultural use was anticipated for this area (the El Corazon Specific Plan, 2009). Since the facility relocation site is not zoned for agricultural use, nor is it under a Williamson Act contract. Therefore there will be no impact for this issue area.

- c) *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 Government Code section 51104(g))? **No Impact.***

- d) *Result in the loss of forest land or conversion of forest land to non-forest use? **No Impact.***

- e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? **No Impact.***

The proposed facility relocation consists of moving a facility from a currently non-agricultural site to a different non-agricultural site within the overall El Corazon site. The proposed relocation site for the facility does not contain any farmland or agricultural uses, therefore there is no impact for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.3 AIR QUALITY. Would the project:				
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 an air quality standard or contribute 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 the 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 to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Conflict with or obstruct implementation of the applicable air quality plan? **Less than Significant Impact.***

The City of Oceanside is located within the San Diego Air Basin, and, therefore, is within the jurisdiction of the San Diego County Air Pollution Control Board. The proposed project is not expected to result in a substantial adverse impact to air quality because it would not increase vehicular traffic on neighboring roadways over what is currently generated by the facility at its current location. Specifically, the number of trucks and private residents accessing the site are not expected to increase as a result of the proposed project. Additionally, the proposed project has the potential to temporarily increase air pollutants due to construction activities (e.g., grading, clearing, excavation, earth moving, etc.); however, control measures identified by the San Diego Air Pollution Control District would be applied to all construction activities in order to minimize potential impacts. These measures may include, but are not limited to:

- Water the grading areas a minimum of twice daily to minimize fugitive dust;
- Stabilize graded areas as quickly as possible to minimize fugitive dust;
- Apply chemical stabilizer or pave the last 100 feet of internal travel path within the construction site prior to public road entry;
- Install wheel washers adjacent to a paved apron prior to vehicle entry on public roads;
- Remove any visible track-out into traveled public streets within 30 minutes of occurrence;
- Wet wash the construction access point at the end of each workday if any vehicle travel on unpaved surfaces has occurred;
- Provide sufficient perimeter erosion control to prevent washout of silty material onto public roads;
- Cover haul trucks or maintain at least 12 inches of freeboard to reduce blow-off during hauling;
- Suspend all soil disturbance and travel on unpaved surfaces if winds exceed 25 mph;
- Cover/water onsite stockpiles of excavated material;
- Enforce a 15 mile-per-hour speed limit on unpaved surfaces;

- On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce re-suspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather;
- Disturbed areas shall be hydroseeded, landscaped, or developed as quickly as possible and as directed by the County to reduce dust generation; and
- Limit the daily grading volumes/area.

Therefore, the proposed project would not conflict with or obstruct implementation of the applicable air quality plan. A less than significant impact is identified for this issue area.

*Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Less than Significant Impact.***

The proposed project consists of the relocation of the Compost Facility within the El Corazon project property. As stated in response (a), the proposed project is not expected to result in a substantial adverse impact to air quality due to project-related increases in vehicular traffic or operations. Additionally, the proposed project has the potential to temporarily increase air pollutants due to construction activities; however, control measures identified by the San Diego Air Pollution Control District would be applied to all construction activities in order to minimize potential impacts. Therefore, the proposed project would not violate any air quality standard or contribute substantially to an existing or project air quality violation. A less than significant impact is identified for this issue area.

- 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)? **Less Than Significant Impact.***

The proposed project consists of a relocation of the Compost Facility within the El Corazon project property. As stated in response (a), the proposed project is not expected to result in a substantial adverse impact to air quality due to project-related increases in vehicular traffic or operations. Additionally, the proposed project has the potential to result in a cumulatively considerable net increase in air pollutants due to construction activities; however, control measures identified by the San Diego Air Pollution Control District would be applied to all construction activities in order to minimize potential impacts. Therefore, the proposed project would not 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. A less than significant impact is identified for this issue area.

- d) *Expose sensitive receptors to substantial pollutant concentrations? **Less Than Significant Impact.***

Sensitive receptors may be different members of society including the elderly, hospitals, or schools. The closest sensitive receptor to the proposed relocation site for the composting facility is Ocean Shores High School, located approximately 0.16 miles (850 feet) to the southwest. The facility is currently operating approximately 0.32 miles from the Ocean Shores High School. The new location will move the facility approximately 0.16 miles closer but the driveway entrance from Oceanside Boulevard will stay in the same location. Although the facility will be closer to Ocean Shores High School there is not expected to be an increase in traffic into the facility, or an increase in the operational volume of material handled by the facility. Based on the anticipated usage of the relocated facility compared to the current facility (the same), there is not expected to be an adverse impact to air quality due to project-related increases in vehicular traffic; therefore, Ocean Shores High School would not be exposed to substantial pollutant concentrations from project-related vehicular emissions. A less than significant impact is identified for

this issue area.

- e) *Create objectionable odors affecting a substantial number of people?* **Less Than Significant Impact.**

The El Corazon Compost Facility is currently located in the central portion of the proposed El Corazon project site and is approximately 15-acres in size. As part of the City's master plan for El Corazon, the facility is proposed to be relocated near the southwest entry of the El Corazon property, approximately 0.5 miles southwest of its current location. This site is also identified as Civic Services Site 4 in the El Corazon Specific Plan. The relocation would facilitate the development of the El Corazon senior center as well as other amenities to be located in the eastern portion of the proposed El Corazon project site. By relocating the facility away from the senior center, impacts from odor would be reduced. Additionally, in order to further reduce impacts from odor, the facility will install odor controls.

Odor would be controlled by the aeration system. Incoming material would be ground within 96 hours, and placed on the aerated concrete pad. This system has been tested to reduce volatile organic compound (VOC) and ammonia production, the main components of odor. This is primarily due to the introduction of oxygen into the material. Please see the study attached in the appendix titled, "Technical Memorandum, Results of the February 23, 2011 Surface Flux Chamber Testing at the Agri Service Facility", for the effectiveness of the aeration system. Said study was prepared by Environmental Management Consulting. Therefore, with the installation of the aeration system, the proposed project would prevent objectionable odors from affecting a substantial number of people in the project area. A less than significant impact is identified for this issue area.

Please see the study attached in the appendix titled, "Technical Memorandum, Results of the February 23, 2011 Surface Flux Chamber Testing at the Agri Service Facility", for the effectiveness of the aeration system. Said study was prepared by Environmental Management Consulting.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.4 BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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 (DFG) or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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 checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS? **Less than Significant Impact***

The proposed project consists of a relocation of the Compost Facility from the central portion of the El Corazon project site to the southwest entry of the El Corazon property, approximately 0.5 miles to the southwest.

A biological resources technical report was prepared for the El Corazon property, which includes the proposed relocation site for the composting facility. According to the technical report, no sensitive, rare, threatened, or endangered plant species were observed on the El Corazon property. However, nineteen sensitive plant species are known to exist in the project area. None of these species have a high potential to occur on the project site and one has a moderate potential to occur onsite (San Diego ambrosia).

Additionally, eight sensitive, threatened or endangered wildlife species were observed on the El Corazon property, three of which have the potential to occur on the proposed relocation site for the composting facility (northern harrier, Cooper’s hawk and the red-shouldered hawk). An additional 39 sensitive wildlife species are known to exist in the project area; however, only four have a high potential to occur on the project site (Coronado skink, orange-throated whiptail, grasshopper sparrow and golden eagle) and three have a moderate potential to occur onsite (western spadefoot toad, loggerhead shrike and merlin).

The project is the relocation of the Compost Facility within the existing El Corazon site in an area that has no sensitive vegetation. The El Corazon site is still undergoing active mine reclamation, and therefore is still under the constraints of the mine reclamation plan. The mine reclamation plan calls for the vegetation on the site to be kept at a minimum, and therefore, there would not be a significant impact to the onsite vegetation.

- b. *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 (DFG) or U.S. Fish and Wildlife Service? **Less than Significant Impact***

The proposed project consists of a relocation of the Compost Facility within the El Corazon project

property. The proposed relocation site for the Compost Facility is currently vacant and undeveloped and does not contain riparian habitat. However, since the overall El Corazon project site is still undergoing active mine reclamation and therefore under the requirements of the closure plan, the vegetation within the site is required to be kept to a minimum. Because of the requirements of the closure plan, there is a less than significant impact for this issue area.

- c. *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? **Less than Significant Impact***

The proposed facility relocation consists of moving an existing facility to a new location within the overall El Corazon site. The current and proposed locations are both located in upland areas of the site and therefore do not effect federally protected wetlands. The nearest wetlands are located approximately 0.5 mile to the west of the proposed facility, at the pond located near the intersection of Oceanside Boulevard and El Camino Real (RC Biological Consultants, 2006). Based on the identified habitat type and the distance to the nearest wetland, the project will have a less than significant 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.).

- 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? **Less than Significant Impact***

The relocation of the Compost Facility within the El Corazon project site would not impact the previously identified wildlife corridor to the west of the proposed location (MHCP, 2003). The identified corridor is located with the designated native habitat area between the existing driveway and El Camino Real. Therefore, the proposed project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species. A less than significant impact is identified for this issue area.

- e. *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? **Less than Significant Impact***

The proposed project consists of the relocation of the Compost Facility within the El Corazon project property. The proposed relocation site for the composting facility is currently vacant and undeveloped and does not contain any biological resources that would be protected under local policies or ordinances. Therefore, a less than significant impact is identified for this issue area.

- f. *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? **Less than Significant Impact***

The proposed project consists of a relocation and incremental expansion of the 15-acre El Corazon Compost Facility within the El Corazon project property. The proposed relocation site for the composting facility is currently vacant and undeveloped and is not identified in the Oceanside Subarea Habitat Conservation Plan/ Natural Communities Conservation Plan (City of Oceanside, 2000), which is part of the regional Multiple Habitat Conservation Program (MHCP) (SANDAG,

2003). However, the proposed project would be designed, constructed, and implemented so as to comply with the applicable goals and requirements of these plans. Therefore, implementation of the proposed project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. A less than significant impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.5 CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of CEQA?	<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 § 15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5 of CEQA? **No Impact.***

Both the current and the proposed location of the facility, within the El Corazon site, were areas that were heavily disturbed during the sand and gravel operations. Based on the previous disturbed nature of the site, the facility relocation is not expected to cause a substantial adverse change in a historic resource, and therefore no impact is anticipated. Therefore, no cultural resource impact will occur.

- b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5 of CEQA? **No Impact.***

Both the current and the proposed location of the facility, within the El Corazon site, were areas that were heavily disturbed during the sand and gravel operations. Based on the previous disturbed nature of the site, the facility relocation is not expected to cause a substantial adverse change in an archeological resource, and therefore no impact is anticipated.

- c. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **No Impact.***

Both the current and the proposed location of the facility, within the El Corazon site, were areas that were heavily disturbed during the sand and gravel mining operations. Based on the previous disturbed nature of the site it the facility relocation is not expected to cause a substantial adverse change in a paleontological resource, and therefore no impact is anticipated.

- d. *Disturb any human remains, including those interred outside of formal cemeteries? **No Impact.***

Both the current and the proposed location of the facility, within the El Corazon site, were areas that were heavily disturbed during the sand and gravel operations. Based on the previous disturbed nature of the

site it the facility relocation is not expected to cause a substantial adverse change to human remains, and therefore no impact is anticipated.

However, in the unlikely event that human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of any human remains find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC) which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery, and shall complete the inspection within 24 of notification by the NAHC. The MLD will have the opportunity to make recommendations to the NAHC on the disposition of the remains.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.6 GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving (i.) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)?; or, (ii) strong seismic ground shaking?; or, (iii) seismic-related ground failure, including liquefaction?; or, (iv) landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- 1) *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? Refer to Division of Mines and Geology Special Publication 42. **Less Than Significant Impact.***

The project site is located within the seismically active southern California region and would likely be subjected to groundshaking, thus exposing proposed water transmission and storage facilities to seismic hazards. The most significant geologic hazards that affects the site as stated in the soils report will be those associated with ground shaking in the event of a major seismic event. It also states that the site is not located within or near a Alquist-Priolo earthquake fault zones. The soils

report was done Vinje & Middleton Engineering, Inc & was dated October 14, 2010. Said report is attached to this study as part of the appendix.

2) *Strong seismic ground shaking? **Less Than Significant Impact.***

Southern California is a seismically active region likely to experience, on average, one earthquake of Magnitude 7.0, and ten (10) earthquakes of Magnitude 6.0 over a period of 10 years. Active faults are those faults that are considered likely to undergo renewed movement within a period of concern to humans. These include faults that are currently slipping, those that display earthquake activity, and those that have historical surface rupture. The California Geological Survey (CGS) defines active faults as those which have had surface displacement within Holocene times (about the last 11,000 years). Such displacement can be recognized by the existence of sharp cliffs in young alluvium, un-weathered terraces, and offset modern stream courses. Potentially active faults are those believed to have generated earthquakes during the Quaternary period, but prior to Holocene times.

There are several active and potentially active fault zones that could affect the project site. The faults within these zones include the Newport-Inglewood, Whittier, San Andreas, San Jacinto, Malibu-Coast-Raymond, Palos Verdes, San Gabriel, and Sierra Madre-Santa Susana-Cucamonga faults. The proposed project would be required to be in conformance with the Uniform Building Code (UBC), the City's Seismic Hazard Mitigation Ordinance, and other applicable standards. Conformance with standard engineering practices and design criteria would reduce the effects of seismic groundshaking to less than significant levels.

3) *Seismic-related ground failure, including liquefaction? **Less Than Significant Impact.***

Liquefaction is the loss of strength of cohesionless soils when the pore water pressure in the soil becomes equal to the confining pressure. Liquefaction generally occurs as a "quicksand" type of ground failure caused by strong groundshaking. The primary factors influencing liquefaction potential include groundwater, soil type, relative density of the sandy soils, confining pressure, and the intensity and duration of groundshaking. According to the *City of Oceanside General Plan*, dated June 2002, the project area is not susceptible to liquefaction hazards. The soils report for this project states that liquefaction or related ground rupture failures are not anticipated (Section E). Said report was done Vinje & Middleton Engineering, Inc & was dated October 14, 2010. Said report is attached to this study as part of the appendix.

4) *Landslides? **Less Than Significant Impact.***

Landslides are mass movements of the ground that include rock falls, relatively shallow slumping and sliding of soil, and deeper rotational or transitional movement of soil or rock. However, according to the *City of Oceanside General Plan*, the project site is not located within a known or highly suspected landslide area. Further, site stabilization and soil compaction requirements required by project geotechnical investigation and design parameters established by the most recent UBC and the City's Seismic Hazard Mitigation Ordinance would reduce any potential impacts to less than significant levels. The soils report did not mention that the project area is in a highly suspected landslide area.

b) *Result in substantial soil erosion or the loss of topsoil? **Less Than Significant Impact.***

Grading and trenching during the construction phase of the project would displace soils and temporarily increase the potential for soils to be subject to wind and water erosion. The contractor will be required to comply with standard engineering practices for erosion control and a qualified soils engineer will monitor soil compaction during construction. Implementation of the following mitigation measures would reduce potential soil erosion impacts to less than significant levels.

Mitigation Measures:

GEO 1. An erosion and sediment control plan shall be prepared and submitted for review and approval prior to issuance of grading permit. The plan shall outline methods that shall be implemented to control erosion from graded or cleared portions of the site, including but not limited to straw bales, sandbags, soil binders, diversion fences, desilting basins, etc. The Plan shall be prepared in accordance with the City's grading ordinance, the City's water quality ordinance, the latest NPDES Permit and to the satisfaction of the City Water Quality Engineer.

c) *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, subsidence, liquefaction or collapse? **Less Than Significant Impact.***

The soils report by Vinje & Middleton, Inc concludes that the project as proposed is feasible from a geotechnical point of view. Please see section VI of the said report in the appendix. No water extractions or similar practices are anticipated to be necessary that are typically associated with project-related subsidence effects. In addition, surface material which would be disrupted/displaced would be balanced and re-compacted on-site during project construction. Adherence to standard engineering practices would result in less than significant impacts related to subsidence of the land. Refer to Response 4.6a, above.

d) *Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property? **Less Than Significant Impact.***

Onsite soils are potentially expansive and include moisture sensitive silty to clayey soils. Further, adherence to standard engineering practices contained within the most recent UBC and following the recommendation outline in the soils report will reduce any potential impacts to less than significant levels. Please see section VII of the said report in the appendix.

e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? **No Impact.***

The proposed relocation of the project site will not contain a septic tank or other alternative wastewater disposal system. The proposed facility will utilize "portable restrooms". Additionally, the processing area of the facility will have a closed water collection system, where any condensation or excess water developed during processing would be collected and reused on-site. This water reuse would eliminate the need for disposal of process developed wastewater. Since the proposed project does not require the use of septic systems or alternative wastewater disposal, therefore there would be not impact this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.7 GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

The transportation and decomposition of organic material by composting produces carbon dioxide as well as other VOCs. This project will reduce greenhouse gas in several significant ways.

By locally composting and recycling organics transportation of the organic waste stream is reduced. The nearest landfill that accepts organic waste is 51.4 miles away. Assuming maximum loads of organic waste of 20 tons per truck, 22 pounds of CO₂ generated per gallon of diesel fuel, fuel efficiency of 5 miles per gallon of and 80,000 tons of material processed per year, this is a net CO₂ savings of 905 tons of CO₂ on transportation.

- Organic waste consisting yard trimmings tipped at the landfill is used as Alternative Daily Cover. This process generates methane as its primary waste gas. Although some gas is captured and used for energy production, the process is widely accepted as a net generator of greenhouse gas.
- The El Corazon Relocation project proposes the use of aerated windrows for the active compost phase. Attached studies show over 90 % reduction in VOC, odor and methane compared to non-aerated composting processes. CO₂ is the main gas generated, but because the carbon in plant material was obtained from the atmosphere during photosynthesis it is much closer to 'carbon neutral'.
- The El Corazon Compost Facility end products, compost and mulch, help reduce the need for petrochemical fertilizers and pesticides. Due to many variables, this savings is not easily quantified; however it is not uncommon for growers using compost and mulch to see less need for nitrogen fertilizers, fungicides and herbicides. To help promote this practice, the El Corazon Compost Facility oversees the City of Oceanside's compost giveaway program. Up to 1000 residents a month visit the facility to pick up free compost and mulch for their home gardens.

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

This project is not within subject to any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.8 HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
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 conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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"/>
d. 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"/>
e. 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 safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
f. For a project within the vicinity of a private airstrip, 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"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. 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?	<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? **Less Than Significant Impact.***

The facility will have a hazardous materials plan from the County of San Diego Environmental Health Services for the storage and use of fuel and lubricant products, welding gases and used oil. All used oil products are picked up and transported by licensed hazardous material companies.

- 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? **Less Than Significant Impact.***

The proposed relocation of the current Compost Facility is anticipated to use only minor quantities of hazardous materials during the construction of the facility. These materials would be in small quantities and used only for a specific tasks during construction. Once the task was completed, the contractor would remove the materials from the site. Since the materials would only be used during construction and only small quantities used, there is not anticipated to have the right conditions to create a significant hazard to the public or the environment. Therefore there would be a less than significant impact for this issue area.

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **Less Than Significant Impact.***

The proposed project consists of a relocation of the Compost Facility within the El Corazon project property. The El Corazon property, which includes the proposed relocation site for the composting facility, is within one-quarter mile of Ocean Shores High School, a public school which is located at 3131 Oceanside Blvd, adjacent to the southwest corner of the El Corazon property. The school is located on the South side of Oceanside Boulevard, east of El Camino Real.

The relocation of the composting facility to the southwest corner of the El Corazon property would result in the transportation and use of minimal amounts of hazardous materials associated with construction equipment and activities. However, all construction activities would be required to comply with federal, state and local laws and policies which regulate and control hazardous materials handled on a project site. Therefore, no hazardous or acutely hazardous materials, substances, or waste are expected to be emitted or handled within one-quarter mile of an existing or proposed school, as a result of the construction or implementation of the proposed project. A less than significant impact is identified for this issue area.

- d) *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? **Less than Significant Impact.***

The El Corazon Compost Facility will have hazardous materials on site. However, the facility will have a hazardous materials plan from the County of San Diego Environmental Health Services for the storage and use of fuel and lubricant products, welding gases and used oil. All used oil products are picked up and transported by licensed hazardous material companies & has therefore less than significant impact.

- e) *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? **Less than Significant Impact.***

The proposed project consists of a relocation and incremental expansion of the Compost Facility within the El Corazon project property. The proposed project is not located within an airport land use plan (City of Oceanside, 2002, Land Use Element, "Special Management Area, Airport Influence Area" Map pp. 25). The proposed relocation site for the composting facility is located approximately 1.7 miles southeast of the Oceanside Municipal Airport; however, as stated above, the relocation site is not within the airport's sphere of influence. Therefore, a less than significant impact is identified for this issue area.

- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **No Impact.***

The proposed project site is not located within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area.

- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **Less than Significant Impact.***

The proposed project consists of a relocation of the Compost Facility within the El Corazon project property. According to the City's General Plan, an emergency evacuation plan is in place that identifies major streets and thoroughfares to be used for relocation routes in the event of an emergency (City of Oceanside, 2002, Public Safety Element, "Relocation Routes and Refugee Centers" Map, pp. 33). Two of the routes identified in this emergency response plan include El Camino Real and Oceanside Boulevard, both of which are in proximity to the proposed relocation site for the composting facility. However, construction and implementation of the proposed project would not prevent the use of these streets in the event of an emergency. Therefore, a less than significant impact is identified for this issue area.

- h) *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? **Less than Significant Impact.***

The project would not expose people or structures to a significant risk of wildland fires because the project site does not adjoin OFD-designated wildland areas. The proposed relocation site for the composting facility is not located within or near a fire hazard area as delineated by the General Plan's "Natural Fire Hazards" map (City of Oceanside, 2002, Public Safety Element, pp. 17). Since the proposed relocation site for the facility has been severely disturbed from previous mining activities, it is not located in an area of significant risk of wildland fires. Additionally, construction and implementation of the proposed project would follow all applicable fire safety rules and regulations, including other best management practices. A less than significant impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.9 HYDROLOGY AND WATER QUALITY. Would the project:				

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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 type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. 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 which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create or contribute runoff water which 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. 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"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k. Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l. Result in significant alternation of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Could the proposed project result in increased erosion downstream?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n. Result in increased impervious surfaces and associated increased runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
o. Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p. Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
s. Have a potentially significant adverse impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
u. Impact aquatic, wetland, or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Potentially impact stormwater runoff from construction or post construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
w. Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
x. Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
y. Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
z. Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Violate any water quality standards or waste discharge requirements? **Less Than Significant Unless Mitigated.***

All waters in San Diego County are under jurisdiction of the San Diego Regional Water Quality Control Board. The proposed relocation site for the composting facility is in proximity of a section of Garrison Creek (approximately 0.25 miles to the north), which is a tributary to Loma Alta Creek (Hydrologic Area 904.10), which is part of the Carlsbad Hydrologic Unit (Basin Number 904.00), located within the San Luis Rey River Watershed (California Regional Water Quality Control Board, 1994).

The proposed project consists of a relocation of the El Corazon Compost Facility from the central portion of the El Corazon project site to the southwest entry of the El Corazon property, approximately 0.5 miles to the southwest. As designed, the proposed project would trap, collect, and recycle condensation, wastewater, and stormwater from composting operations onsite. Therefore, polluted runoff is not

anticipated to leave the project site and would not negatively impact Garrison Creek. Furthermore, during construction, the proposed project would be required to install best management practices to further prevent water quality degradation in Garrison Creek.

Additional impacts related to water quality would range over three different phases of project implementation: 1) during the earthwork and construction phase, when the potential for erosion, siltation and sedimentation into on-site drainages would be the greatest; 2) following construction, prior to the establishment of ground cover, when the erosion potential may remain relatively high; and 3) following completion of the project, when impacts related to sedimentation would decrease markedly, but those associated with site runoff would increase.

Compliance with the statewide National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity would prevent stormwater pollution from impacting waters of the U.S. in the vicinity of the project site. Implementation of the mitigation measures identified below would reduce potential water quality impacts to less than significant levels.

A Storm Water Mitigation Plan has been prepared for this project. Said study addresses in detail the water quality issues as it relates to this project. A copy of the SWMP is attached in the appendix.

- b) *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)?* **NO Impact.**

As designed, the proposed project would utilize recycled wastewater from composting operations for its water supply needs and would not require tapping into groundwater supplies. As such, the proposed project would 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. Furthermore, Garrison Creek, the closest body of water (approximately 0.25 miles to the north) to the proposed relocation site, has not been identified as an existing or potential source of groundwater (California Regional Water Quality Board, 1994, pp. 2-53). Therefore, a less than significant impact is identified for this issue area.

- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?* **NO Impact.**

The project does not propose to alter existing courses of stream or river. The course of Garrison Creek, the closest body of water (approximately 0.25 miles to the north) to the proposed relocation site, would not be altered. The extent of grading is within an existing graded pad. No impact is anticipated in this issue. Please see the Preliminary Hydrology Report for this project. A copy of the said report is attached in the appendix.

- d) *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 which would result in flooding on- or off-site?* **NO Impact.** Refer to Response (c), above.
- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?* **NO Impact.**

As designed, the proposed project would trap, collect, and recycle condensation, wastewater, and stormwater from composting operations onsite. Polluted runoff is not anticipated to leave the project site. Additional runoffs that will exceed the capacity of existing downstream or planned stormwater drainage

systems. Is not anticipated Please see the Preliminary Hydrology Report & the SWMP for this project. A copy of the said reports are attached in the appendix.

f) *Otherwise substantially degrade water quality? **Less Than Significant Impact.***

A Storm Water Mitigation Plan has been prepared for this project. Said study addresses in detail the water quality issues as it relates to this project during and after construction. A copy of the SWMP is attached in the appendix.

g) *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? **No Impact.***

The proposed project area is not located within a 100-year flood hazard area and the does not involve the construction of housing structures. Therefore, no flood related impacts would occur.

h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows? **No Impact.***

The proposed facility relocation is within the El Corazon site and is not located in an area identified as a floodplain (City of Oceanside, 2002, public safety, Figure PS-9 "Natural Floodplains", pp. 28). Therefore, structures and/or equipment associated with the proposed project would not be placed within a 100-year flood hazard area, which would impede or redirect flows. Therefore, no impact is identified for this issue area..

i) *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? **NO Impact.***

The proposed project consists of a relocation of the Compost Facility within the El Corazon project property. The proposed relocation site for the composting facility is not located in an area identified as a floodplain (City of Oceanside, 2002, public safety, Figure PS-9 "Natural Floodplains", pp. 28), nor is it located in an area subject to inundation upon flooding from failure of the Lake Henshaw Dam (City of Oceanside, 2002, public safety, Figure PS-10, "Inundation Map for Henshaw Dam", pp. 30). Therefore, no impact is identified for this issue area

j) *Inundation by seiche, tsunami, or mudflow? **No Impact.***

There are no anticipated impacts to the proposed project from seiche, tsunami or mudflow, as no topographical features or water bodies capable of producing such events occur within the project site vicinity.

Additionally, the proposed project area has not been affected by tsunamis in the past; however, this does not eliminate the potential danger (City of Oceanside, 2002, Public Safety Element, pp. 10). If a threat should occur, it would come from a distant point of origin, and ample warning and time to evacuate or prepare for the disaster should be available if such an event were to occur.

Finally, the proposed project area does have the potential for mudflow due to flooding. The proposed relocation site for the composting facility is in proximity to Garrison Creek, which is a tributary to the Loma Alta Creek. The Loma Alta Creek bed has been identified as having the potential for flooding (City of Oceanside, 2002, public safety element, pp. 27). However, according the "Natural Floodplain" map located in the City's General Plan, the relocation site is not located within a floodplain (City of Oceanside, 2002, figure PS-9, pp. 28, public safety element). Therefore, no impact is identified for this issue area

k) *Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals,*

*pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)? **Less than Significant Impact.***

A Storm Water Mitigation Plan has been prepared for this project. Said study addresses in detail the water quality issues as it relates to this project during and after construction. A copy of the SWMP is attached in the appendix.

- l) Result in significant alternation of receiving water quality during or following construction? **Less than Significant Impact.***

A Storm Water Mitigation Plan has been prepared for this project. Said study addresses in detail the water quality issues as it relates to this project during and after construction. A copy of the SWMP is attached in the appendix.

- m) Could the proposed project result in increased erosion downstream? **Less than Significant Impact.***

As designed, the proposed project would trap, collect, and recycle condensation, wastewater, and stormwater from composting operations onsite. This project will not produce runoffs that will increase erosion downstream. Please see the Preliminary Hydrology Report. A copy of the said report is attached in the appendix.

- n) Result in increased impervious surfaces and associated increased runoff? **Less than Significant Impact.***

The composting plant would not substantially increase the impervious surface of the project area. Additionally, all runoff is contained onsite and therefore would not result in any offsite effects. A less than significant impact is identified for this issue area. Please see the Preliminary Hydrology Report. A copy of the said report is attached in the appendix.

- o) Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes? **Less than Significant Impact.***

As designed, the proposed project would trap, collect, and recycle condensation, wastewater, and stormwater from composting operations onsite. Runoff flowrates/volumes are not expected to significantly change. A less than significant impact is identified for this issue area.

- p) Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired? **No Impact.***

The project site is not tributary to any impaired waterbodies as listed on the Clean Water Act Section 303(d) list. No impact is identified for this issue area.

- q) Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions? **No Impact.** See Response to p) above.*

- r) Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters? **No Impact.***

As designed, the proposed project would trap, collect, and recycle condensation, wastewater, and stormwater from composting operations onsite. Therefore, runoff is not anticipated to leave the project site. Please see the SWMP. A copy of the said report is attached in the appendix.

- s) Have a potentially significant adverse impact on groundwater quality? **No Impact.***

The project site does not involve excavation, drilling, or cuts that could intercept or affect groundwater, and does not involve sub-surface fuel tanks or similar features that could affect groundwater. No impact is identified for this issue area.

- t) *Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? **No Impact.***

The proposed project will not result in any violation of applicable water quality standards established by the Clean Water Act and implemented by the San Diego Regional Water Quality Control Board (RWQCB) through the regional National Pollution Discharge Elimination System (NPDES) permit.

- u) *Impact aquatic, wetland, or riparian habitat? **Less than Significant Impact.** See Response to Section IV.b) of this document.*
- v) *Potentially impact stormwater runoff from construction or post construction? **Less than Significant Impact.***

Please see the SWMP. A copy of the said report is attached in the appendix.

- w) *Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? **Less than Significant Impact.***

Polluted runoff is not anticipated to leave the project site. A less than significant impact is identified for this issue area. Please see the SWMP. A copy of the said report is attached in the appendix.

- x) *Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? **Less than Significant Impact.***

Runoff is not anticipated to leave the project site. A less than significant impact is identified for this issue area. Please see the SWMP. A copy of the said report is attached in the appendix.

- y) *Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm? **Less than Significant Impact.***

Runoff is not anticipated to leave the project site. The project will neither increase the volume nor the velocity of stormwater flows, nor indirectly contribute to such impacts as a result of project implementation. Please see the Preliminary Hydrology Report. A copy of the said report is attached in the appendix. A less than significant impact is identified for this issue area.

- z) *Create significant increases in erosion of the project site or surrounding areas? **Less than Significant Impact.***

As designed, the proposed project would trap, collect, and recycle condensation, wastewater, and stormwater from composting operations onsite. This project will not produce runoffs the will increase erosion downstream. Please see the Preliminary Hydrology Report. A copy of the said report is attached in the appendix.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.10 LAND USE AND PLANNING. Would the project:				

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) *Physically divide an established community? **Less than Significant Impact.***

The El Corazon Compost Facility is currently located in the central portion of the proposed El Corazon project site. The proposed relocation site for the composting facility is located on City-owned property that currently is vacant and undeveloped. As such, the proposed project would not physically divide an established community because it is included as part of the El Corazon Specific Plan. The El Corazon property is surrounded by residential developments (northern side of Mesa Drive and the western side of El Camino Real) but the proposed project would not interfere with these established communities. Therefore, a less than significant impact is identified for this issue area.

b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? **Less than Significant Impact.***

The proposed project consists of a relocation of the Compost Facility within the El Corazon project property. The proposed relocation site for the composting facility is currently included within the City's Rancho Del Oro Specific Plan (City of Oceanside, 1985). The relocation site is also included within the City's General Plan (City of Oceanside, 2002). Based on these plans there is a less than significant impact is identified for this issue area..

c) *Conflict with any applicable habitat conservation plan or natural community conservation plan? **Less than Significant Impact.***

The proposed project consists of a relocation of the Compost Facility within the El Corazon project property. The proposed relocation site for the composting facility is currently vacant and undeveloped and is not identified in the Oceanside Subarea Habitat Conservation Plan/ Natural Communities Conservation Plan (City of Oceanside, 2000), which is part of the regional Multiple Habitat Conservation Program (MHCP) (SANDAG, 2003). However, the proposed project would be designed, constructed, and implemented so as to comply with the applicable goals and requirements of these plans. Therefore, implementation of the proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan. A less than significant impact is identified for this issue area

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.11 MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? Less than Significant Impact.*

The proposed project consists of the relocation of the Compost Facility from the central portion of the El Corazon project site to the southwest entry of the El Corazon property, approximately 0.5 miles to the southwest. The proposed relocation site for the facility was mined for over 60 years by the U.S. Silica Mining Company. By 1994, mining operations had ceased indefinitely, and the land was donated to the City of Oceanside. Since mining operations are no longer feasible on the El Corazon property, the proposed project would not result in the loss of availability of a known mineral resource of value to the region and residents of the state. Therefore, a less than significant impact is identified for this issue area.

- 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? Less than Significant Impact.*

Refer to Response 14.11a, above. Mining operations on the El Corazon project site ceased by 1994, and since then the site has been recovered under the Surface Mining and Reclamation Act (SMARA). Therefore, the proposed project would not result in the loss of availability of a locally important mineral resource recovery site. Therefore, a less than significant impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.12 NOISE. Would the project:				
a. 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"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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"/>
d. 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"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
f. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *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? **Less than Significant Impact.***

The proposed project would create a short-term impact in terms of construction noise. Noise generated by construction and demolition equipment, including trucks, backhoes and other equipment, may temporarily impact nearby sensitive receptors. Construction noise is estimated to be approximately 92 dBA at 50 feet from the source. Pursuant to the City's Noise Ordinance standards, construction activities would be limited to daytime hours for the duration of construction. Also, all vehicles and equipment will use available noise suppression devices and be equipped with mufflers during construction activities. Due to the restricted hours, equipment restrictions, and relatively short period of construction, noise resulting from construction and demolition related activities is not considered a significant impact.

A noise impact and design study was conducted for the proposed relocation of the El Corazon Compost Facility. Said study was done by Gordon Bricken & Associates and is attached in the appendix. Please see the details and information that relates to the impact of the noises that this site will produce. Section 5 of the study indicates that the project will not increase or not significantly increase the noise levels.

- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Less Than Significant Impact.***

The amounts of construction and demolition required for the proposed facility is not anticipated to generate excessive groundborne vibrations or noise levels. Additionally, this Project is not anticipated to include pile driving activities, therefore, ground borne vibration is not expected to occur. Due to the temporary nature of construction activities, impacts in this regard are considered to be less than significant. Also, refer to discussion 4.12a, above.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Less Than Significant Impact.***

A noise impact and design study was conducted for the proposed relocation of the El Corazon Compost Facility. Said study was done by Gordon Bricken & Associates and is attached in the appendix. Please see the details and information that relates to the impact of the noises that this site will produce. Section 5 of the study indicates that the project will not increase or not significantly increase the noise levels.

- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Less Than Significant Unless Mitigated.***

The implementation of the proposed project may result in short-term increased noise levels within the project vicinity due to construction activities. This temporary condition would cease upon project

completion and is subject to the City's noise mitigation guidelines. A noise impact and design study was conducted for the proposed relocation of the El Corazon Compost Facility. Said study was done by Gordon Bricken & Associates and is attached in the appendix. Please see the details and information that relates to the impact of the noises that this site will produce. Section 5 of the study indicates that the project will not increase or not significantly increase the noise levels.

- e) *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? **Less Than Significant Impact.***

The proposed project is not located within an airport land use plan (City of Oceanside, 2002, Land Use Element, "Special Management Area, Airport Influence Area" Map pp. 25). The proposed relocation site for the facility is located approximately 1.7 miles southeast of the Oceanside Municipal Airport; however, as stated above, the relocation site is not within the airport's sphere of influence. Therefore, a less than significant impact is identified for this issue area

- f) *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? **No Impact.***

The proposed project site is not located within the vicinity of a private airstrip and would not expose people residing or working in the project area to excessive noise levels.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.13 POPULATION & HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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"/>
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"/>

- a) *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)? **Less Than Significant Impact.***

Since no residential, commercial or industrial uses are proposed as part of the relocation, implementation of the proposed project is not expected to induce substantial population growth in the area, either directly or indirectly. Therefore, impacts would be less than significant

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **No Impact.***

The proposed project would not require the removal existing housing, and therefore would not necessitate the construction of replacement housing elsewhere.

- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **No Impact.** Refer to Response 4.13a and 4.13b, above.*

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:				
Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

1) *Fire protection? Less Than Significant Impact.*

Proposed project would not result in a direct increase in local residents and/or structures, and, therefore, would not result in an increase in requests for fire protection services. Furthermore, implementation of the proposed project would not represent an adverse affect on the Oceanside Fire Department's ability to maintain its current level of service. Therefore, a less than significant impact is identified for this issue area.

2) *Police protection? Less Than Significant Impact.*

Proposed project would not result in an increase of local residents within the project area and would not result in an increase in requests for police protection services. Furthermore, implementation of the proposed project would not have an adverse affect on the Oceanside Police Department's ability to maintain its current level of service. Therefore, a less than significant impact is identified for this issue area.

3) *Schools? No Impact.*

Proposed project would not result in an increase of local residents and/or school age children within the project area nor would it necessitate the construction of additional school facilities. Therefore, no impact is identified for this issue area.

4) *Parks? No Impact.*

Implementation of the proposed project will not affect any existing park facilities nor increase the demand for additional recreational facilities. Therefore, no impacts to parks are anticipated as a result of this project.

5) *Other public facilities? No Impact.*

No significant impacts to other public facilities are anticipated to occur with project implementation.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.15 RECREATION. Would the project:				
a. Would the project increase the use of existing neighborhood and 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"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? **No Impact.***

Implementation of the proposed project would not result in an increase in local residents. Therefore, the proposed project would not increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated. No impact is identified for this issue area.

- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? **No Impact.***

The proposed project would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.16 TRANSPORTATION/TRAFFIC. Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion/management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. 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"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) Conflict with an applicable plan, ordinance or policy establishing measures 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? **No Impact.**

A traffic assessment study was conducted by Urban Crossroads for the project. The study concluded that no additional traffic impacts are expected due to the implementation of the proposed project. The traffic Assessment Study is included in the appendix

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion / management agency for designated roads or highways? **No Impact.** Refer to Response 14.16a, above.
- 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? **No Impact.**
Due to the nature and scope of the proposed project, project implementation would not have the capacity to result in a change in air traffic patterns.
- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? **Less Than Significant Impact.**

Access to the proposed relocation site for the composting facility shall comply with design criteria from the City requirements and standards. With implementation of all applicable rules and regulations, the proposed project would not substantially increase hazards due to a design feature or incompatible use. Therefore, a less than significant impact is identified for this issue area .

- e) Result in inadequate emergency access? **Less Than Significant Impact.**

The proposed project shall adhere to all design requirements contained in the City Municipal Code, as well as other applicable rules and regulations, in order to assure emergency access during construction activities and day-to-day operations. With implementation of applicable design rules, the proposed project would not result in inadequate emergency access. Therefore, a less than significant impact is identified for this issue area.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? **No Impact.**

Project implementation would not conflict with adopted policies, plans, or programs supporting alternative transportation. Impacts are not anticipated in this regard.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.17 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?* **Less Than Significant Impact.**

The proposed project consists of the relocation of the Compost Facility from the central portion of the El Corazon project site to the southwest entry of the El Corazon property, approximately 0.5 miles to the southwest. The relocation would not substantially increase the wastewater treatment demand the facility currently requires at its present location. Furthermore, because the current facility is not of a land use or scale that exceeds the wastewater treatment requirements of the applicable Regional Water Control Board, the proposed project would also not exceed these requirements. Therefore, a less than significant impact is identified for this issue area.

- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?* **No Impact.**

The nature and scope of the proposed project would not require or result in the construction of wastewater treatment facilities (refer to Response 14.17a, above).

- c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **No Impact.***

The nature and scope of the proposed project would not require or result in the expansion of existing storm water drainage facilities.

- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **No Impact.***

The proposed project consists of the relocation of the Compost Facility within the El Corazon project property. The relocation would not alter the current water demand of the facility. Therefore, the proposed project would not require new or expanded water entitlements. A less than significant impact is identified for this issue area.

- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **No Impact.** Refer to Response 14.17a, above.*

- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **Less Than Significant Impact.***

The proposed project consists of the relocation of the Compost Facility within the El Corazon project property. The Compost Facility actually reduces the impact to local landfills by increasing the diversion of waste from the landfills. Therefore, a less than significant impact is identified for this issue area.e.

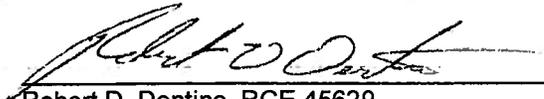
- g) *Comply with federal, state, and local statutes and regulations related to solid waste? **Less Than Significant Impact.***

The proposed project consists of the relocation of the Compost Facility within the El Corazon project property. The operation of the facility is governed by the California Integrated Waste Management Board. The current and proposed operation will continue to operate under the same regulations. The proposed project relocation would not conflict with any Federal, State, or local statutes or regulations related to solid waste. Therefore, a less than significant impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.16 MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease 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 major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
c. Does the project have impacts which are individually limited, but cumulatively considerable ("Cumulatively considerable" means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

15. **PREPARATION.** The initial study for the subject project was prepared by:


 Robert D. Dentino, RCE 45629
 Excel Engineering

16. **DETERMINATION.** (To be completed by lead agency) Based on this initial evaluation:

- [] 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 the mitigation measures described herein have been included in this project. 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.

17. **DE MINIMIS FEE DETERMINATION** (Chapter 1706, Statutes of 1990-AB 3158)

- [] It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.
- [] It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

18. **ENVIRONMENTAL DETERMINATION:** The initial study for this project has been reviewed and the environmental determination, contained in Section V. preceding, is hereby approved:

 Richard Greenbauer, Environmental Coordinator

19. **PROPERTY OWNER/APPLICANT CONCURRENCE:** Section 15070(b)(1) of the California Environmental Quality Act (CEQA) Guidelines provides that Lead Agencies may issue a Mitigated Negative Declaration where *the initial study identifies potentially significant effects, but, revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated*

negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The property owner/applicant signifies by their signature below their concurrence with all mitigation measures contained within this environmental document. However, the applicants concurrence with the Draft Mitigated Negative Declaration is not intended to restrict the legal rights of the applicant to seek potential revisions to the mitigation measures during the public review process.



Mary Matava, Agrl Service, Inc.

APPENDIX

- **Limited Geotechnical Investigation, Proposed El Corazon Facility, Oceanside Boulevard, Oceanside**, Prepared by Vinje & Middleton Engineering, Inc.
- **Preliminary Hydrology Report for Agri Service / El Corazon Green Waste Recycling Facility Oceanside**, Prepared by Excel Engineering.
- **Priority Development Project, Storm Water Mitigation Plan for Agri Service / El Corazon**, Prepared by Excel Engineering.
- **Acoustical Analysis El Corazon GreenWaste Processing Facility, City of Oceanside**, Prepared by Gordon Bricken & Associates
- **El Corazon Compost Facility CUP Update – Traffic Assessment**, Prepared by Urban Crossroads
- **Technical Memorandum, Results of the February 23, 2011 Surface Flux Chamber Testing at the Agri Service Facility**, Prepared by Environmental Mangement Consulting.
- **Site Plan**
- **Preliminary Grading Plan**

EL CORAZON GREEN
WASTE COMPOSTING FACIL
*2nd Submittal 4/4/11

 Application for Public Hearing Community Development Department / Planning Division (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				STAFF USE ONLY	
				ACCEPTED Oct 2, 2009	BY SK
Please Print or Type All Information				HEARING	
PART I - APPLICANT INFORMATION				GPA	
1. APPLICANT AGRI SERVICE INC		2. STATUS LEASEE/DEVELOPER		MASTER/SP.PLAN	
3. ADDRESS 380 S. MELROSE #203 VISTA, CA 92081		4. PHONE/FAX/E-mail P - 760-643-4041 F - 760-643-4071		ZONE CH.	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) MARY MATAVA mmatava@agriserviceinc.com				TENT. MAP	
6. ADDRESS 380 S. MELROSE #203 VISTA, CA 92081		7. PHONE/FAX/E-mail 760-643-4041		PAR. MAP	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) MARY MATAVA mmatava@agriserviceinc.com				DEV. PL. D09-00004	
6. ADDRESS 380 S. MELROSE #203 VISTA, CA 92081				C.U.P. CUPO9-00011	
7. PHONE/FAX/E-mail 760-643-4041				VARIANCE	
PART II - PROPERTY DESCRIPTION				COASTAL	
8. LOCATION EL CORAZON - CIVIC AREA 4 EL CORAZON SPECIFIC PLAN				O.H.P.A.C.	
9. SIZE 15.73 ACRES					
10. GENERAL PLAN EL CORAZON SPECIFIC PLAN		11. ZONING EL CORAZON SPECIFIC PLAN		12. LAND USE NONE / VACANT	
13. ASSESSOR'S PARCEL NUMBER 162-082-10-00 162-082-43-00					
PART III - PROJECT DESCRIPTION					
14. GENERAL PROJECT DESCRIPTION A FACILITY THAT PROCESS DIVERTED ORGANIC FEEDSTOCKS INTO SOIL AMENDMENTS, MULCH & EROSION CONTROL PRODUCTS					
15. PROPOSED GENERAL PLAN NA		16. PROPOSED ZONING NA		17. PROPOSED LAND USE ORGANIC PROCESSING	
18. NO. UNITS NA		19. DENSITY NA			
20. BUILDING SIZE 216 SF SCALE/OFFICE, 216 SF OFFICE, 256 SF RESTROOMS		21. PARKING SPACES 15 EA		22. % LANDSCAPE	
				23. % LOT COVERAGE or FAR	
PART IV - ATTACHMENTS					
24. DESCRIPTION/JUSTIFICATION		25. LEGAL DESCRIPTION		26. TITLE REPORT	
27. NOTIFICATION MAP & LABELS		28. ENVIRONMENTAL INFO FORM		29. PLOT PLANS	
30. FLOOR PLANS AND ELEVATIONS		31. CERTIFICATION OF POSTING		32. OTHER (See attachment for required reports)	
PART V - SIGNATURES					
33. APPLICANT OR REPRESENTATIVE (Print):			34. DATE		
SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).					
Sign:			35. OWNER (Print)		36. DATE
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.			Sign:		

Project Description

July 15, 2009

Background

The existing El Corazon Compost Facility is located at 3210 Oceanside Boulevard, in Oceanside California and has been in operation since 1995. The El Corazon property is a former silica mine, which ceased operations in 1990. Subsequently, in 1994 the 476-acre mine was acquired by City of Oceanside. Following the acquisition, a visioning process as well as a Master Plan (2005) and implementing Specific Plan (2009) were approved that is intended to guide the long-term development of the property.

In 1994, Agri Service leased 15-acres in the central portion of El Corazon to compost green waste. At that time, it was estimated that the facility was processing approximately 40,000 tons of yard trimming per year. By 2000 improvements to the composing methods at the facility increased compost production to approximately 80,000 tons per year. The City has used the mulch generated from the facility as soil amendments and erosion control on the El Corazon property to help meet the provisions of the mine reclamation plan and for City parks and other public projects.

Subsequent to the approval of the El Corazon Specific Plan, the existing facility is proposed to be relocated to an area near the southwest entry of the El Corazon property, approximately 0.5 miles southwest of its current location. This site is identified as Civic Services Site 4 in the El Corazon Specific Plan and is approximately 20 acres in size. Civic Services Site 4 was identified in the Specific Plan as a future expansion area and "will be phased to change uses over the next several years". The Green Waste Facility was identified as an acceptable and appropriate use for the site. In addition, the relocation would facilitate the development of the El Corazon senior center as well as other amenities and proposed uses of the El Corazon plan.

The El Corazon Compost Facility is an integral part of the City's Source Reduction and Recycling Element, accounting for over 50% of the City's recycling credits. This enables the City to avoid fines of up to \$10,000 per day from the California Integrated Waste Management Board.

In addition, the El Corazon Compost Facility helps the City meet the new mandates of AB 32 by reducing miles traveled for waste disposal. This also has an economic benefit of over \$500,000 per year cost savings to citizens of the City. Compost and Mulch used by the City also contributes to meeting the mandates of AB 32 by reducing the use of water, fertilizer and pesticides.

In April 1997, the City Council approved an education program for the citizens of Oceanside, which is run by Agri Service. City residents may visit the site during operating hours and pick up compost or mulch, along with recycling information, for the home use at no charge. In addition, open bed pick-ups and facility personnel load trailers twice a month. Up to 900 visits are made each month by residents to pick up material.

Agri Service has also provided regular gardening classes to help homeowners learn the basics of gardening including water saving irrigation techniques, backyard composting and proper fertilization. In addition to the City Giveaway, the site provides material at no charge for non-profit organizations, such as community gardens, schools and churches.

The facility received its Compost Registration permit in August of 1995 and a Standardized permit in July of 2000. The Standardized Tier was deleted and the facility received a Full Compostable Material Permit in August of 2006.

Facility Operation Description:

By design, the green waste facility would accept yard trimmings, source separated food waste, liquid waste, such as grease trap liquid and clean construction wood generated from both residential and commercial projects. Source separated food waste and liquid waste will help meet increasing diversion mandates, provide a service for local restaurants, grocery stores and food processing plants and provide a source of water for the composting process to reduce the facilities dependence on the City's potable water supply.

The material would be brought to the facility by homeowners, contract haulers and landscapers. Green waste material brought to the facility would be weighed and delivered to a tipping floor where it would be inspected by a trained employee for contaminants (e.g., metal, plastic and chemically treated wood).

Identified contaminants would be removed prior to grinding and composting and stored in disposal containers for collection by a local waste hauling company. Approximately 10-40 yards of contaminants would be removed from the facility on a weekly basis. Chemically treated wood is not accepted at this facility, however, any incidental treated wood would be stored separately for disposal at the San Diego County operated Otay Landfill (the closest lined landfill to the project site). The El Corazon site is fenced in to insure that non-compostable or hazardous materials will not be dropped off at the site during non-business hours. In addition, a monitored security system is in place to warn of intruders.

Green materials, such as grass and leaves, would be mixed with high carbon materials, such as branches and limbs, to stimulate microbial activity which aides in the reduction of malodorous compounds. Fresh green waste would be ground within one week to avoid odor generation and the build up of flammable material. The grinder operated by Agri Services Inc. at the relocated facility would be capable of processing up to 60 tons

of material per hour. Food waste and liquid wastes will be processed daily to reduce the likelihood of odor.

Liquid waste would then be added to the compost to increase the moisture content of the shredded material to between 45 and 55 percent. If the liquid waste is not available, water will be used in its place. The ground material would then be placed over aeration channels in heaps containing up to 650 yards of material. The proposed relocation of the facility would support up to 12 heaps of material.

Heaps would then be covered with perforated covers. A negative aeration system vented to a biofilter will be employed to control odor. The aeration would be controlled by air pumps which are activated when sensors detect a depletion of oxygen in the material. This process promotes aerobic decomposition which reduces malodorous compounds.

After two weeks, the material would be mixed, recovered and aerated for an additional two weeks. The material would then be remixed and moved to second staging area where it would be remixed and aerated without covers (curing) for an additional two to four weeks. During the entire process, the temperature of the material would be monitored to ensure pathogen reduction requirements are satisfied. The monitoring would be conducted by a computer system that records the temperature of each heap.

Screening: After curing for 6 to 12 weeks, the material would be processed through a series of screens. Screened compost would be suitable for use as a soil amendment. Oversized material may be used for water conservation, erosion and weed control and pathogen reduction. All composted material would be sampled and tested for pathogens and heavy metals as required by CCR Title 14, Sections 17868.1 to 17868.3.

Three products are available from the processed material:

Screened compost: Compost, which has been processed through 3/8" to 3/4" screens, is suitable for use as a soil amendment. Benefits to crops and landscape plants include increased nutrient uptake and pathogen resistance. Long term environmental and soil benefits include a reduction of nitrate leaching; chemical fertilizer needs and increased cation exchange capacity.

Composted Mulch: This product is 1/2" to 2" and used for landscape and orchard applications. It is beneficial for water conservation, erosion and weed control and pathogen reduction.

Odor and Dust Control: Odor would be controlled by the negative aeration system. Incoming material would be ground within one week, aerated and covered to accelerate aerobic decomposition. This system has been tested to reduce volatile organic compound (VOC) and ammonia production, the main components of odor, by xxx and xxx percent respectively. This is primarily due to the computer monitored aeration system and covers which reduce the flow of malodorous compounds into the atmosphere.

Roads associated with the relocated El Corazon Green Waste Facility would be watered as needed to control for dust. During decomposition, the moisture content of the active compost would be kept at 45 to 55 percent, which would reduce dust during operations.

Storage and Capacity: The relocated El Corazon Green Waste Facility would set aside approximately one acre for finished project storage, with an average storage time of less than one month. Finished material would be stored in piles ranging from 100 yards to 5,000 yards per product, with no more than 10,000 yards of total finished material stored onsite at any given time. The total site capacity (at any given time) would be 50,000 yards, which includes incoming material, active compost and finished product. At peak capacity the facility would be capable of processing 80,000 tons (200,000 cubic yards) of material annually.

Equipment: Processing equipment at the relocated El Corazon Green Waste Facility would include:

Mobile Processing Equipment	Number	Max Capacity
Tub grinder	1	400 tpd ^a
Screening plants	2	250 tpd
Wheel Loaders	3	400 tpd
2000 gallon capacity water truck	2	400 tpd each
Covered Windrow System	na	400 tpd

^a tons per day

Construction: The proposed project would disturb 19.85 acres of disturbed grassland on the southwest portion of the property and would require the onsite reallocation of 156,000 cubic yards of earth material. The proposed project also calls for the construction of a 2,000 square foot administrative building and maintenance area. As designed, the proposed project would trap, collect, and recycle condensation, wastewater, and stormwater from composing operations onsite.

Findings for Conditional Use Permit

July 15, 2009

1. That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.

The subject site is situated within the El Corazon Specific Plan Area. Green Waste are a permitted use through a conditional use permit in the El Corazon Specific Plan.

2. That the proposed location of the conditional use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City.

The Green Waste facility is consistent with the uses prescribed in the El Corazon Specific Plan, specifically, the uses allowed in the CS zone. The site is situated below future adjacent recreational uses. This separation will serve as an adequate buffer to these adjacent uses. A Green Waste facility is consistent with the active and passive recreational and open space uses of the area and will be operated in a manner as to not be detrimental to the public health, safety or welfare of persons residing or working in the immediate vicinity.

3. That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.

The Green Waste Facility will comply with all provisions of the El Corazon Specific Plan and Zoning Ordinance and operate in a manner that is consistent with all conditions of approval.

Scott Nightingale

From: ClarkeMH@aol.com
Sent: Sunday, September 18, 2011 1:26 PM
To: Scott Nightingale
Cc: Janet_Stuckrath@fws.gov
Subject: Comments on CEQA document, El Corazon Greenwaste Facility

To: S. Nightingale
From: Mary H. Clarke, Co-Chair, North County MSCP/MHCP Task Force, San Diego
Chapter, Sierra Club
Subject: Comments on CEQA document, El Corazon Greenwaste Facility
Date: Sept. 18, 2011

I am writing on behalf of the North County MSCP/MHCP Task Force of the Sierra Club, San Diego Chapter. We are very concerned about the protection and restoration of habitat for sensitive species in Oceanside, especially coastal sage scrub (CSS), the habitat for the threatened California coastal gnatcatcher.

I have been informed that the CEQA document for the El Corazon Greenwaste facility was processed as a Negative Declaration (ND), but that the plans for the facility include intrusion into the CSS restoration area. Therefore, the CEQA document should be a Mitigated Negative Declaration rather than a ND, so that the damage caused by intrusion into the CSS restoration area can be assessed, and, if the intrusion cannot be avoided, then mitigation needs to be proposed.

Also, the project may have other impacts on the CSS restoration area, which it is adjacent to, and on the protected natural lands around the pond. These need to be identified, and mitigation proposed, if necessary.

We urge the City to completely remove the project from the CSS restoration area. Also, this project should comply with all MHCP edge effects conditions.

Thank you for your consideration of my comments and concerns.

Sincerely,

Mary H. Clarke
168 Elise Way
Oceanside, CA 92057

**DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY**

801 K STREET, MS 19-01, SACRAMENTO, CALIFORNIA 95814 • (916) 322-4027 • WWW.CALRECYCLE.CA.GOV

September 14, 2011

Mr. Scott Nightingale
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054



Subject: SCH No. 2011081055- Initial Study/Negative Declaration for the El Corazon Compost Facility Relocation - Solid Waste Facilities Permit No. 37-AA-0907, City of Oceanside, County of San Diego

Dear Mr. Nightingale:

Introduction

Thank you for allowing the Department of Resources Recycling and Recovery (CalRecycle) staff to provide comments for this proposed project and for your agency's consideration of these comments as part of the California Environmental Quality Act (CEQA) process.

CalRecycle staff has reviewed the environmental document cited above and offer the following project description, analysis, and our recommendations for the proposed project based on CalRecycle staff's understanding of the project. If CalRecycle's project description varies substantially from the project as understood by the Lead Agency, CalRecycle staff requests notification of any significant differences before adoption of this Initial Study/Negative Declaration and approval of the project. Significant differences in the project description could qualify as "significant new information" about the project that would require recirculation of the document before adoption pursuant to CEQA Section 15073.5 or possibly the preparation of a new environmental document.

Project Description

The El Corazon Compost Facility will continue to be located at 3210 Oceanside Boulevard, in the City of Oceanside, California. However, the specific location within the property will change. Other changes include a slight increase in the compost facility footprint, acceptance of food material and liquid waste, increase in maximum tonnage, better definition of the design capacity, construction of support facilities and installation of odor control devices. The table below summarizes the changes proposed in the project description.

The El Corazon Compost Facility was included in the analysis of the El Corazon Master Plan EIR, SCH# 1998091006, approved by the City of Oceanside on June 3, 2009, and is identified as Civic Services Site 4 in the El Corazon Specific Plan.



Existing and Proposed Changes for the El Corazon Compost Facility Relocation

Attribute	Existing (1995 Negative Declaration)	Proposed
Site Location	3210 Oceanside Boulevard, Oceanside, California Center of the property	3210 Oceanside Boulevard, Oceanside, California Near the southwest entry of the property, approximately 0.5 miles southwest of its current location
Compost Facility Footprint	15 acres	16 acres
Waste Type	Greenwaste, yard trimmings	Greenwaste, yard trimmings, food material and liquid waste
Maximum Tonnage (tons per day)	200 tpd	500 tpd (this includes up to 75 tpd of liquid waste)
Design Capacity (cubic yards)	20,000 cy active compost	50,000 cy total, which includes incoming material, active compost and finished product
Support Facilities		4 new structures, including a 12'x18' administration/office, 12'x18' scale house/office, 16'x16' kitchen/restrooms and a 1,800 square foot roof covered maintenance area.
Additional Items		Odor control devices (Gore Cover System)

Zoning for the project location is Planned Development - El Corazon Specific Plan - Civic Services. The site perimeter is surrounded by undeveloped land. Beyond that there are a variety of land uses in the area including a school, a retirement home and residential developments in the immediate vicinity on the northern side of Mesa Drive and the western side of El Camino Real.

Solid Waste Facility Permit

The El Corazon Compost Facility currently holds a Full Solid Waste Facilities Permit/Compostable Materials Handling Facility Permit (SWFP) issued by the County of San Diego's Department of Environmental Health, Solid Waste Local Enforcement Agency on July 27, 2006 (CalRecycle concurred with the issuance of the permit on July 18, 2006).

Based upon the proposed project description, CalRecycle staff found there would be no change in the hours of operation as currently allowed and stated in the 2006 SWFP.

Comments & Analysis

1. In Section 14.4 a), the Initial Study states that a biological resources technical report was completed for the project; however, the report was not included in the technical appendices that CalRecycle received for review, nor was it cited on the Appendix list in the document.
2. In Section 14.10 b), the document states that the proposed relocation site for the composting facility is currently included within the City's Rancho Del Oro Specific Plan (City of Oceanside, 1985); however, most recently the facility was included in the El Corazon Specific Plan (City of Oceanside, 2009). Are these overlapping specific plans?
3. In Section 14.15 g), the document refers to the former California Integrated Waste Management Board (CIWMB) which operated under the Department of Conservation. Be advised that effective January 1, 2010, the former CIWMB operating under the California Environmental Protection Agency became known as the Department of Resources, Recycling & Recovery (CalRecycle) within the Natural Resources Agency.
4. The project description mentions acceptance of food material and liquid waste at the facility; however, the document does not analyze the potential for increased odor impacts from these materials. This topic deserves mention in Section 14.3 e). It is appropriate to include this topic as the facility currently does not accept food waste or liquid waste, both of which could potentially create an increase in offensive odors at the site.

Conclusion

CalRecycle staff thanks the Lead Agency for the opportunity to review and comment on the environmental document and hopes that this comment letter will be useful to the Lead Agency in carrying out their responsibilities in the CEQA process.

While responses to our comments are not required by statute or regulation, by responding, it will increase CalRecycle staff's understanding of your project and facilitate the review of future permits submitted for concurrence by CalRecycle.

In the future, for this or any other project that CalRecycle is a Responsible Agency for, please send copies of all Notice(s) of Exemption or Addendum(s) that your office uses for any changes in any Solid Waste Facilities Permit.

CalRecycle staff requests copies, electronic copies if available, of any subsequent environmental documents including the Report of Composting Site Information, copies of public notices and any Notices of Determination for this project are sent to the Permitting and Assistance Branch. Refer to 14CCR, Section 15075(d) that states:

If the project requires a discretionary approval from any state agency, the local lead agency shall also, within 5 working days of this approval, file a copy of the notice of determination with the Office of Planning and Research [State Clearinghouse].

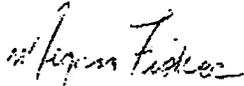
Mr. Scott Nightingale
SCH No. 2011081055
September 14, 2011
Page 4 of 4

If the document is adopted during a public hearing, CalRecycle staff requests ten days advance notice of this hearing. If the document is adopted without a public hearing, CalRecycle staff requests ten days advance notification of the date of the adoption and project approval by the decision-making body.

If you have any questions regarding these comments, please contact me at 951-782-4184 or email me at megan.fisher@calrecycle.ca.gov.

Note: Please note that correspondence related to this letter and for staff of the Permitting and Assistance Branch should be sent to 1001 I Street – MS 10A-15, P. O. Box 4025, Sacramento, CA 95812-4025. Correspondence specifically for the attention of the Director of CalRecycle should be sent to the address in the letterhead.

Sincerely,



Megan Fisher, IWMS
Permitting and Assistance South Unit
Permitting and Assistance Branch
Department of Resources Recycling and Recovery

cc: Susan Markie, Manager
Permitting and Assistance South Section

Virginia Rosales, Supervisor
Permitting and Assistance South Unit

KariLyn Merlos, Supervisor
County of San Diego, Department of Environmental Health
5500 Overland Avenue, Suite 110
San Diego, CA 92123



County of San Diego

JACK MILLER
DIRECTOR

SOLID WASTE LOCAL ENFORCEMENT AGENCY
5500 OVERLAND AVENUE, SUITE 110 SAN DIEGO, CA 92123
(858) 694-2888 FAX (858) 495-5004
1-800-253-9933
www.sdcdeh.org

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

September 15, 2011

Scott Nightingale
Senior Planner
City of Oceanside – Department of Planning
300 North Coast Highway
Oceanside, CA 92054

NEGATIVE DECLARATION AND INITIAL STUDY: SCH NO. 2011081055 EL CORAZON COMPOST FACILITY RELOCATION

The County of San Diego Solid Waste Local Enforcement Agency (LEA), as a responsible agency, has received and reviewed the Notice of Intent Documentation, Project Description, Negative Declaration and Initial Study (ND/IS) dated August 18, 2011 for Development Plan (D09-00004). The proposed project is for the relocation of the El Corazon Green Waste Composting Facility onto a vacant 20-acre parcel within the El Corazon public site and part of parcel APN 162-082-10 & 43 in Oceanside, California.

The El Corazon Compost Facility will continue to be located at 3210 Oceanside Boulevard, in the City of Oceanside, California. However, the specific location within the property will change approximately 0.5 miles southwest of its current location. Other changes include an increase in the compost facility footprint from 15 acres to 16 acres, acceptance of food material and agricultural material, increase the maximum daily volume to 500 tons per day (tpd) including up to 75 tpd liquid waste, better definition of the design capacity, construction of ancillary support facilities and installation of odor control devices.

The El Corazon Compost Facility was included in the analysis of the El Corazon Master Plan EIR, SCH# 1998091006, certified by the City of Oceanside on June 3, 2009, and is identified as Civic Services Site 4 in the El Corazon Specific Plan.

The LEA provides the following comments on the Negative Declaration and Initial Study:

Comments

Project Description

Other Required Agency Approvals refers to San Diego Environmental Health Services, Local Enforcement Agency and San Diego Environmental Health Services, Hazardous Waste Division, be advised Environmental Health Services, Local Enforcement Agency is now the Department of

Environmental Health, Local Enforcement Agency and San Diego Environmental Health Services, Hazardous Waste Division is now the Department of Environmental Health, Hazardous Materials Division.

Environmental Checklist:

14.3 Air Quality

d. The project description mentions the relocation of the compost facility moves the operations away from the El Corazon Senior Center; however the Air Quality discussion indicates the facility operations will move 0.16 miles closer to the Ocean Shores High School, which also includes sensitive receptors. Furthermore, the Air Quality discussion states "Although the facility will be closer to Ocean Shores High School there is not expected to be an increase in traffic into the facility, or an increase in the operational volume of material handled by the facility." This is not an accurate statement. The total volume of materials that can be accepted at the facility will increase from the current 200 tpd at the composting facility and 200 tpd at the chip and grind operation (400 tpd total) to 500 tpd. There is no discussion of the potential increased exposure to substantial pollutant concentrations at the Ocean Shores High School due to the increase in daily volumes of incoming feedstock. It is appropriate to consider the potential impact of the increased daily volume of incoming feedstock prior to making the determination of less than significant impact.

e. The project description mentions the relocated compost facility will accept food waste and up to 75 tons per day liquid waste. These new feedstocks do not appear to have been analyzed for the potential to create objectionable odors. It is appropriate to consider the operational change of accepting food materials, agricultural materials and liquid wastes, all of which could potentially create an increase in offensive odors at the site, prior to making the determination of less than significant impact.

Review Summary

Summary of Existing and Proposed Changes for the El Corazon Compost Facility Relocation

	Existing	Proposed
Site Location	3210 Oceanside Boulevard, Oceanside, California	3210 Oceanside Boulevard, Oceanside, California
	Center of the property	Near the southwest entry of the property, approximately 0.5 miles southwest of current location
Compost Facility Footprint	15 acres	16 acres
Waste Type	Greenwaste, yard trimmings	Green materials, agricultural materials, food materials and liquid wastes
Maximum Daily Tonnage	200 tpd Compost 200 tpd Chip and Grind Operation	500 tpd including up to 75 tpd of liquid waste

Design Capacity (cubic yards (cy))	20,000 cy active compost	50,000 cy total at any given time (incoming material, active compost and finished product) No more than 10,000 cy total finished product.
Support Facilities	No permanent structures	12'x18' administration/office, 12'x18' scale house/office, 16'x16' kitchen/restrooms 1,800 square foot roof covered maintenance area
Additional Items		Odor control devices (aeration system) (bio-filters or perforated covers) (anaerobic digestion)

Be advised that the significant changes proposed for the El Corazon Compost Facility site design and operations will require a revision to the existing solid waste facilities permit. An application package for a permit revision must be submitted pursuant to 27CCR 21570. A public informational meeting is required as part of the solid waste facility revision permitting process. The LEA is available to be present at any public hearing or meeting related to this project and to answer questions regarding the solid waste facilities permitting specifications, the LEA would just request to be recognized by the presider of the meeting and noted in the minutes.

The LEA requests at least 10 days advance notice of any public hearing(s) related to this project.

Thank you for the opportunity to comment on the Negative Declaration and Initial Study. If you have any questions regarding these comments, please call me at (858) 495-5093.

Sincerely,



PAMELA E. RAPTIS, Environmental Health Specialist III
Solid Waste Local Enforcement Agency

cc: Megan Fisher, CalRecycle
Brian Kelley, RWQCB
LEA File

ec: Jerry Hittleman, City Planner, City of Oceanside
Gary Hartnett, APCD
Rodney Lorang, Office of County Counsel

Scott Nightingale

From: Raptis, Pam <Pam.Raptis@sdcounty.ca.gov>
Sent: Thursday, September 15, 2011 2:45 PM
To: Scott Nightingale
Cc: MaryMatava@aol.com
Subject: El Corazon Compost Facility Relocation: Negative Declaration
Attachments: El Cor ND Comments Letter Final 9.15.11 w signature.pdf

Expires: Sunday, September 12, 2021 12:00 AM

Scott Nightingale,

Find attached the County of San Diego Solid Waste Local Enforcement Agency (LEA) comment letter regarding the Negative Declaration/ Initial Study (SCH# 2011081055) for the El Corazon Compost Facility Relocation Project.

Thank you for the opportunity to comment on the Negative Declaration/Initial Study, and your agency's consideration of these comments.

<<El Cor ND Comments Letter Final 9.15.11 w signature.pdf>> The official hard copy has been sent via U.S. Mail.

Please contact me if there are any questions.

Pamela Raptis
Solid Waste Local Enforcement Agency
5500 Overland Drive Suite 110
San Diego, CA 92123
(858) 495-5093
(858) 495-5004 fax

Scott Nightingale

From: Jerry Hittleman
Sent: Tuesday, September 06, 2011 8:23 AM
To: Scott Nightingale; MaryMatava@aol.com
Cc: John Amberson
Subject: FW: Questions/comments on El Corazon Compost Project

Fyi

From: Nadia [mailto:nadia550@sbcglobal.net]
Sent: Thursday, September 01, 2011 6:33 PM
To: Jerry Hittleman; Cari Dale; Colleen Foster; Barbara Riegel Wayne
Subject: Questions/comments on El Corazon Compost Project

Jerry,

Kindly accept my formal comments on the El Corazon Compost Project and MND.

I support this project should the following questions be answered to my satisfaction.

1. **The traffic study seems incomplete.** If there are new sources of services, including food and liquid waste, how have those been accounted for?
 - a. were any traffic studies done including actual counts of vehicle trips?
 - b. can the 250 trucks/vehicle trips as stated in the 'letter' be verified in any fashion by a traffic study?
 - c. will food and liquid waste be accepted from jurisdictions other than Oceanside? if so how does that figure into the 'traffic letter' estimates?

- 2.. **Dust control:** will the road into the facility be paved and thus keep dust down? It's horribly dusty now even with a water truck hitting the road a few times a day. I avoid the facility often due to the extreme dust and/or mud that accumulates on the way to the facility. It would be highly preferable to have the road into and out of the facility paved. This would eliminate dust and sediment runoff into the street and into Loma Alta Creek.

3. **Description of facility & services:** will the facility take large refuse/load/food waste/liquid waste/trash trucks *only* from the City of Oceanside? If not, how is the additional traffic calculated if at all?
 - a. the initial study say the facility will receive a maximum of 500 tons per day? Of what? What measurable records are kept to ensure this is the amount? what is the amount received now?
 - b.

4. **Odor control:** the commission and the community was assured several times by the applicant that Ripstop nylon type coverings would be used to control odor. Where does that information appear if anywhere? If not, why not?
 - a. is there a weather station on-site to determine wind speed? The document states no loads will be allowed if winds exceed 25mph.

5. **Site Storage:** how will the site storage be measured and verified?

6. **Other agency approvals:** is this project being moved contingent upon other agency approvals? If so which ones? If not, why not?

7. **Operating hours:** will operating hours restricting the facility to daytime hours be included as a condition with this project?

8. Handicap access: is this facility handicapped accessible?

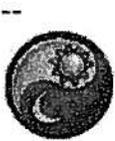
9. Wildlife protection: will anti-bird barriers be placed **on** the light standards and will the lights be shielded?
a. how will any endangered species during construction be monitored?

10. The noise study: the noise study 'assumes grinders and screens are assumed to be operating all the time. Is this a true assumption, ie. they will be running 24 hours a day? that would be unacceptable.
a. were actual noise measurements taken at the existing facility or were estimates made for all equipment to be used?

Thank you for accepting my comments and making them a permanent part of the record.

Nadine L.Scott
550 Hoover St.
Oceanside CA 92054
760-803-6813

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Think With Kindness



Dear Jerry,

Please see our comments in red below addressing Nadine Scott's formal submittal of questions to the El Corazon Compost Facility Planning documents. I am not sure what Question 4 references. I couldn't find that in the IS. Let me know if you have any questions. Mary

1. The traffic study seems incomplete. If there are new sources of services, including food and liquid waste, how have those been accounted for?

The new sources of services have been accounted for in the estimated and permitted trip counts.

a. Were any traffic studies done including actual counts of vehicle trips?

The El Corazon Compost Facility keeps a daily log of all traffic. This log is required pursuant to its Solid Waste Facilities Permit and is inspected each month by the LEA, San Diego Environmental Health Services to verify compliance.

b. Can the 250 trucks/vehicle trips as stated in the 'letter' be verified in any fashion by a traffic study?

The letter verification was based on the historical data of all traffic at the El Corazon Compost Facility. The El Corazon Compost Facility keeps a daily log of all traffic. This log is required pursuant to its Solid Waste Facilities Permit and is inspected each month by the LEA, San Diego Environmental Health Services to verify compliance.

c. Will food and liquid waste be accepted from jurisdictions other than Oceanside? If so how does that figure into the 'traffic letter' estimates?

The El Corazon Compost Facility is a Public-Private partnership with the City of Oceanside and Agri Service, Inc. While Agri Service, Inc. is the operator of the El Corazon Compost Facility, the facility's primary objective is to accommodate the City of Oceanside's Zero Waste goals to the best of its permitted capacity and ability.

In the spirit of the Public-Private partnership, the contracts that were executed and approved by City Council in November 2009 between Agri Service, Inc. and The City of Oceanside, aimed to address the City of Oceanside's objectives in Section 1.03 of the Operating Agreement, referenced below:

1.03 Specific Green Waste Acceptance and Diversion Provisions.

a. **City Green Waste Tonnage.** During the term of the Operating Agreement Operator shall be prepared and capable of accepting all Green Waste generated within the City of Oceanside and collected by City's Solid Waste Contractor as part of the City's curbside collection of Green Waste (City Green Waste Tonnage).

b. **Acceptance of Non-City Green Waste Tonnage.** During the term of the Operating Agreement Operator shall be allowed to accept non-City Green Waste Tonnage (Green Waste tonnage that is either generated within the City of Oceanside that is delivered by anyone other than the City's Solid Waste

The proposed positive aeration system for odor control is referred to in the IS project description. We will not be using the Gore covers for the following reasons: they were cumbersome, prone to ripping, hard to anchor and not economically viable. In addition, because parts had to be obtained from Germany, we felt the risk of not being able to get the system back up and function in the event of failure was too great for a community based compost facility.

a. is there a weather station on-site to determine wind speed? The document states no loads will be allowed if winds exceed 25mph.

The current site does not have a weather station. Jerry, I can not find where it says no loads will be allowed if the wind is over 25 mph.

5. Site Storage: how will the site storage be measured and verified?

The LEA inspects all facility records on a monthly basis and verifies material on site. These records (and the records for any composting facility, landfill or transfer station in California) can be inspected at <http://www.calrecycle.ca.gov/SWFacilities/Directory/Search.aspx>

6. Other agency approvals: is this project being moved contingent upon other agency approvals? If so which ones? If not, why not?

Pursuant to the contracts that were executed and approved by City Council in November 2009 between Agri Service, Inc. and The City of Oceanside, please see Section 1.05 of the Lease Agreement:

1.05 Related Discretionary Actions. By the granting of this Lease, neither City nor the City Council is obligating itself to any other governmental agent, board, commission, or agency with regard to any other discretionary action relating to development or operation of the Premises. Discretionary action includes, but is not limited to rezoning, variances, conditional use permits, environmental clearances or any other governmental agency approvals which may be required for the development and operation of the Premises.

The Facility will need to obtain a Compost Facility Permit from the San Diego County Dept. of Environmental Health Services. This will be applied for after the local use permits are secured.

7. Operating hours: will operating hours restricting the facility to daytime hours be included as a condition with this project?

Pursuant to the contracts that were executed and approved by City Council in November 2009 between Agri Service, Inc. and The City of Oceanside, please see Section 1.04 of the Operating Agreement addressing several of your questions:

1.04 Days and Hours of Operation. Operator shall accept deliveries on all days that City's Solid Waste Contractor conducts residential curbside Green Waste collection. Operator may accept deliveries of Green Waste from 7:30 AM to 5:00 PM, Monday through Friday and from 8:00 AM to 4:00 PM on Saturday of each week. All times and drop-off days for operations and grinding are subject to approval by appropriate local, state and federal permitting regulatory agencies.

LEGAL DESCRIPTION

PARCEL A OF CERTIFICATE OF COMPLIANCE NO. PLA-04-2004 RECORDED SEPTEMBER 9, 2004 AS INSTRUMENT NO. 2004-0858200 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT D, LOT G AND LOT 7 OF MAP NO. 11410 RECORDED DECEMBER 27, 1985 AND ALL THAT PORTION OF PARCEL 3 OF PLA-20-2003 RECORDED AUGUST 25, 2004 AS INSTRUMENT NO. 2004-0810046, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHERLY TERMINUS OF THE EASTERLY LINE OF PARCEL 2 SHOWN AS NORTH 00°59'59" EAST 2000.05 FEET ON MAP NO. 14168 RECORDED MARCH 15, 2001 AS INSTRUMENT NO. 2001-0150424 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE SOUTHERLY ALONG SAID EASTERLY LINE SOUTH 00°59'59" WEST 1999.95 FEET (RECORD 2000.05 FEET PER MAP NO. 14168) TO THE NORTHEAST CORNER OF SAID SECTION 21;

THENCE CONTINUING SOUTHERLY ALONG SAID MAP NO. 14168 SOUTH 00°51'59" WEST 1309.84 FEET (RECORD 1309.78 FEET PER MAP NO. 14168) TO THE EASTERLY TERMINUS OF THAT LINE SHOWN AS NORTH 88°58'00" WEST 5198.85 FEET ON SAID MAP NO. 14168;

THENCE WESTERLY ALONG SAID LINE NORTH 88°58'25" WEST 4608.93 FEET (RECORD NORTH 88°58'00" WEST PER MAP NO. 14168) TO THE EASTERLY RIGHT-OF-WAY LINE RANCHO DEL ORO DRIVE AS SHOWN ON RECORD OF SURVEY MAP NO. 18354 AND THE TRUE POINT OF BEGINNING;

THENCE CONTINUING WESTERLY ALONG SAID LINE, ALSO BEING THEN NORTHERLY LINE OF LOT 5 OF MAP NO. 11410 NORTH 88°58'25" WEST 590.13 FEET (RECORD NORTH 88°58'00" WEST PER MAP NO. 14168 AND NORTH 88°58'16" WEST PER MAP NO. 11410) TO THE WESTERLY LINE OF SAID SECTION 21 AS SHOWN ON SAID MAP NO. 14168 AND SAID MAP NO. 11410; THENCE LEAVING SAID LINE, NORTHERLY ALONG SAID WESTERLY LINE, ALSO BEING THE EASTERLY LINE OF LOT 7 OF SAID MAP NO. 11410 NORTH 00°47'07" EAST 1309.73 FEET (RECORD NORTH 00°46'34" EAST 1309.53 FEET PER MAP NO. 11410) TO THE NORTHEASTERLY CORNER OF SAID LOT 7 ALSO BEING THE NORTHEASTERLY CORNER OF SECTION 20 AS SHOWN ON SAID MAP NO. 11410 AND MAP NO. 14168;

THENCE WESTERLY, SOUTHEASTERLY, SOUTHWESTERLY AND SOUTHERLY ALONG SAID LOT 7 THE FOLLOWING NUMBERED COURSES:

(1) SOUTH 89°58'55" WEST 2411.84 FEET (RECORD NORTH 90°00'00" WEST 2412.09 FEET PER MAP NO. 11410) TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 671.00 FEET A RADIAL LINE TO WHICH BEARS SOUTH 30°33'54" EAST (RECORD SOUTH 30°30'31" EAST PER MAP NO. 11410);

(2) SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'52" (RECORD 10°17'35" PER MAP NO. 11410) AN ARC LENGTH OF 120.79 FEET (RECORD 120.54 FEET PER MAP NO. 11410);

(3) NON-TANGENT TO SAID CURVE SOUTH 20°12'49" EAST 292.03 FEET (RECORD SOUTH 20°12'56" EAST 292.16 FEET PER MAP NO. 11410);

LEGAL DESCRIPTION
(continued)

(4) SOUTH 22°25'45" WEST 350.00 FEET (RECORD SOUTH 22°25'38" WEST PER MAP NO. 11410);

(5) SOUTH 56°23'28" WEST 280.00 FEET (RECORD SOUTH 56°23'21" WEST PER MAP NO. 11410);

(6) SOUTH 34°12'54" WEST 285.00 FEET (RECORD SOUTH 34°12'47" WEST PER MAP NO. 11410);

(7) SOUTH 54°32'18" WEST 930.00 FEET RECORD SOUTH 54°32'11" WEST PER MAP NO. 11410);

(8) SOUTH 81°13'18" WEST 427.33 FEET (RECORD SOUTH 81°13'11" WEST PER MAP NO. 11410);

(9) SOUTH 89°04'27" WEST 255.18 FEET (RECORD SOUTH 89°04'20" WEST PER MAP NO. 11410); TO THE NORTHEASTERLY CORNER OF LOT D OF SAID MAP NO. 11410;

THENCE LEAVING SAID LOT 7 ALONG SAID LOT D CONTINUING SOUTH 89°04'27" WEST, 652.92 FEET (RECORD SOUTH 89°04'20" WEST PER MAP NO. 11410) TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 950.00 FEET, A RADIAL LINE TO WHICH BEARS NORTH 89°49'18" WEST (RECORD NORTH 89°49'26" WEST PER MAP NO. 11410);

THENCE CONTINUING ALONG SAID LOT D ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 9°19'55" (RECORD 9°19'54" PER MAP NO. 11410) AN ARC LENGTH OF 154.73 FEET;

THENCE CONTINUING ALONG LOT D TANGENT TO SAID CURVE SOUTH 9°09'13" EAST 775.25 FEET (RECORD SOUTH 09°09'20" EAST PER MAP NO. 11410) TO THE NORTHWESTERLY CORNER OF LOT G OF SAID MAP NO. 11410;

THENCE SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG SAID LOT 6 OF THE FOLLOWING NUMBERED COURSES;

(1) SOUTH 09°09'13" EAST 88.23 FEET (SOUTH 09°09'20" EAST PER MAP NO. 11410) TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 950.00 FEET;

(2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°54'30" AN ARC LENGTH OF 253.77 FEET;

(3) TANGENT TO SAID CURVE SOUTH 25°03'43" EAST 242.11 FEET (RECORD SOUTH 25°03'50" EAST PER MAP NO. 11410) TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 850.00 FEET;

(4) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°26'47" AN ARC LENGTH OF 392.34 FEET;

LEGAL DESCRIPTION

(continued)

(5) TANGENT TO SAID CURVE SOUTH 01°23'04" WEST 50.00 FEET (RECORD SOUTH 01°22'57" WEST PER MAP NO. 11410) TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET;

(6) SOUTHERLY, SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC LENGTH OF 31.42 FEET;

THENCE CONTINUING ALONG SAID LOT G AND THE SOUTHERLY LINE OF SAID LOT 7 TANGENT TO SAID CURVE, SOUTH 88°36'56" EAST 1858.76 FEET (RECORD SOUTH 88°37'03" EAST PER MAP NO. 11410;

THENCE CONTINUING ALONG SAID LOT 7 SOUTH 88°37'41" EAST 852.49 FEET (RECORD SOUTH 88°37'48" EAST PER MAP NO. 11410) TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2840.00 FEET;

THENCE CONTINUING ALONG SAID LOT 7 EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°48'18" AN ARC LENGTH OF 759.68 FEET;

THENCE CONTINUING ALONG SAID LOT 7 AND THE SOUTHERLY LINE OF LOT 5 OF SAID MAP NO. 11410 TANGENT TO SAID CURVE NORTH 76°34'01" EAST 2075.78 FEET (RECORD NORTH 76°33'54" EAST PER MAP NO. 11410) TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF RANCHO DEL ORO DRIVE AS SHOWN ON RECORD OF SURVEY NO. 18354;

THENCE LEAVING SAID SOUTHERLY LINE OF LOT 5 ALONG SAID EASTERLY RIGHT OF WAY OF RANCHO DEL ORO DRIVE, THE FOLLOWING NUMBERED COURSES;

(1) NORTH 13°27'21" WEST 23.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET A RADIAL BEARING TO WHICH BEARS SOUTH 13°27'21" EAST;

(2) THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 93°06'24" AN ARC LENGTH OF 40.63 FEET;

(3) THENCE TANGENT TO SAID CURVE NORTH 10°20'57" WEST 225.57 FEET;

(4) THENCE NORTH 11°27'56" WEST 24.46 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 182.00 FEET;

(5) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°14'57" AN ARC LENGTH OF 26.20 FEET;

(6) THENCE TANGENT TO SAID CURVE NORTH 03°12'59" WEST 1.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 243.00 FEET;

(7) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 7°07'58" AN ARC LENGTH OF 30.25 FEET;

LEGAL DESCRIPTION
(continued)

(22) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°13'58"
AN ARC LENGTH OF 72.75 FEET TO SAID LINE SHOWN AS NORTH 88°58'00" WEST 5198.85
FEET ON SAID MAP NO. 14168 AND THE TRUE POINT OF BEGINNING.

APN: 162-082-43

END OF LEGAL DESCRIPTION