

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

609 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
April 28, 2011

SUBJECT: CONDITIONAL USE PERMIT NO. 3439 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ottavio and Marie Forcone – Engineer: O'Malley Engineering Corporation – First Supervisorial District – Alberhill Zoning District - Elsinore Area Plan – Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northeast of I-15 Freeway and southwest of Temescal Canyon Road within the Elsinore Area Plan – 1.59 gross acres – Zoning: Manufacturing-Service Commercial (M-SC) **REQUEST:** Is a proposal to develop a Liquid Propane Gas (LPG) distribution facility on 1.59 gross acres consisting of three (3) 30,000 gallon liquid propane tanks, a 2,400 square-foot manufactured mobile office trailer, seven (7) standard parking spaces, and one (1) disabled accessible parking space.

BACKGROUND:

The project was originally submitted to the County on September 4, 2004. The project proceeded to the September 30, 2009 Planning Commission meeting. At this meeting, discussion occurred on potential concerns related to the public safety of the surrounding property owners and vehicular traffic on the I-15 Freeway since the project is located only 500 feet from the freeway. Due to the size of the project and the potential for a Boiling Liquid Expanding Vapor Explosion (BLEVE), the project was continued to consult with the County Fire Department to resolve this concern.

Since the original hearing date (September 30, 2009), the project was presented at three separate Planning Commission hearings and continued at each hearing. The project was eventually continued off-calendar at the March 3, 2010 Planning Commission hearing to resolve the noted concerns. The project was then redesigned to address County concerns and was

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE

DATE *7/9/11 DM*

Departmental Concurrence
Tina Grande

Dept't Recomm.: Consent Policy
Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref.

District: First

Agenda Number:

1.3

The Honorable Board of Supervisors
Re: CONDITIONAL USE PERMIT NO. 3439
Page 2 of 2

recommended for approval at the March 23, 2011 Planning Commission hearing.

RECOMMENDED MOTION:

RECEIVE AND FILE The notice of Decision for the above referenced case acted on by the Planning Commission on March 23, 2011.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39785**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3439 based upon the findings and conclusions incorporated in the Staff Report.

**PLANNING COMMISSION
MINUTE ORDER MARCH 23, 2011
RIVERSIDE COUNTY ADMINISTRATION CENTER**

- I. **AGENDA ITEM 3.1: CONDITIONAL USE PERMIT NO. 3439** – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ottavio and Marie Forcone – Engineer: O'Malley Engineering Corporation – First Supervisorial District – Alberhill Zoning District - Elsinore Area Plan – Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northeast of I-15 Freeway and southwest of Temescal Canyon Road within the Elsinore Area Plan – 1.59 gross acres – Zoning: Manufacturing-Service Commercial (M-SC) (Quasi-judicial)

PROJECT DESCRIPTION

Is a proposal to develop a Liquid Propane Gas (LPG) distribution facility on 1.59 gross acres consisting of three (3) 30,000 gallon liquid propane tanks, a 2,400 square-foot manufactured mobile office trailer, seven (7) standard parking spaces, and one (1) disabled accessible parking space. – APN: 391-480-013.

III. **MEETING SUMMARY**

The following staff presented the subject proposal:

Project Planner: Wendell Bugtai at 951-955-2419 or e-mail wbugtai@rctlma.org

The following person(s) spoke in favor of the subject proposal:

Rob Scott, Applicant's Rep Kingsburg CA 556-897-8812

There were no speakers in a neutral position or in opposition of the subject proposal.

IV. **CONTROVERSIAL ISSUES**
NONE

V. **PLANNING COMMISSION ACTION**

The Planning Commission, by a vote of 5-0:

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39785**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3439 based upon the findings and conclusions incorporated in the Staff Report.

CD

The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Desiree Bowie, Interim Planning Commission Secretary, at (951) 955-0222 or E-mail at dbowie@rctlma.org

Agenda Item No.: 3.1
Area Plan: Elsinore
Zoning District: Alberhill
Supervisorial District: First
Project Planner: Wendell Bugtai
Planning Commission: March 23, 2011

CONDITIONAL USE PERMIT NO. 3439
Environmental Assessment No: 39785
Applicant: Ottavio and Marie Forcone
Engineer/Representative: O'Malley Engineering Corp.

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3439 is a proposal to develop a Liquid Propane Gas (LPG) distribution facility on 1.59 gross acres consisting of three (3) 30,000 gallon liquid propane tanks, a 2,400 square-foot manufactured mobile office trailer, seven (7) standard parking spaces, and one (1) disabled accessible parking space.

The proposed project is located northeast of the I-15 Freeway and southwest of Temescal Canyon Road within the Elsinore Area Plan.

BACKGROUND:

The project was submitted on September 8, 2004 to the Riverside County Planning Department. In the first transmittal of the project to the Land Development Committee Agencies for comments, a letter was received from the Riverside County Fire Department stating a number of potential concerns with the project.

In addition, the project was scheduled for a public hearing as a discussion item before the September 30, 2009 Planning Commission. During that discussion, issues of potential concern, related to the proposed project as it relates to the public welfare and safety of surrounding property owners, residents and freeway commuters were of concern. (The project is located approximately 500-feet east of the I-15 Freeway and south of Earthmover Circle. Due to the size of the existing proposal and the potential for a Boiling Liquid Expanding Vapor Explosion (BLEVE) in relation to the location of an existing major Interstate (I-15), county staff had some concerns about the proposed project.) Although no decision was made at that meeting, the Fire Department reiterated their concerns that the project may have a detrimental impact to the public's health, safety and welfare. Subsequent from the September 30th Public Hearing, the applicant was advised by the Planning Department staff to continue to negotiate with the Fire Department for thirty (30) days and report back.

Due to the ^{se} issues with the Fire Department and the outstanding approvals from several county departments, the project was continued at the November 4, 2009, December 2, 2009, January 13, 2010 Planning Commission and was eventually continued off-calendar at the March 3, 2010 Planning Commission in order for the applicant to resolve the outstanding issues with county departments.

FURTHER PLANNING CONSIDERATIONS:

January 18, 2011

The applicant has since redesigned the project by reducing the number of Liquid Propane Gas (LPG) tanks from six (6) to three (3). In addition, the applicant has met Fire Department requirements and has satisfied outstanding issues from all county departments. The redesign of the project also consists of an "Above Ground Mounding" and enclosing the Liquid Propane Gas (LPG) tanks in a concrete block wall casing and filling the top with pea gravel or a similar dense material which would guarantee the tanks

D.M.

are not subjected to direct flame impingement, thus reducing the concerns for a BLEVE. The Fire Department has reviewed the design and has determined that the concerns of a BLEVE have been reduced to a level which can be mitigated.

SUMMARY OF FINDINGS:

- | | |
|--|---|
| 1. Existing General Plan Land Use (Ex. #5): | Light Industrial (LI) |
| 2. Surrounding General Plan Land Use (Ex. #5): | Light Industrial (LI) to the North, South, East and West |
| 3. Existing Zoning (Ex. #2): | Manufacturing – Service Commercial (M-SC) |
| 4. Surrounding Zoning (Ex. #2): | Manufacturing – Service Commercial (M-SC) to the North , South, East and West |
| 5. Existing Land Use (Ex. #1): | Vacant |
| 6. Surrounding Land Use (Ex. #1): | General Commercial and Industrial Uses |
| 7. Project Data: | Total Acreage: 1.59 |
| 8. Environmental Concerns: | Environmental Assessment 39785 |

RECOMMENDATIONS:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39785**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3439** based upon the findings and conclusions incorporated in the Staff Report.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development (CD): Light Industrial (LI) Land Use Designation, and with all other elements of the Riverside County General Plan.
2. The proposed project is consistent with the Manufacturing- Service Commercial (M-SC) zoning classification of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348. Zoning Ordinance Article XI Section 11.2 .c.(15) – Natural Gas Storage.
3. The public’s health, safety, and general welfare are potentially protected through project design or proposal.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. The proposed project will not preclude reserve design for the Multi-Species Habitat Conservation Plan (MSHCP).

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project site is designated Light Industrial (LI) on the Elsinore Area Plan.
2. The proposed use, commercial parcels with a minimum of 7,000 square-feet (sewered lots), is permitted use in the Light Industrial (LI) designation. See General Plan - Chapter 3: Land Use Element – Light Industrial (LI) section LU 24.1
3. The proposed use, natural gas storage, above ground, is a permitted use in the Light Industrial (LI) designation.
4. The project site is surrounded by properties which are designated Light Industrial (LI). Currently, the proposed size of the liquid propane tanks totaling 90,000 gallons in an area adjacent to the I-15 Freeway and other manufacturing uses. Through site design, the project would not pose a significant threat to public safety, the general welfare of the surrounding business' and the adjacent I-15 Freeway commuters.
5. The zoning for the subject site is Manufacturing - Service Commercial (M-SC).
6. The proposed use, natural gas storage, above ground, is a permitted use, subject to approval of a conditional use permit, in the Manufacturing - Service Commercial (M-SC) see Zoning Ordinance Article XI Section 11.2 .c.(15) – Natural Gas Storage, above ground.
7. The proposed use, natural gas storage, above ground, is consistent with the development standards set forth in the Manufacturing - Service Commercial (M-SC) zone. See Zoning Ordinance Article XI Section 11.2 .c.(15) – Natural Gas Storage, above ground.
8. The project site is surrounded by properties which are zoned Manufacturing - Service Commercial (M-SC).
9. There are several uses not compatible with the proposal which have been constructed and are operating in the project vicinity.
10. This project is located within Criteria Area Cell Group F and Cell Number 3648 of the Multi-Species Habitat Conservation Plan and fulfills all requirements of Riverside County.
11. This project is within the City Sphere of Influence of Lake Elsinore.
12. Environmental Assessment No. 41440 identified the following potentially significant impacts:
 - a. Aesthetics
 - b. Geology/Soils
 - c. Hazards & Hazardous Materials
 - d. Public Services
 - e. Transportation / Traffic

These listed impacts will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and attached letters. No other significant impacts were identified.

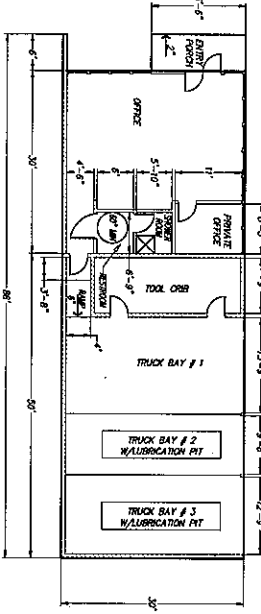
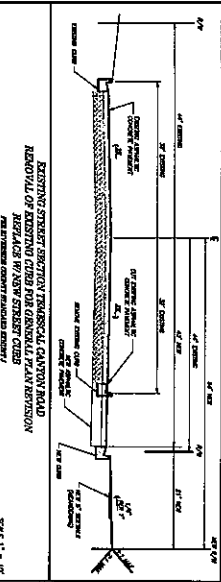
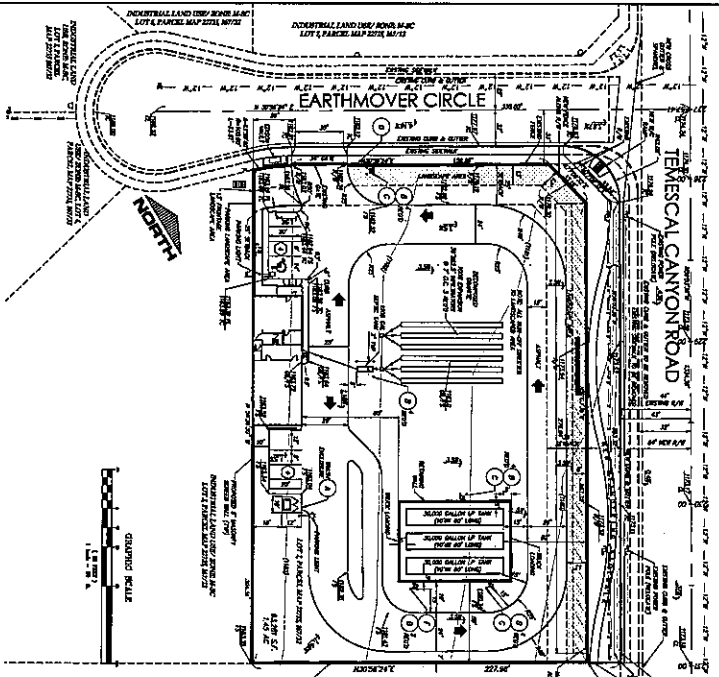
INFORMATIONAL ITEMS:

1. As of this writing, one letter, in opposition has been received.
2. The project site is not located within:
 - a. Tribal land.
 - b. General Plan Policy Overlay Area.
 - c. Specific Plan.
 - d. Zoning Overlay.
 - e. Redevelopment Area.
 - f. Airport Influence Area.
 - g. Airport Compatibility Zone.
 - h. Development Agreement Area.
 - i. Fault Zone.
3. The project site is locate within:
 - a. The city of Lake Elsinore sphere of influence.
 - b. Temescal Wash and Warm Springs Policy Area.
 - c. WMSHCP Cell Number 3648, Cell Group F
 - d. High Fire Area
 - e. State Responsibility Area
 - f. Santa Ana River Watershed
 - g. Paleontological High Sensitivity Area
 - h. County Service Area #134
 - i. Lighting Ordinance 655 – Zone B, 41.31 Miles from Mt. Palomar Observatory
 - j. A 100-year flood plain, an area drainage plan, or dam inundation area.
 - k. The Stephens Kangaroo Rat Fee Area or Core Reserve Area.
4. The subject site is currently designated as Assessor's Parcel Number 391-480-013.
5. This project was filed with the Planning Department on September 8, 2004.
6. This project was reviewed by the Land Development Committee (3) three times on the following dates 8/14/04, 4/28/05, 8/20/09
7. Deposit Based Fees charged for this project, as of the time of staff report preparation, total \$54,216.14

CONDITIONAL USE PERMIT 3439

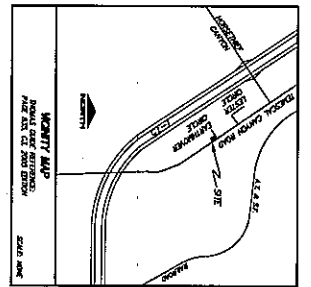
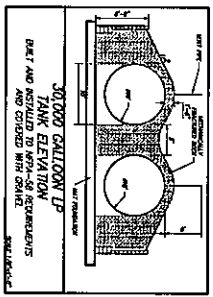
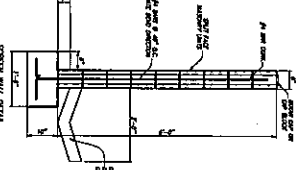
FOR K.C. PROANE RIVERSIDE COUNTY, CALIFORNIA

1. GENERAL REQUIREMENTS: THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.
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10. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL AGENCIES AND AGENCIES INVOLVED IN THE PROJECT.



NOTES:

1. ALL DIMENSIONS ARE 3'-0" UNLESS OTHERWISE SPECIFIED.
2. FINISH FLOOR IS 1'-0" ABOVE FINISH GRADE.
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FLOOR PLAN
SCALE: 1/8" = 1'-0"

FRONT ELEVATION
SCALE: 1/8" = 1'-0"

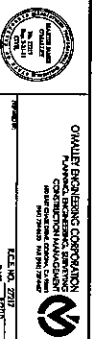
APPROVED BY THE RIVERSIDE COUNTY DEPARTMENT

DATE: _____

DATE: _____

DATE: _____

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	01/15/2010	J. SMITH
2	REVISION	01/15/2010	J. SMITH
3	REVISION	01/15/2010	J. SMITH
4	REVISION	01/15/2010	J. SMITH
5	REVISION	01/15/2010	J. SMITH
6	REVISION	01/15/2010	J. SMITH
7	REVISION	01/15/2010	J. SMITH
8	REVISION	01/15/2010	J. SMITH
9	REVISION	01/15/2010	J. SMITH
10	REVISION	01/15/2010	J. SMITH



OWNER: PROANE CORPORATION
12345 MAIN STREET, RIVERSIDE, CA 92503
TEL: (951) 500-1234
FAX: (951) 500-5678

DATE: 01/15/2010

PROJECT: K.C. PROANE RIVERSIDE COUNTY, CALIFORNIA

SCALE: 1/8" = 1'-0"

NO. 1

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 39785
Project Case Type (s) and Number(s): Conditional Use Permit No. 3439
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Wendell Bugtai, Project Planner
Telephone Number: 951-955-2419
Applicant's Name: Ottavio and Marie Forcone
Applicant's Address: 634 Scott Trail, Anaheim, CA 92807

I. PROJECT INFORMATION

A. Project Description:

Conditional Use Permit No. 3439 is a proposal to develop a Liquid Propane Gas (LPG) distribution facility on 1.59 gross acres consisting of three (3) 30,000 gallon liquid propane tanks, a 2,400 square-foot manufactured mobile office trailer, seven (7) standard parking spaces, and one (1) disabled accessible parking space.

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

C. Total Project Area: 1.59 Gross Acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres: 1.59	Lots: 1	Sq. Ft. of Bldg. Area: 2,400	Est. No. of Employees: 2
Industrial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Other:			

D. Assessor's Parcel No(s): 391-480-013

Street References: The proposed project is located northeast of the I-15 Freeway and southwest of Temescal Canyon Road within the Elsinore Area Plan.

E. Section, Township & Range Description or reference/attach a Legal Description:
Section 17, Township 5 South, Range 5 West

F. Brief description of the existing environmental setting of the project site and its surroundings: The project consists of loose and vacant land. Currently, the property is fenced off and an unoccupied mobile home trailer and an empty LPG tank is stored on the property.

II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

- 1. Land Use:** The project is a proposal to develop a Liquid Propane Gas (LPG) distribution facility on 1.59 gross acres consisting of three (3) 30,000 gallon liquid propane tanks, a 2,400 square-foot manufactured mobile office trailer, seven (7) standard parking spaces, and one (1) disabled accessible parking space. The project meets all other applicable circulation policies of the General Plan.

2. **Circulation:** Adequate circulation facilities currently exist and serve the project. The proposed project meets all other applicable land use policies of the General Plan.
3. **Multipurpose Open Space:** The project site is located within an MSHCP criteria area: Group F, Cell Number 3648. The project has completed the Habitat Acquisition and Negotiation Strategy (HANS 672). The project complies with all other applicable multi-purpose open space policies of the General Plan.
4. **Safety:** The proposed project is located within a High Fire Hazard Area. The proposed project is not located within any other special hazard zone (including fault zone, dam inundation zone, etc.) The proposed project has allowed for sufficient provision of emergency response services to the future users of the project. The proposed project meets all applicable General Plan Safety element policies.
5. **Noise:** The proposed project meets with all applicable Noise Element policies.
6. **Housing:** the proposed project meets with all applicable Housing Element policies.
7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality Element policies.

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

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

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

E. Overlay(s), if any: None

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

G. Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any: N/A

H. Adopted Specific Plan Information

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

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

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

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Manufacturing – Service Commercial (M-SC)

III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

IV. DETERMINATION

On the basis of this initial evaluation:

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

- I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.
- I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.
- I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.
- I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have

been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

Signature

Date

Wendell Bugtai, Project Planner

For Carolyn Syms Luna, Director

Printed Name

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure C-9 "Scenic Highways"

Findings of Fact:

a) This project is located about 500-feet from the I-15 Freeway. Therefore, it is not located within the immediate vicinity of a State Eligible Scenic Corridor (Riverside County Integrated Plan, Circulation Element, Figure C-9 "Riverside County Scenic Highways").

b) This site has been disturbed and will not damage scenic resources, such as trees, rock outcroppings and/or other unique landmark features. It will have no impact on or obstruct any prominent scenic vista or view open to the public or result in the creation of an aesthetically offensive site open to public view.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: At 41.31 miles from the Mount Palomar Observatory, the project site is located within Zone B of Riverside County Ordinance No. 655. At such a distance, the project is required to comply with Ord. No. 655. Interference with the nighttime use of the Mount Palomar Observatory, as protected through Ord. No. 655 will be less than significant with mitigation measures incorporated.

Mitigation: In observance with Zone B of Ord. 655, the project has been conditioned to utilize low-pressure sodium lighting or non low-pressure sodium lighting provided it will emit no greater than 4050 Lumens (Condition of Approval 10.PLANNING.3).

Monitoring: Conditions implemented will be monitored through the Department of Building and Safety via the Plan Check process.

3. Other Lighting Issues

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Expose residential property to unacceptable light levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: On-site Inspection, Project Application Description

Findings of Fact:

- a) The project will not create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.
- b) The project will not expose residential property to unacceptable light levels.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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conversion of Farmland, to non-agricultural use?

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

Findings of Fact:

a) This project is not located within Prime Farmland, Unique Farmland or Farmland of Statewide Importance as depicted on the Agricultural Resources map of the RCIP, Figure OS-2. Therefore, it will not convert nor have any impact on these designated farmlands to non-agricultural use.

b) This project is located in the Manufacturing-Service Commercial (M-SC) zone and will not conflict nor have any impact on existing agricultural uses, or a Williamson Act contract. The immediate surrounding zones of this project site are all MS-C. Therefore, this project is not within 300 feet of agriculturally zoned property and will have no impact on Ordinance 625.

c) This project will have no impact on other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

5. Forest

a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?

b) Result in the loss of forest land or conversion of forest land to non-forest use?

c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?

Source: Riverside County General Plan Figure OS-3 "Parks, Forests and Recreation Areas," and Project Application Materials.

Findings of Fact:

a) The project will not conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))

b) The project will not result in the loss of forest land or conversion of forest land to non-forest use.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

AIR QUALITY Would the project

6. Air Quality Impacts

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

Source: SCAQMD CEQA Air Quality Handbook Table 6-2

Findings of Fact:

- a) The project does not conflict with or obstruct implementation of the applicable air quality plan.
- b) The project does not violate any air quality standard or contribute substantially to an existing or projected air quality violation.
- c) The project will 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors).
- d) The project will not expose sensitive receptors which are located within 1 mile of the project site to project substantial point source emissions.
- e) The project will not involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter.
- f) The project will not create objectionable odors affecting a substantial number of people.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

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

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

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

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

e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?

f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

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

Source: GIS database, WRC-MSHCP and/or CV-MSHCP, On-site Inspection, Habitat Acquisition and Negotiation Strategy (HANS) 672

Findings of Fact:

a) The project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. A Habitat Acquisition and Negotiation Strategy (HANS) No. 672 has been conducted and

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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has been deemed by the County of Riverside Environmental Programs Department that no conservation is required.

b) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12).

c) The project will not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Wildlife Service.

d) The project will not 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.

e) The project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service.

f) The project will not 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.

g) The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

CULTURAL RESOURCES Would the project

8. Historic Resources				
a) Alter or destroy an historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project will not alter or destroy an historic site, given the project has previously been disturbed and is not identified as a historical site.

b) The project will not cause a substantial adverse change in the significance of a historical resource as defined in California Code of Regulations, Section 15064.5.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

Source: Project Application Materials

Findings of Fact:

- a) The project will not alter or destroy an archaeological site.
- b) The project will not cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5.
- c) The project will not disturb any human remains, including those interred outside of formal cemeteries.
- d) The project will not restrict existing religious or sacred uses within the potential impact area.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

10. Paleontological Resources	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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"/>

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

Findings of Fact:

- a) The project will not directly or indirectly destroy a unique paleontological resource, or site, or unique geologic feature.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEOLOGY AND SOILS Would the project

11. Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones

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

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

Source: Riverside County General Plan Figure S-2 "Earthquake Fault Study Zones," GIS database, Geologist Comments

Findings of Fact:

a) The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death related to fault zones or fault hazards. The project is not located within any fault or hazard zones.

b) The project will not be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

12. Liquefaction Potential Zone

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

Source: Riverside County General Plan Figure S-3 "Generalized Liquefaction" Soils and Geology Group – "Preliminary Geotechnical Investigation, Proposed Propane Facility, 26362 Earthmover Circle, Riverside County, California", dated January 14, 2005, Soils and Geology Group – "Geotechnical Update, 26362 Earthmover Circle, Riverside County, California", dated March 12, 2010.

Findings of Fact:

a) The geotechnical report shows there is potential for liquefaction and recommends that additional mitigation be required. These mitigation measures are as follows:

County Geologic Report (GEO) No. 1452, submitted for this project (CUP03439), was prepared by Soils and Geology Group and is entitled: "Preliminary Geotechnical Investigation, Proposed Propane Storage Facility, 26362 Earthmover Circle, Riverside County, California", dated January 14, 2005. In addition, Soils and Geology Group prepared "Geotechnical Update, 26362 Earthmover Circle, Riverside County, California", dated March 12, 2010. This document is herein incorporated as a part of GEO01452.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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GEO01452 concluded:

1. No active faults are known to cross the site.
2. The site is subject to liquefaction. Total settlements of 6.4 inches were calculated.
3. The site will be subject to strong ground shaking in the future from seismic events.

GEO01452 recommended:

1. Structures should be designed in accordance with the 2007 CBC with site class D.
2. A mat foundation is recommended for the settlements from liquefaction potential.

GEO No. 1452 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1452 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Mitigation: The applicant shall comply with the Soils and Geology Group "Preliminary Geotechnical Investigation, Proposed Propane Storage Facility, 26362 Earthmover Circle, Riverside County, California", dated January 14, 2005 and "Geotechnical Update, 26362 Earthmover Circle, Riverside County, California", dated March 12, 2010. (CONDITIONS OF APPROVAL 10.PLANNING.42)

Monitoring: Conditions implemented will be monitored through the Department of Building and Safety via the Plan Check process and Planning Department.

13. Ground-shaking Zone

Be subject to strong seismic ground shaking?

Source: Riverside County General Plan Figure S-4 "Earthquake-Induced Slope Instability Map," and Figures S-13 through S-21 (showing General Ground Shaking Risk), Soils and Geology Group – "Preliminary Geotechnical Investigation, Proposed Propane Facility, 26362 Earthmover Circle, Riverside County, California", dated January 14, 2005, Soils and Geology Group – "Geotechnical Update, 26362 Earthmover Circle, Riverside County, California", dated March 12, 2010.

Findings of Fact:

a) The project will not be subject to strong seismic ground shaking given the project is not located within ½ mile of any know fault zones. The geotechnical report does show there is potential for strong ground shaking and recommends that additional mitigation be required. These mitigation measures are as follows:

County Geologic Report (GEO) No. 1452, submitted for this project (CUP03439), was prepared by Soils and Geology Group and is entitled: "Preliminary Geotechnical Investigation, Proposed Propane

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Storage Facility, 26362 Earthmover Circle, Riverside County, California", dated January 14, 2005. In addition, Soils and Geology Group prepared "Geotechnical Update, 26362 Earthmover Circle, Riverside County, California", dated March 12, 2010. This document is herein incorporated as a part of GEO01452.

GEO01452 concluded:

1. No active faults are known to cross the site.
2. The site is subject to liquefaction. Total settlements of 6.4 inches were calculated.
3. The site will be subject to strong ground shaking in the future from seismic events.

GEO01452 recommended:

1. Structures should be designed in accordance with the 2007 CBC with site class D.
2. A mat foundation is recommended for the settlements from liquefaction potential.

GEO No. 1452 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1452 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters were not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

Mitigation: The applicant shall comply with the Soils and Geology Group "Preliminary Geotechnical Investigation, Proposed Propane Storage Facility, 26362 Earthmover Circle, Riverside County, California", dated January 14, 2005 and "Geotechnical Update, 26362 Earthmover Circle, Riverside County, California", dated March 12, 2010. (CONDITIONS OF APPROVAL 10.PLANNING.42)

Monitoring: Conditions implemented will be monitored through the Department of Building and Safety via the Plan Check process and Planning Department.

14. Landslide Risk

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

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

Findings of Fact:

a) The project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, collapse, or rockfall hazards. This project has been disturbed and approved per Parcel Map 22735.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

15. Ground Subsidence

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map"

Findings of Fact:

a) The project will not be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in ground subsidence.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

16. Other Geologic Hazards

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project will not be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard and no other geological hazards have been identified.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

17. Slopes

a) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Change topography or ground surface relief features?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Result in grading that affects or negates subsurface sewage disposal systems?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riv. Co. 800-Scale Slope Maps, Project Application Materials

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will not change topography or ground surface relief features. The project is relatively flat and disturbed.

b) The project will not change topography or ground surface relief features. The project is relatively flat and disturbed.

c) The project will not result in grading that affects or negates subsurface sewage disposal systems.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

18. Soils

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection

Findings of Fact:

a) The project will not result in substantial soil erosion or the loss of topsoil.

b) The project will not be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial risks to life or property.

c) The project will not have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

19. Erosion

a) Change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Result in any increase in water erosion either on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: U.S.D.A. Soil Conservation Service Soil Surveys

Findings of Fact:

- a) The project will not change deposition, siltation, or erosion that may modify the channel of a river or stream or the bed of a lake and is not adjacent to any channel, stream or lake bed.
- b) The project will not result in any increase in water erosion either on or off site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

20. Wind Erosion and Blowsand from project either on or off site.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

Source: Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. 460, Sec. 14.2 & Ord. 484

Findings of Fact:

a) The project has a wind erodibility rating of "moderate" but will not be impacted by or result in an increase in wind erosion and blowsand, either on or off site.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Materials, SB 97, State CEQA Guidelines Revisions (State adopted Jan. 1, 2010)

Findings of Fact:

a) The project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Application Materials, RCE "Fire Safety Analysis for KC Propane Facility" Report by Phillip Taylor dated July 1, 2010.

Findings of Fact:

a) The project may create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The potential for a Boiling Liquid Expanding Vapor Explosion (BLEVE) during the processing of Liquid Propane Gas (LPG) may have a significant impact to adjacent and surrounding properties. The applicant will mitigate the potential for a BLEVE through the reduction of the originally proposed six (6) to three (3) LPG tanks. In addition, the LPG tanks will be constructed as "Above Ground Mounding" tanks which will be enclosed in a concrete block wall casing and filled to the top with pea gravel or a similar dense material which would ensure the tanks are not subjected to direct flame impingement, thus mitigating the concerns of a BLEVE to a level less than significant.

b) The project may 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. The potential for a Boiling Liquid Expanding Vapor Explosion (BLEVE) may have significant impacts to the public or environment should this occur. In order to mitigate these concerns, the applicant has proposed to construct the project as "Above Ground Mounding" tanks which will be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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enclosed in a concrete block wall casing and filled to the top with pea gravel or a similar dense material which would ensure the tanks are not subjected to direct flame impingement, thus mitigating the concerns of a BLEVE to a level less than significant.

c) The project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. Staff is not aware of any known emergency response plans, emergency evacuation plan or has it received any information from any agency which would impair or interfere with any existing plans.

d) The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The project is not located within one-quarter mile of any existing schools.

e) The project could 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. Upon further review by Planning Staff, the project site is not listed as a site within Government Code Section 65962.5.

Mitigation: The applicant shall comply with Registered Civil Engineer Report by Phillip Taylor dated July 1, 2010. Conditions of approval (CONDITIONS OF APPROVAL 10.FIRE.1)

Monitoring: Conditions implemented will be monitored through the Department of Building and Safety via the Plan Check process and Fire Department review.

23. Airports

a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not result in an inconsistency with an Airport Master Plan. The project is not located near an airport.

b) The project will not require review by the Airport Land Use Commission.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project is not located within an airport land use plan nor is it located where such a plan has not been adopted, within two miles of a public airport or public use airport. Therefore, the project would not result in a safety hazard for people residing or working in the project area.

d) The project is not located within the vicinity of a private airstrip, or heliport, therefore, the project would not result in a safety hazard for people residing or working in the project area.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

24. Hazardous Fire Area

a) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

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

Findings of Fact:

a) The project would potentially 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. Although the project is located within a High Fire Area, the project and the majority of parcels within the vicinity have been graded or disturbed and conducting business under the Manufacturing-Service Commercial (M-SC) zoning which has reduced the likelihood of fire within the immediate area. In order to ensure the significant risk of loss, injury or death involving wildland fires, the applicant shall comply with Fire Department conditions related to building construction.

Mitigation: Buildings constructed or proposed within High Fire Areas shall comply with Provision of Riverside County Ordinance 787.1 (CONDITIONS OF APPROVAL 10.FIRE.2).

Monitoring: Conditions implemented will be monitored through the Department of Building and Safety via the Plan Check process.

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

a) Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?

b) Violate any water quality standards or waste discharge requirements?

c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County Flood Control District Flood Hazard Report/Condition.

Findings of Fact:

- a) The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site.
- b) The project will not violate any water quality standards or waste discharge requirements.
- c) The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).
- d) The project will not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.
- e) The project would not place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.
- f) The project would not place within a 100-year flood hazard area structures which would impede or redirect flood flows.
- g) The project will not otherwise substantially degrade water quality.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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h) The project would not include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

a) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan Figure S-9 "100- and 500-Year Flood Hazard Zones," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

Findings of Fact:

a) The project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site.

b) The project will not provide for major changes in absorption rates or the rate and amount of surface runoff.

c) The project will not Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area).

d) The project will not make significant changes in the amount of surface water in any water body.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LAND USE/PLANNING Would the project

27. Land Use				
a) Result in a substantial alteration of the present or planned land use of an area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Affect land use within a city sphere of influence and/or within adjacent city or county boundaries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

a) The project will not result in any substantial alteration of the present or planned land use of an area. The project is currently zone Manufacturing-Service Commercial (M-SC) which the proposal is allowed within the zoning requirements.

b) The project will not affect land use within a city sphere of influence and/or within adjacent city or county boundaries. The project is located within the City of Lake Elsinore city sphere of influence. The City of Lake Elsinore was previously notified and there have been no comments received.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning				
a) Be consistent with the site's existing or proposed zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be compatible with existing surrounding zoning?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be compatible with existing and planned surrounding land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will be consistent with the site's existing or proposed zoning.

b) The project will be compatible with existing surrounding zoning

c) The project will be compatible with existing and planned surrounding land uses.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will be consistent with the land use designations and policies of the General Plan (including those of any applicable Specific Plan).

e) The project will not disrupt or divide the physical arrangement of an established community (including a low-income or minority community).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

a) Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be an incompatible land use located adjacent to a State classified or designated area or existing surface mine?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or property to hazards from proposed, existing or abandoned quarries or mines?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State. There are no know mineral resources adjacent to the project site.

b) The project will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan.

c) The project will not be an incompatible land use located adjacent to a State classified or designated area or existing surface mine.

d) The project will not expose people or property to hazards from proposed, existing or abandoned quarries or mines.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Definitions for Noise Acceptability Ratings

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

NA - Not Applicable A - Generally Acceptable B - Conditionally Acceptable
 C - Generally Unacceptable D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

a) The project is not 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.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

a) The project is not located or adjacent to any railroads.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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NA A B C D

Source: On-site Inspection, Project Application Materials

Findings of Fact:

a) The project is located approximately 500-feet from Interstate 15. The project will not emit unacceptable noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

a) There are no other noise issues which have been found.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

c) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

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

Findings of Fact:

a) The project will not provide a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will not provide for a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.

c) The project will not provide 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.

d) The project will not provide exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a) The project will not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

b) The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income.

c) The project will not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) The project will not affect a County Redevelopment Project Area.

e) The project will not cumulatively exceed official regional or local population projections.

f) The project will not 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).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

a) The project will not result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for sheriff services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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38. Schools	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Lake Elsinore Unified School District correspondence, GIS database

Findings of Fact:

a) The project is located within the Lake Elsinore Unified School District. The project will not result in the increase in the number of students and the need for additional classrooms.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

Findings of Fact:

a) The project will not result in an incremental increased demand for libraries.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan

Findings of Fact:

a) The project will not result in an incremental increased demand for health services.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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a) Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

Findings of Fact:

a) The project will not result in the need to provide park or recreational facilities. There are no present and future plans to build a park in the area that would be impacted by the operation of this facility. No impacts are expected to occur.

b) The project would not include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

c) The project is located within a Community Service Area (CSA) 152 or recreation and park district with a Community Parks and Recreation Plan (Quimby fees). There are no present and future plans to build a park in the area that would be impacted by the operation of this facility.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

Findings of Fact:

a) The project is located within the Temescal Canyon Area Plan and has been conditioned to dedicate right-of-way to the project for trail purposes.

Mitigation: The project will be subject to right-of-way dedication (CONDITIONS OF APPROVAL 80.TRANS.1)

Monitoring: Conditions implemented will be monitored through the Department of Building and Safety via the Plan Check process and Transportation Department.

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

a) Conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Alter waterborne, rail or air traffic?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Cause an effect upon, or a need for new or altered maintenance of roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Cause an effect upon circulation during the project's construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

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

b) The project will not 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.

c) The project will not 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.

d) The project will not alter waterborne, rail or air traffic.

e) The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- f) The project will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project will not cause an effect upon circulation during the project's construction.
- h) The project will not result in inadequate emergency access or access to nearby uses.
- i) The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

Source: Riverside County General Plan

Findings of Fact:

- a) The project is located within the Temescal Canyon Area Plan and has been conditioned to dedicate right-of-way to the project for trail and class I bike purposes.

Mitigation: The project will be subject to right-of-way dedication (CONDITIONS OF APPROVAL 80.TRANS.1)

Monitoring: Conditions implemented will be monitored through the Department of Building and Safety via the Plan Check process and Transportation Department.

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

- a) The project will not require or result in the construction of new water treatment facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) The project will have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

a) The project will not require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, the construction of which would cause significant environmental effects.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

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

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

a) Electricity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Natural gas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Communications systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Storm water drainage?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Street lighting?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Maintenance of public facilities, including roads?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Other governmental services?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source:

Findings of Fact:

Facilities constructed is anticipated with less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source:

Findings of Fact:

a) The project will not conflict with any adopted energy conservation plans.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Staff review

Findings of Fact:

No other significant impacts were identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

51. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Staff review, Project Application Materials

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

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: The proposed project would not result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

- A. RCE "Fire Safety Analysis for KC Propane Facility" Report by Phillip Taylor dated July 1, 2010.
- B. Soils and Geology Group – "Preliminary Geotechnical Investigation, Proposed Propane Facility, 26362 Earthmover Circle, Riverside County, California", dated January 14, 2005
- C. Soils and Geology Group – "Geotechnical Update, 26362 Earthmover Circle, Riverside County, California", dated March 12, 2010.

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

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

VI. AUTHORITIES CITED

Authorities cited: Public Resources Code Sections 21083 and 21083.05; References: California Government Code Section 65088.4; Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095 and 21151; *Sundstrom v. County of Mendocino* (1988) 202 Cal.App.3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal.App.3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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CONDITIONAL USE PERMIT Case #: CUP03439

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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is for the construction and development of a Liquid Propane Gas (LPG) storage and distribution facility on 1.59 gross acres zoned Manufacturing-Servic Commercial (M-SC) and located on Earthmover Circle, south of Horsethief Canyon Road between Temescal Canyon Road and the I-15 Freeway. This project consists of a 900 square foot office building attached to a 1,500 square foot garage for truck repair as well as three (3) 30,000 gallon LP tanks.

10. EVERY. 2 USE - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside (COUNTY) its agents, officers, or employees from any claim, action, or proceeding against the COUNTY, its agents, officers, or employees to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning CUP 03439. The COUNTY will promptly notify the applicant/permittee of any such claim, action, or proceeding against the COUNTY and will cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify, or hold harmless the COUNTY.

10. EVERY. 3 USE - DEFINITIONS RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No.03439 shall be henceforth defined as follows:

CONDITIONAL USE PERMIT NO. 03439, EXHIBIT A, Amended No. 5 dated 1/31/11.

CONDITIONAL USE PERMIT NO. 03439, EXHIBIT L, dated 1/31/11

CONDITIONAL USE PERMIT NO. 03439, EXHIBIT B&C, dated 1/31/11

CONDITIONAL USE PERMIT NO. 03439, EXHIBIT M, dated 1/31/11

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10. GENERAL CONDITIONS

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION RECOMMND

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

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

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

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

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

10.BS GRADE. 5 USE - DUST CONTROL RECOMMND

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

10.BS GRADE. 6 USE-G2.3SLOPE EROS CL PLAN RECOMMND

Erosion control - landscape plans, required for manufactured slopes greater than 3 feet in vertical height, are to be signed by a registered landscape architect and bonded per the requirements of Ordinance 457 (refer to dept. form 284-47).

10.BS GRADE. 7 USE - 2:1 MAX SLOPE RATIO RECOMMND

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

10.BS GRADE. 8 USE - SLOPE STABL'TY ANLYS RECOMMND

A slope stability report shall be submitted and approved by the County Geologist for all proposed cut and fill slopes over 30 feet in vertical height, or cut slopes steeper than

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10. GENERAL CONDITIONS

10.BS GRADE. 8 USE - SLOPE STABL'TY ANLYS (cont.) RECOMMND

2:1 (horizontal to vertical)- unless addressed in a previous report. Fill slopes shall not be steeper than 2:1 (horizontal to vertical).

10.BS GRADE. 9 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

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

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

10.BS GRADE. 11 USE - DRAINAGE & TERRACING RECOMMND

Provide drainage facilities and terracing in conformance with the California Building Code's chapter on "EXCAVATION & GRADING".

10.BS GRADE. 12 USE - SLOPE SETBACKS RECOMMND

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

10.BS GRADE. 13 USE - OFFST. PAVED PKG RECOMMND

All offstreet parking areas which are conditioned to be paved shall conform to Ordinance 457 base and paving design and inspection requirements.

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT RECOMMND

Prior to the issuance of any building permit, the property owner shall obtain a grading permit and/or approval to

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE-G.3.1NO B/PMT W/O G/PMT (cont.) RECOMMND

construct from the Grading Division of the Building and Safety Department.

10.BS GRADE. 15 USE - RETAINING WALLS RECOMMND

Lots which propose retaining walls will require separate permits. They shall be obtained prior to the issuance of any other building permits - unless otherwise approved by the Building and Safety Director. The walls shall be designed by a Registered Civil Engineer - unless they conform to the County Standard Retaining Wall designs shown on the Building and Safety Department form 284-197.

10.BS GRADE. 17 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 18 USE-G4.3PAVING INSPECTIONS RECOMMND

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

10.BS GRADE. 20 USE - NPDES INSPECTIONS RECOMMND

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

Construction activities including but not limited to clearing, stockpiling, grading or excavation of land, which disturbs 1 acre or more or on-sites which are part of a larger common plan of development which disturbs 5 acres or more are required to keep a current copy of the storm water pollution prevention plan (SWPPP) on the construction site

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10. GENERAL CONDITIONS

10.BS GRADE. 20 USE - NPDES INSPECTIONS (cont.)

RECOMMND

and shall be made available to the Department of Building and Safety upon request.

Year-round, Best Management Practices (BMP's) shall be maintained and be in place for all areas that have been graded or disturbed and for all material, equipment and/or operations that need protection. Removal BMP's (those BMP's which must be temporarily removed during construction activities) shall be in place at the end of each working day when there is a forecast of rain within the next five days, by the National Weather Service or whenever rain is imminent.

Monitoring for erosion and sediment control is required and shall be performed by the person responsible for the SWPPP. The Department of Building and Safety will conduct periodic NPDES inspections of the site throughout the recognized storm season to verify compliance with the site Storm Water Pollution Prevention Plan (SWPPP).

E HEALTH DEPARTMENT

10.E HEALTH. 1 LLWD POTABLE WATER SERVICE

RECOMMND

This project is proposing Lee Lake Water District (LLWD) potable water service only. It is the responsibility of the developer to ensure that all requirements to obtain water service are met with LLWD, as well as, all other applicable agencies.

10.E HEALTH. 2 NO FLOOR DRAINS IN SERVICE BAY

RECOMMND

Conditional Use Permit#3439 is proposing to conduct minor vehicle repairs, such as oil changes, in designated vehicle service bays. All hazardous waste generated onsite must be collected and disposed of in an approved manner. Since this project is proposing to utilize an onsite wastewater treatment system (OWTS), no floor drains can be installed in these service bays to prevent hazardous waste from entering into the OWTS.

10.E HEALTH. 3 USE - PERC TESTING REQUIRED

RECOMMND

A satisfactory detailed soils percolation test conducted in accordance with the procedures outlined in the Riverside County Department of Environmental Health (DEH) Technical

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10. GENERAL CONDITIONS

10.E HEALTH. 3 USE - PERC TESTING REQUIRED (cont.) RECOMMND

Guidance Manual will be required for the proposal of any new onsite wastewater treatment system (OWTS) and/or advanced treatment unit (ATU).

10.E HEALTH. 4 USE - DEH SITE EVALUATION RECOMMND

For any proposed new Onsite Wastewater Treatment System (OWTS) and/or Advanced Treatment Unit (ATU), a site evaluation is required by the Department of Environmental Health (DEH). The applicant must ensure that the groundwater detection (4 inch perforated pipe installed at a depth that extends at least 10 feet below the proposed leach line trench bottom) is installed for DEH staff to evaluate.

In addition, the applicant must ensure that the job property is clearly identified with a durable placard delineating the site address or APN# as well as ensure that all property corners are clearly staked or marked. **Please note that if groundwater encroachment is observed, further engineering as well as Regional Water Quality Control Board Clearance may be required.**

10.E HEALTH. 5 OWTS/ATU - MAINTAIN SETBACKS RECOMMND

All proposed Onsite Wastewater Treatment Systems (OWTS) and/or proposed Advanced Treatment Units (ATU) must maintain all required setbacks as specified in the Department of Environmental Health (DEH) Technical Guidance Manual, Uniform Plumbing Code, and State and Local Laws. Please note that the most restrictive minimum setback may be applied at the discretion of DEH.

In addition, no part of the proposed OWTS and/or ATU can be located within "Do Not Disturbed" areas without written consent from the appropriate regulatory agency. Moreover, no part of the proposed OWTS and/or ATU can be located within easements that are not legally dedicated for use by the proposed OWTS and/or ATU.

10.E HEALTH. 6 OWTS/ATU PLANS & FLOOR PLANS RECOMMND

Upon Building Submittal, the applicant must submit to the Department of Environmental Health (DEH) for review at least three copies of detailed contoured plot plans wet stamped and signed by the Professional of Record (individual or firm who is responsible for the soils percolation report) drawn to an appropriate scale showing

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10. GENERAL CONDITIONS

10.E HEALTH. 6 OWTS/ATU PLANS & FLOOR PLANS (cont.) RECOMMND

the location of all applicable detail as required in the DEH Technical Guidance Manual.

If grading is proposed, the applicant must show all pertinent detail on scaled Precise Grading Plans wet stamped and signed by the Professional of Record. Please note that any significant grading at the proposed OWTS/ATU area may require further soils percolation testing and/or engineering.

Furthermore, a floor plan of the proposed structure showing all proposed plumbing fixtures must also be submitted to DEH for review to ensure proper septic tank sizing.

FIRE DEPARTMENT

10.FIRE. 1 USE -RPE REPORT RECOMMND

PROJECT SHALL COMPLY WITH REGISTERED PROFESSIONAL ENGINEER REPORT BY PHILLIP TAYLOR DATED JULY 01,2010.

10.FIRE. 2 USE-#21-HAZARDOUS FIRE AREA RECOMMND

This project is located in the "Hazardous Fire Area" of Riverside County as shown on a map on file with the Clerk of the Board of Supervisors. Any building constructed within this project shall comply with the special construction provisions contained in Riverside County Ordinance 787.1.

10.FIRE. 3 USE-#005-ROOFING MATERIAL RECOMMND

All buildings shall be constructed with class B roofing material as per the California Building Code.

10.FIRE. 4 USE-#50-BLUE DOT REFLECTOR RECOMMND

Blue retroreflective pavement markers shall be mounted on private street, public streets and driveways to indicate location of fire hydrants. Prior to installation, placement of markers must be approved by the Riverside County Fire Department.

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10. GENERAL CONDITIONS

10.FIRE. 5 USE-#23-MIN REQ FIRE FLOW RECOMMND

Minimum required fire flow shall be 2500 GPM for a 2 hour duration at 20 PSI residual operating pressure, and 8750 GPM for a 10 minute duration at a 20 psi residual which must be available before any combustible material is placed on the job site.

10.FIRE. 6 USE-#20-SUPER FIRE HYDRANT RECOMMND

Super fire hydrants) (6"x4"x 2-2 1/2") shall be located at less than 25 feet or more than 165 feet from any portion of the building as measured along approved vehicular travel ways.

10.FIRE. 7 USE-#84-TANK PERMITS RECOMMND

Applicant or Developer shall be responsible for obtaining under/aboveground fuel, Propane, chemical and mixed liquid storage tank permits, from the Riverside County Fire Department and Environmental Health Departments. Plans must be submitted for approval prior to installation. Aboveground fuel/mixed liquid tanks(s) shall meet the following standard: Tank must be tested and labeled to UL2085 Protected Tank Standard or SwRI 93-01. The test must include the Projectile Penetration Test and the Heavy Vehicle Impact Test. A sample copy of the tank's label from an independent test laboratory must be included with your plans.

10.FIRE. 8 USE-#89-RAPID HAZMAT BOX RECOMMND

Rapid entry Hazardous Material data and key storage cabinet shall be installed on the outside of the building. Plans shall be submitted to the Riverside County Fire Department for approval prior to installation.

FLOOD RI DEPARTMENT

10.FLOOD RI. 2 USE FLOOD HAZARD REPORT RECOMMND

CUP 3439 is a proposal to develop a CGP distribution facility on a 2.17 acres in the Alberhill area. The site is located on the northeast of the I-15 Freeway and southwest of Temescal Canyon Road.

The northeast corner of the property is located within the 100-yr Zone AE floodplain limits of Temescal Wash as

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10. GENERAL CONDITIONS

10.FLOOD RI. 2

USE FLOOD HAZARD REPORT (cont.)

RECOMMND

delineated on Panel No. 06065C-2006G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The proposed site is lot 2 of PM 22735. The grading has been approved previously by the District under this parcel map. However, the FEMA map is not revised therefore the eastern half of the site is still designated as floodplain. No structure is proposed in the floodplain area, but placement of any structure in the future under a revised permit will require a revision to the floodplain.

Since the new asphalt pavement is more than 5,000 square feet of impervious surface, mitigation for water quality will be require. The District has received an amended exhibit and a revised Preliminary Water Quality Management Plan (WQMP) on October 13, 2010 and also received a revised WQMP exhibit on December 9, 2010. The exhibit proposes an infiltration trench along the northern boundary to mitigate for water quality. This infiltration trench is smaller as designed however this error can be corrected by deepening the infiltration trench.

In final plan check, the depth of trench shall be correctly calculated and the infiltration trench designed accordingly.

The WQMP proposes that this project satisfies condition "A" of the Hydrologic Conditions of Concern, but Temescal Wash is not publically owned and maintained thus not considered as MS4. Even though the WQMP proposes that the project satisfies condition "A", the back-up calculation to satisfy condition "C" has been submitted addressing the impacts of HCOC.

This minor error should be corrected in the final WQMP.

10.FLOOD RI. 6

USE SUBMIT FINAL WQMP >PRELIM

RECOMMND

In compliance with Santa Ana Region and San Diego Region Regional Water Quality Control Board Orders, and Beginning January 1, 2005, projects submitted within the western region of the unincorporated area of Riverside County for discretionary approval will be required to comply with the Water Quality Management Plan for Urban Runoff (WQMP). The WQMP addresses post-development water quality impacts from new development and redevelopment projects. The WQMP requirements will vary depending on the project's geographic location (Santa Ana, Santa Margarita or

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10. GENERAL CONDITIONS

10.FLOOD RI. 6 USE SUBMIT FINAL WQMP >PRELIM (cont.)

RECOMMND

Whitewater River watersheds). The WQMP provides detailed guidelines and templates to assist the developer in completing the necessary studies. These documents are available on-line at: www.rcflood.org/NPDES under Programs and Services, Stormwater Quality.

To comply with the WQMP a developer must submit a "Project Specific" WQMP. This report is intended to a) identify potential post-project pollutants and hydrologic impacts associated with the development; b) identify proposed mitigation measures (BMPs) for identified impacts including site design, source control and treatment control post-development BMPs; and c) identify sustainable funding and maintenance mechanisms for the aforementioned BMPs. A template for this report is included as 'exhibit A' in the WQMP. A final Project Specific WQMP must be approved by the District prior to issuance of building or grading permits.

Projects requiring Project Specific WQMPs are required to submit a PRELIMINARY Project Specific WQMP along with the land-use application package. The format of the PRELIMINARY report shall mimic the format/template of the final report but can be less detailed. For example, points a, b & c above must be covered, rough calculations supporting sizing must be included, and footprint/locations for the BMPs must be identified on the tentative exhibit. Detailed drawings will not be required. This preliminary project specific WQMP must be approved by the District prior to issuance of recommended conditions of approval.

The developer has submitted a report that minimally meets the criteria for a preliminary project specific WQMP. The report will need significant revisions to meet the requirements of a final project specific WQMP. Also, it should be noted that if 401 certification is necessary for the project, the Water Quality Control Board may require additional water quality measures.

10.FLOOD RI. 7 USE WQMP ESTABL MAINT ENTITY

RECOMMND

This project proposes BMP facilities that will require maintenance by public agency or commercial property owner association. To ensure that the public is not unduly burdened with future costs, prior to final approval or recordation of this case, the District will require an

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10. GENERAL CONDITIONS

10.FLOOD RI. 7 USE WQMP ESTABL MAINT ENTITY (cont.) RECOMMND

acceptable financial mechanism be implemented to provide for maintenance of treatment control BMPs in perpetuity. This may consist of a mechanism to assess individual benefiting property owners, or other means approved by the District. The site's treatment control BMPs must be shown on the project's improvement plans - either the street plans, grading plans, or landscaping plans. The type of improvement plans that will show the BMPs will depend on the selected maintenance entity.

PLANNING DEPARTMENT

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

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

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A (A-1 & A-2) unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 4 USE- COLORS & MATERIALS RECOMMND

Building colors and materials shall be in substantial conformance with those shown on APPROVED EXHIBIT M, dated 1/31/11.

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10. GENERAL CONDITIONS

10.PLANNING. 5 USE - LAND DIVISION REQUIRED RECOMMND

Prior to the sale of any individual structure as shown on APPROVED EXHIBIT A-1, a land division shall be recorded in accordance with Riverside County Ordinance No. 460, and any other pertinent ordinance.

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

Use of the facilities approved under this conditional use permit shall be limited to the hours of 7 a.m. to 6 p.m., Monday through Saturday.

10.PLANNING. 7 USE- BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), 1 space/250 square feet of office area and an additional 1 space/500 square feet of garage area. The required parking spaces is seven (7) which the applicant is providing eight (8) parking spaces.

10.PLANNING. 10 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 12 USE - PHASE BY NEW PERMIT RECOMMND

Construction of this project may be done progressively in phases provided a plan is submitted with appropriate fees to the Planning Department and approved prior to issuance of any building permits. Phasing approval shall not apply to the requirements of any agency other than the Planning Department unless so indicated by the affected agency.

10.PLANNING. 18 USE - NO SECOND FLOOR RECOMMND

No tenant improvement permit, or any other building permit, shall be granted for any second story, second floor, mezzanine, or interior balcony unless a plot plan, conditional use permit, public use permit, substantial conformance or a revised permit is approved by the Planning Department pursuant to Section 18.12 of Ordinance No. 348 in order to assure adequate parking remains within the property. Only a one story building was approved as

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10. GENERAL CONDITIONS

10.PLANNING. 18 USE - NO SECOND FLOOR (cont.) RECOMMND

part of this permit and reviewed for parking standards.

10.PLANNING. 19 USE- NO RESIDENT OCCUPANCY RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence.

10.PLANNING. 20 USE - MAINTAIN LICENSING RECOMMND

At all times during the conduct of the permitted use the permittee shall maintain and keep in effect valid licensing from all required agenices as provided by law. Should such licensing be denied, expire or lapse at any time in the future, this permit shall become null and void.

10.PLANNING. 22 USE - EXTERIOR NOISE LEVELS RECOMMND

Exterior noise levels produced by any use allowed under this permit, including, but not limited to, any outdoor public address system, shall not exceed 55 db(A), 10-minute LEQ, between the hours of 10:00 p.m. to 7:00 a.m., and 75 db(A), 10-minute LEQ, at all other times as measured at any residential, hospital, school, library, nursing home or other similar noise sensitive land use. In the event noise exceeds this standard, the permittee or the permittee's successor-in-interest shall take the necessary steps to remedy the situation, which may include discontinued operation of the facilities. The permit holder shall comply with the applicable standards of Ordinance No. 847.

10.PLANNING. 23 USE - NOISE MONITORING REPORTS RECOMMND

The permit holder may be required to submit periodic noise monitoring reports as determined by the Department of Building and Safety as part of a code enforcement action. Upon written notice from the Department of Building and Safety requiring such a report, the permittee or the permittee's successor-in-interest shall prepare and submit an approved report within thirty (30) calendar days to the Department of Building and Safety, unless more time is allowed through written agreement by the Department of Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit

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10.PLANNING. 23 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 29 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 30 USE - CEASED OPERATIONS RECOMMND

In the event the use hereby permitted ceases operation for a period of one (1) year or more, this approval shall become null and void.

10.PLANNING. 31 USE - 90 DAYS TO PROTEST RECOMMND

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

10.PLANNING. 37 USE - ORD 810 O S FEE (1) RECOMMND

In accordance with Riverside County Ordinance No. 810, to assist in providing revenue to acquire and preserve open space and habitat, an Interim Open Space Mitigation Fee shall be paid for each development project or portion of an expanded development project to be constructed in Western Riverside County. The amount of the fee for commercial or industrial development shall be calculated on the basis of "Project Area," which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. Any area identified as "NO USE PROPOSED" on the APPROVED EXHIBIT A-1 shall not be included in the Project Area.

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10.PLANNING. 38 USE - PERMIT SIGNS SEPARATELY

RECOMMND

No signs are approved pursuant to this project approval. Prior to the installation of any on-site advertising or directional signs, a signing plan shall be submitted to and approved by the Planning Department pursuant to the requirements of Section 18.30 (Planning Department review only) of Ordinance No. 348.

10.PLANNING. 39 USE - LC LANDSCAPE REQUIREMENT

RECOMMND

The developer/ permit holder shall:

1)Ensure all landscape and irrigation plans are in conformance with the APPROVED EXHIBITS;

2)Ensure all landscaping is provided with California Friendly landscaping and a weather based irrigation controller(s) as defined by County Ordinance No. 859;

3)Ensure that irrigation plans which may use reclaimed water conform with the requirements of the local water purveyor; and,

4)Be responsible for maintenance, viability and upkeep of all slopes, landscaped areas, and irrigation systems until the successful completion of the twelve (12) month inspection or those operations become the responsibility of the individual property owner(s), a property owner's association, or any other successor-in-interest, whichever occurs later.

To ensure ongoing maintenance, the developer/ permit holder or any successor in interest shall:

1)Connect to a reclaimed water supply for landscape irrigation purposes when reclaimed water is made available.

2)Ensure that landscaping, irrigation and maintenance systems comply with the Riverside County Guide to California Friendly Landscaping, and Ordinance No. 859.

3)Ensure that all landscaping is healthy, free of weeds, disease and pests.

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10. GENERAL CONDITIONS

10.PLANNING. 40

GEN - IF HUMAN REMAINS FOUND

RECOMMND

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

If 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 the necessary findings as to origin. Further, pursuant to Public Resources Code Section 5097.98 (b), remains shall be left in place and free from disturbance until a final decision as to the treatment and their disposition has been made. If the Riverside County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted within the period specified by law. Subsequently, the Native American Heritage Commission shall identify the "Most Likely Descendant." The Most Likely Descendant shall then make recommendations and engage in consultation with the County and the property owner concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. Human remains from other ethnic/cultural groups with recognized historical associations to the project area shall also be subject to consultation between appropriate representatives from that group and the County Planning /Director.

10.PLANNING. 41

GEN - INADVERTANT ARCHAEO FIND

RECOMMND

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

If during ground disturbance activities, cultural resources are discovered that were not assessed by the archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed. A cultural resources site is defined, for this condition, as being three or more artifacts in close association with each other, but may include fewer artifacts if the area of the find is determined to be of significance due to it sacred or cultural importance.

1.All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethic/cultural group representative),

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10.PLANNING. 41 GEN - INADVERTANT ARCHAEO FIND (cont.) RECOMMND

and the Planning Director to discuss the significance of the find.

2.At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc) for the cultural resource.

3.Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

10.PLANNING. 42 USE - GEO01452 RECOMMND

County Geologic Report (GEO) No. 1452, submitted for this project (CUP03439), was prepared by Soils and Geology Group and is entitled: "Preliminary Geotechnical Investigation, Proposed Propane Storage Facility, 26362 Earthmover Circle, Riverside County, California", dated January 14, 2005. In addition, Soils and Geology Group prepared "Geotechnical Update, 26362 Earthmover Circle, Riverside County, California", dated March 12, 2010. This document is herein incorporated as a part of GEO01452.

GEO01452 concluded:

1. No active faults are known to cross the site.
- 2.The site is subject to liquefaction. Total settlements of 6.4 inches were calculated.
- 3.The site will be subject to strong ground shaking in the future from seismic events.

GEO01452 recommended:

1. Structures should be designed in accordance with the 2007 CBC with site class D.
- 2.A mat foundation is recommended for the settlements from liquefaction potential.

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10. GENERAL CONDITIONS

10.PLANNING. 42 USE - GEO01452 (cont.) RECOMMND

GEO No. 1452 satisfies the requirement for a Geotechnical study for Planning/CEQA purposes. GEO No. 1452 is hereby accepted for planning purposes. Engineering and other Uniform Building Code parameters where not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

TRANS DEPARTMENT

10.TRANS. 1 USE - TS/EXEMPT RECOMMND

The Transportation Department has not required a traffic study for the subject project. The Transportation Department has determined that the project is exempt from traffic study requirements.

10.TRANS. 2 USE - NO ADD'L ON-SITE R-O-W RECOMMND

No additional on-site right-of-way shall be required on Earthmover Circle since adequate right-of-way exists, per PM 22735 (PM167/29-32).

10.TRANS. 3 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

No additional road improvements will be required at this time along Earthmove Circle due to existing improvements.

10.TRANS. 4 USE - STD INTRO 3(ORD 460/461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Ordinance 460 and Riverside County Road Improvement tandards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. These Ordinances and all

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10.TRANS. 4 USE - STD INTRO 3(ORD 460/461) (cont.) RECOMMND

conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 5 USE - COUNTY WEB SITE RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE- LIFE OF THE PERMIT RECOMMND

The life of Conditional Use Permit No.03439 shall terminate on June 1, 2021 (10 years). This permit shall thereafter be null and void and of no effect whatsoever.

20.PLANNING. 3 USE- REVIEW OPERATION HOURS RECOMMND

One year after issuance of occupancy permit the Planning Director and the Director of Building and Safety shall review this permit to reconsider the hours of operation. If significant complaints have been received regarding noise and nuisance, the hours of operation of the LPG facility] may be further restricted.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP RECOMMND

This approval shall be used within two (2) years of the approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time in which to begin substantial construction or use of this permit. Should the one year extension be obtained

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 4 USE - EXPIRATION DATE-CUP (cont.) RECOMMND

and no substantial construction or use of this permit be initiated within three (3) years of the approval date this permit, shall become null and void.

20.PLANNING. 5 USE- EXPIRATION CODE ENFORCE RECOMMND

This permit shall be considered used as of the day of the effective date. WITHIN SIXTY (60) DAYS OF THE EFFECTIVE DATE OF THIS PERMIT, the permit holder shall apply to the Building and Safety Department for all necessary permits, including the submission of all required document fees for any plan check review as determined by the Director of Building and Safety, to ensure all buildings, structures and uses are in compliance with the applicable requirements of Ordinance Nos. 457 (Building Code) and 348 (Land Use) and the conditions of approval of this permit. A lock shall be placed on the permit to take effect on the sixtieth day, which shall not be released unless compliance with the above provision has occurred. THE PERMIT HOLDER SHALL PURSUE DILIGENTLY TO COMPLETION ALL NECESSARY PERMITS AND OBTAIN FINAL INSPECTION APPROVAL THEREOF WITHIN ONE (1) YEAR OF THE EFFECTIVE DATE OF THIS PERMIT (additional time may be requested pursuant to Section 18.43 of Ordinance No. 348). A lock shall be placed on any building permit to take effect on the expiration date, and shall not be removed unless compliance with the above provision has occurred. Notwithstanding the above, any circumstance within the property threatening the public health and safety shall be immediately corrected.

20.PLANNING. 6 USE- MITIGATION MONITORING RECOMMND

WITHIN TWO (2) YEARS OF THE DATE OF APPROVAL OF THIS PERMIT, the permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with all conditions of approval and mitigation measures of this permit and E.A. No.39785.

20.PLANNING. 8 USE- UNDEVELOPED VOID DATE RECOMMND

Notwithstanding any other condition of approval herein, this permit shall become null and void on June 1, 2021, as it applies to any undeveloped portion or any undeveloped phase(s) of this property; "undeveloped" shall mean where no lawful occupancy or structure exists. A notice to the Building and Safety Department concerning this condition

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20. PRIOR TO A CERTAIN DATE

20.PLANNING. 8 USE- UNDEVELOPED VOID DATE (cont.) RECOMMND

shall be placed on this application to take effect on the date specified in this condition.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE-G2.1 GRADING BONDS RECOMMND

Grading in excess of 199 cubic yards will require performance security to be posted with the Building and Safety Department. Single Family Dwelling units graded one lot per permit and proposing to grade less than 5,000 cubic yards are exempt.

60.BS GRADE. 2 USE-G2.4GEOTECH/SOILS RPTS RECOMMND

Geotechnical soils reports, required in order to obtain a grading permit, shall be submitted to the Building and Safety Department's Grading Division for review and approval prior to issuance of a grading permit.

All grading shall be in conformance with the recommendations of the geotechnical/soils reports as approved by Riverside County.*

*The geotechnical/soils, compaction and inspection reports will be reviewed in accordance with the RIVERSIDE COUNTY GEOTECHNICAL GUIDELINES FOR REVIEW OF GEOTECHNICAL AND GEOLOGIC REPORTS.

60.BS GRADE. 3 USE-G2.7DRNAGE DESIGN Q100 RECOMMND

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

Additionally, the Building and Safety Department's conditional approval of this application includes an expectation that the conceptual grading plan reviewed and approved for it complies or can comply with any WQMP (water Quality Management Plan) required by Riverside County Flood Control & Water Conservation District.

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 4 USE-G2.14OFFSITE GDG ONUS

RECOMMND

Prior to the issuance of a grading permit, it shall be the sole responsibility of the owner/applicant to obtain any and all proposed or required easements and/or permissions necessary to perform the grading herein proposed.

60.BS GRADE. 5 USE-G2.15NOTRD OFFSITE LTR

RECOMMND

A notarized letter of permission, from the affected property owners or easement holders, is required for any proposed off site grading.

60.BS GRADE. 7 USE-G1.4 NPDES/SWPPP

RECOMMND

Prior to issuance of any grading or construction permits - whichever comes first - the applicant shall provide the Building and Safety Department evidence of compliance with the following: "Effective March 10, 2003 owner operators of grading or construction projects are required to comply with the N.P.D.E.S. (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of "ONE" acre or larger. The owner operator can comply by submitting a "Notice of Intent" (NOI), develop and implement a STORM WATER POLLUTION PREVENTION PLAN (SWPPP) and a monitoring program and reporting plan for the construction site. For additional information and to obtain a copy of the NPDES State Construction Permit contact the SWRCB at (916) 657-1146.

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

60.BS GRADE. 8 USE IMPORT/EXPORT

RECOMMND

In instances where a grading plan involves import or export, prior to obtaining a grading permit, the applicant shall have obtained approval for the import/export location from the Building and Safety department. If an Environmental Assessment, prior to issuing a grading permit, did not previously approve either location, a Grading Environmental Assessment shall be submitted to the Planning Director and the Environmental Programs Director for review and comment and to the Building and Safety Department Director for approval. Additionally, if the

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE IMPORT/EXPORT (cont.) RECOMMND

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

FLOOD RI DEPARTMENT

60.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to verification that this proposal has met its obligation under the County's municipal stormwater permit. A copy of the BMP improvement plans along with any necessary documentation shall be submitted to the Districts Plan Check Section for review. A copy of the improvement and grading plans shall be included for reference. The plans must receive the District's approval prior to issuance of permits. All submittals shall be date stamped by the engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

60.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

60.PLANNING. 1 USE - GRADING PLANS RECOMMND

If grading is proposed, the project must comply with the following:

a. The developer shall submit one print of a comprehensive grading plan to the Department of Building and Safety which complies with the Uniform Building Code, Chapter 70, as amended by Ordinance No. 457 and as may be additionally provided for in these conditions.

b. A grading permit shall be obtained from the Department of Building and Safety prior to commencement of any grading outside of a County maintained road right-of-way.

c. Graded but undeveloped land shall be planted with interim landscaping or provided with other erosion control

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 1 USE - GRADING PLANS (cont.) RECOMMND

measures as approved by the Director of Building and Safety.

d. Graded areas shall be revegetated or landscaped with native species which are fire resistant, drought tolerant, low water using and erosion controlling.

60.PLANNING. 2 USE - NPDES COMPLIANCE (2) RECOMMND

Since this project will disturb one (1) or more acres or is part of a larger project that will disturb five or more acres, it will require a National Pollutant Discharge Elimination System (NPDES) Construction General Permit from the State Water Resources Control Board. Clearance for grading shall not be given until either the district or the Department of Building and Safety has determined that the project has complied with the current County requirements regarding the NPDES Construction General Permit.

60.PLANNING. 7 USE- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 39785 which must be satisfied prior to the issuance of a grading permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

60.PLANNING. 8 USE- COC REQUIRED (1) RECOMMND

Prior to issuance of a grading permit, an application for a Certificate of Land Division Compliance shall be filed with and approved by the Planning Department. Proof of recordation shall be presented to the Building and Safety Department.

60.PLANNING. 17 USE - PALEO PRIMP & MONITOR RECOMMND

This site is mapped in the County's General Plan as having a high potential for paleontological resources (fossils). Proposed project site grading/earthmoving activities could potentially impact this resource. HENCE:

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - PALEO PRIMP & MONITOR (cont.)

RECOMMND

PRIOR TO ISSUANCE OF GRADING PERMITS:

1.The applicant shall retain a qualified paleontologist approved by the County of Riverside to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).

2.The project paleontologist retained shall review the approved development plan and grading plan and shall conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for review and approval prior to issuance of a Grading Permit.

Information to be contained in the PRIMP, at a minimum and in addition to other industry standard and Society of Vertebrate Paleontology standards, are as follows:

- 1.Description of the proposed site and planned grading operations.
- 2.Description of the level of monitoring required for all earth-moving activities in the project area.
- 3.Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
- 4.Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
- 5.Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
- 6.Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
- 7.Procedures and protocol for collecting and processing of samples and specimens.
- 8.Fossil identification and curation procedures to be

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60. PRIOR TO GRADING PRMT ISSUANCE

60.PLANNING. 17 USE - PALEO PRIMP & MONITOR (cont.) (cont.) RECOMMND

employed.

9. Identification of the permanent repository to receive any recovered fossil material. * The County of Riverside must be consulted on the repository/museum to receive the fossil material prior to being curated.

10. All pertinent exhibits, maps and references.

11. Procedures for reporting of findings.

12. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees.

All reports shall be signed by the project paleontologist and all other professionals responsible for the report's content (eg. Professional Geologist), as appropriate. Two wet-signed original copies of the report(s) shall be submitted to the office of the County Geologist along with a copy of this condition and the grading plan for appropriate case processing and tracking. These documents should not be submitted to the project Planner, the Plan Check staff, the Land Use Counter or any other County office. In addition, the applicant shall submit proof of hiring (i.e. copy of executed contract, retainer agreement, etc.) a project paleontologist for the in-grading implementation of the PRIMP.

TRANS DEPARTMENT

60.TRANS. 1 USE - TRANSPORTATION CLEARANCE RECOMMND

A clearance from the Transportation Department is required prior to the issuance of a grading permit.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

80.BS GRADE. 1 USE* -G3.1NO B/PMT W/O G/PMT RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

E HEALTH DEPARTMENT

80.E HEALTH. 1 USE - E.HEALTH CLEARANCE REQ. RECOMMND

ENVIRONMENTAL HEALTH CLEARANCE IS REQUIRED PRIOR TO THE
ISSUANCE OF THIS BUILDING PERMIT.

80.E HEALTH. 2 WATER - "WILL-SERVE" LETTER RECOMMND

A "will serve" letter is required from the agency/agencies
serving potable water.

FIRE DEPARTMENT

80.FIRE. 1 USE-#17A-BLDG PLAN CHECK \$ RECOMMND

Building Plan check deposit base fee of \$1,056.00, shall be
paid in a check or money order to the Riverside County Fire
Department after plans have been approved by our office.

80.FIRE. 2 USE-#4-WATER PLANS RECOMMND

The applicant or developer shall separately submit two
copies of the water system plans to the Fire Department for
review and approval. Calculated velocities shall not exceed
10 feet per second. Plans shall conform to the fire hydrant
types, location and spacing, and the system shall meet the
fire flow requirements.

Plans shall be signed and approved by a registered civil
engineer and the local water company with the following
certification: "I certify that the design of the water
system is in accordance with the requirements prescribed by
the Riverside County Fire Department."

FLOOD RI DEPARTMENT

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW RECOMMND

The scope of the District review will be limited to
verification that this proposal has met its obligation
under the County's municipal stormwater permit. A copy of
the BMP improvement plans along with any necessary
documentation shall be submitted to the Districts Plan
Check Section for review. A copy of the improvement and
grading plans shall be included for reference. The plans
must receive the District's approval prior to issuance of
permits. All submittals shall be date stamped by the

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80. PRIOR TO BLDG PRMT ISSUANCE

80.FLOOD RI. 2 USE SUBMIT PLANS MINOR REVIEW (cont.) RECOMMND

engineer and include a completed Flood Control Deposit Based Fee Worksheet and the appropriate plan check fee deposit.

80.FLOOD RI. 3 USE SUBMIT FINAL WQMP RECOMMND

A copy of the project specific WQMP shall be submitted to the District for review and approval.

PLANNING DEPARTMENT

80.PLANNING. 1 USE- ACOUSTICAL STUDY RECOMMND

The permittee shall have four (4) copies of a certified acoustical study performed by a professional acoustician prepared which outlines methods by which interior sound levels within the principal buildings of the proposed use will be maintained at no more than 55 db(A) and that airborne sound insulation methods will comply with Chapter 35 of the Uniform Building Code. The study shall be submitted to the Health Services Agency, Office of industrial Hygiene for review and comment (the permittee may be assessed review fees not to exceed the Agency's hourly rate) and shall forward the study along with any comments of the Health Service Agency and corrections to the Planning Department for approval.

80.PLANNING. 2 USE- ALLOW UNDERGROUND UTIL. RECOMMND

The permit holder shall submit to the Department of Building and Safety and the Planning Department a written statement from the Southern California Edison Company confirming whether or not the overhead electrical lines within CUP 03439 are capable of being installed underground and that all financial arrangements to do so have been completed, or the permittee shall submit a definitive statement to the above departments from the utility refusing to allow underground installation of the overhead electrical lines, in which case any requirement of these conditions to install electrical lines underground is null and void.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 5 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 6 USE- CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B&C, dated 1/31/11.

80.PLANNING. 7 USE- CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B&C, dated 1/31/11.

80.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING RECOMMND

Any roof mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

80.PLANNING. 15 USE - FENCING PLAN REQUIRED RECOMMND

A fencing plan shall be submitted showing all wall and fence locations and typical views of all types of fences or walls proposed. This plan shall require anti-graffiti coatings on fences and walls, where applicable.

80.PLANNING. 17 USE - REC & PARK DIST MITIG. RECOMMND

The permit holder shall enter into an agreement with the Riverside County Regional Park & Open Space District County Service Area No. (CSA) 152 to provide for the payment of park and recreation mitigation fees and/or dedication of land as identified in the District's Master Plan, and shall submit sufficient written evidence to the Riverside County Department of Building and Safety that the park and recreation mitigation fees and/or dedication for land have been provided to the District.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 18 USE- MITIGATION MONITORING RECOMMND

The permittee shall prepare and submit a written report to the Riverside County Planning Director demonstrating compliance with those conditions of approval and mitigation measures of this permit and E.A. No. 39785 which must be satisfied prior to the issuance of a building permit.

The Planning Director may require inspection or other monitoring to ensure such compliance.

80.PLANNING. 20 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in overall height, except as provided by Section No. 18.20 of Ordinance No. 348. The permittee shall demonstrate to the satisfaction of the Planning Director and the Director of the Department of Building and Safety that construction plans comply with all height regulations; verification of compliance with the height regulations of this permit may include submission of a written certification by a state licensed professional that plans submitted to the Department of Building and Safety are in compliance and/or inspection of such plans by county staff.

80.PLANNING. 24 USE - COLOR/FINISH SAMPLES RECOMMND

Coloration shall be compatible with the colors contained in Exhibit M, dated 1/31/11.

80.PLANNING. 27 USE- WASTE MGMT. CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management District shall be provided to the Riverside County Planning Department verifying compliance with the conditions contained in their letter dated 10/06/04, summarized as follows: The developer shall provide adequate areas for collecting and loading recyclable materials such as paper products, glass and green waste in commercial, industrial, public facilities and residential development projects.

80.PLANNING. 31 USE- SCHOOL MITIGATION RECOMMND

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

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 42 USE - FEE BALANCE

RECOMMND

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

80.PLANNING. 43 USE - LC LANDSCAPE PLOT PLAN

RECOMMND

Prior to issuance of building permits, the developer/permit holder shall file a Landscaping Minor Plot Plan Application to the Riverside County Planning Department for review and approval along with the current fee. The landscaping plans shall be in conformance with the APPROVED EXHIBITS; in compliance with Ordinance No. 348, Section 18.12; Ordinance No. 859; and, be prepared consistent with the County of Riverside Guide to California Friendly Landscaping.

At minimum, plans shall include the following components:
1) Landscape and irrigation working drawings "stamped" by a California certified landscape architect;

2) Weather based controllers and necessary components to eliminate water waste;

3) A copy of the "stamped" approved grading plans; and,

4) Emphasis on native and drought tolerant species.

When applicable, plans shall include the following components:

1) Identification of all common/open space areas;

2) Natural open space areas and those regulated/conserved by the prevailing MSHCP;

3) Shading plans for projects that include parking lots/areas;

4) The use of canopy trees (24" box or greater) within the parking areas;

5) Landscaping plans for slopes exceeding 3 feet in height;

6) Landscaping and irrigation plans associated with entry monuments. All monument locations and dimensions shall be provided on the plan; and/or,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 43 USE - LC LANDSCAPE PLOT PLAN (cont.)

RECOMMND

7) If this is a phased development, then a copy of the approved phasing plan shall be submitted for reference.

NOTE:

1) Landscaping plans for areas within the road right-of-way shall be submitted for review and approval by the Transportation Department only. The Planning Department shall not approve landscape plans within the Road Right-of-Way.

2) When the Landscaping Plot Plan is located within a special district such as Valley-Wide Recreation and Park District, Jurupa Community Services District, Coachella Valley Water District, a County Service Area (CSA) or other maintenance district, the developer/permit holder shall submit plans for review to the appropriate special district for simultaneous review. The permit holder shall show evidence to the Planning Department that the subject District has approved said plans.

As part of the plan check review process and request for condition clearance, the developer/permit holder shall show proof of the approved landscaping plot plan by providing the Plot Plan number. The planning department shall verify the landscape route is approved and the Plot Plan is in TENTAPPR status. Upon verification of compliance with this condition and the APPROVED EXHIBITS, the Planning Department shall clear this condition.

80.PLANNING. 44 USE - LC LANDSCAPE SECURITIES

RECOMMND

Prior to the issuance of building permits, the developer/permit holder shall submit an estimate to replace plantings, irrigation systems, ornamental landscape elements, walls and/or fences, in amounts to be approved by the Riverside County Planning Department, Landscape Division. Once the Planning Department has approved the estimate, the developer/permit holder shall submit the estimate to the Riverside County Department of Building and Safety who will then provide the developer/permit holder with the requisite forms. The required forms shall be completed and submitted to Building and Safety for processing and review in conjunction with County Counsel. Upon determination of compliance, the Department of Building and Safety shall clear this condition.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.PLANNING. 44 USE - LC LANDSCAPE SECURITIES (cont.) RECOMMND

NOTE:

A cash security shall be required when the estimated cost is \$2,500.00 or less. It is highly encouraged to allow adequate time to ensure that securities are in place. The performance security shall be released following a successful completion of the One Year Post-Establishment Inspection, and the inspection report confirms that the planting and irrigation components are thriving and in good working order consistent with the approved landscaping plans.

TRANS DEPARTMENT

80.TRANS. 1 USE - R-O-W DEDICATION 1 RECOMMND

Sufficient public street right-of-way along Temescal Canyon Road shall be conveyed for public use to provide for a 64 foot half-width right-of-way per County Standard No. 92, Ordinance 461.

80.TRANS. 2 USE - MAP CORNER CUT-BACK I RECOMMND

All corner cutbacks shall be applied per Standard 805, Ordinance 461.

80.TRANS. 3 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting Judy Watterlond, Transportation Department at (951) 955-6829, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon Road raised curbed median.
- (2) Streetlights.
- (3) Street sweeping.

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 3 USE-ANNEX L&LMD/OTHER DIST (cont.) RECOMMND

(4) Temescal Canyon Road Parkway.

For street lighting, the project proponent shall contact the Transportation Department L&LMD 89-1-C Administrator and submit the following:

- (1) Completed Transportation Department application.
- (2) Appropriate fees for annexation.
- (3) (2) sets of street lighting plans approved by Transportation Department.
- (4) "Streetlight Authorization" form from SCE, IID or other electric provider.

80.TRANS. 4 USE - LIGHTING PLAN RECOMMND

A separate street light plan is required for this project. Street lighting shall be designed in accordance with County Ordinance 460 and Streetlight Specification Chart found in Specification Section 22 of Ordinance 461. For projects within SCE boundaries use County of Riverside Ordinance 461, Standard No. 1000 or No. 1001. For projects within Imperial Irrigation District (IID) use IID's pole standard.

80.TRANS. 5 USE-LANDSCAPING/TRAIL COM/IND RECOMMND

Landscaping within public road right-of-way shall comply with Transportation Department standards, Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859 and shall require approval by the Transportation Department.

Landscaping plans shall be designed per Temescal Canyon Guidelines within Temescal Canyon Road and submitted to the Transportation Department. Landscaping plans shall be submitted on standard County plan sheet format (24" x 36"). Landscaping plans shall be submitted with the street improvement plans.

80.TRANS. 6 USE - TUMF CREDIT AGREEMENT RECOMMND

If the applicant/developer is constructing a "TUMF" facility as a condition of approval for this project and

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 6 USE - TUMF CREDIT AGREEMENT (cont.) RECOMMND

will be seeking "TUMF" credits and/or reimbursements for the "TUMF" improvements built with this project, the applicant shall enter into a "TUMF Improvement and Credit Agreement" with the Transportation Department prior to the first building permit issuance as directed by the Director of Transportation. Please contact (951) 955-6800 for additional information.

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE*G4.3PAVING INSPECTIONS RECOMMND

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

E HEALTH DEPARTMENT

90.E HEALTH. 1 USE - HAZMAT BUS PLAN RECOMMND

The facility will require a business emergency plan for the storage of hazardous materials greater than 55 gallons, 200 cubic feet or 500 pounds, or any acutely hazardous materials or extremely hazardous substances.

90.E HEALTH. 2 USE - HAZMAT REVIEW RECOMMND

If further review of the site indicates additional environmental health issues, the Hazardous Materials Management Division reserves the right to regulate the business in accordance with applicable County Ordinances.

90.E HEALTH. 3 USE - HAZMAT CONTACT RECOMMND

Contact the Hazardous Materials Management Division, Doug Thompson at (951) 358-5055 for any additional requirements.

90.E HEALTH. 4 USE- E.HEALTH CLEARANCE REQ RECOMMND

Environmental Health Clearance prior to final inspection.

90.E HEALTH. 5 USE-FEE STATUS RECOMMND

Prior to final approval, the Environmental Health Department shall determine the status of the deposit based

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90. PRIOR TO BLDG FINAL INSPECTION

90.E HEALTH. 5 USE-FEE STATUS (cont.) RECOMMND

fees. If the fees are in a negative status, the permit holder shall pay any outstanding balances. Contact the accounting section at (951) 955-8982.

FIRE DEPARTMENT

90.FIRE. 1 USE-#45-FIRE LANES RECOMMND

The applicant shall prepare and submit to the Fire Department for approval, a site plan designating required fire lanes with appropriate lane painting and/or signs.

90.FIRE. 2 USE-#27-EXTINGUISHERS RECOMMND

Install portable fire extinguishers with a minimum rating of 2A-10BC and signage. Fire Extinguishers located in public areas shall be in recessed cabinets mounted 48" (inches) to center above floor level with maximum 4" projection from the wall. Contact Fire Department for proper placement of equipment prior to installation.

FLOOD RI DEPARTMENT

90.FLOOD RI. 2 USE BMP - EDUCATION RECOMMND

The developer shall distribute environmental awareness education materials on general good housekeeping practices that contribute to protection of stormwater quality to all initial users. The developer may obtain NPDES Public Educational Program materials from the District's NPDES Section by either the District's website www.floodcontrol.co.riverside.ca.us, e-mail fcnpdes@co.riverside.ca.us, or the toll free number 1-800-506-2555. Please provide Project number, number of units and location of development. Note that there is a five-day minimum processing period requested for all orders.

The developer must provide to the District's PLAN CHECK Department a notarized affidavit stating that the distribution of educational materials to the tenants is assured prior to the issuance of occupancy permits.

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90. PRIOR TO BLDG FINAL INSPECTION

90.FLOOD RI. 3 USE IMPLEMENT WQMP RECOMMND

All structural BMPs described in the project-specific WQMP shall be constructed and installed in conformance with approved plans and specifications. It shall be demonstrated that the applicant is prepared to implement all non-structural BMPs described in the approved project specific WQMP and that copies of the approved project-specific WQMP are available for the future owners/occupants. The District will not release occupancy permits for any portion of the project exceeding 80% of the project area prior to the completion of these tasks.

90.FLOOD RI. 4 USE BMP MAINTENANCE & INSPECT RECOMMND

The BMP maintenance plan shall contain provisions for all treatment controlled BMPs to be inspected, and if required, cleaned no later than October 15 each year. Required documentation shall identify the entity that will inspect and maintain all structural BMPs within the project boundaries. A copy of all necessary documentation shall be submitted to the District for review and approval prior to the issuance of occupancy permits.

PLANNING DEPARTMENT

90.PLANNING. 1 USE- MITIGATION MONITORING RECOMMND

The permit holder shall prepare and submit a written report to the Riverside County Planning Department demonstrating compliance with all remaining conditions of approval and mitigation measures of this permit and E.A. No.39785.

The Planning Director may require inspection or other monitoring to ensure such compliance.

90.PLANNING. 2 USE- HEIGHT LIMITATIONS RECOMMND

All buildings and structures within this permit shall not exceed 50 feet in height, except as provided by Section No. 18.20 of Ordinance No. 348. All buildings and structures shall comply with approved construction plans that are designed in accordance with this condition. The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that all buildings and structures within this permit comply with the height regulations, indicated above. The Planning Department may require inspection by county staff to

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 2 USE- HEIGHT LIMITATIONS (cont.) RECOMMND

further verify compliance with this condition of approval.

90.PLANNING. 4 USE - COLOR/FINISH COMPLIANCE RECOMMND

The permittee shall properly install approved color and finish products in accordance with these conditions of approval.

90.PLANNING. 5 USE - COMPLY W/ ACOUSTIC STUDY RECOMMND

The permit holder shall construct and design the project in compliance with the recommendations of an approved acoustical study, as reviewed and, as the case may be, modified by the department of Environmental Health, Office of Industrial Hygiene and approved by the Planning Department.

The permit holder may be required to submit to the Planning Department a written certification from a state licensed professional that the project was constructed in compliance with the recommendations of the approved acoustical study.

The Planning Department may require further inspection by county staff to assure project compliance with this condition of approval.

90.PLANNING. 6 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of seven (7) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 7 USE- ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 7 USE- ACCESSIBLE PARKING (cont.) RECOMMND

the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 11 USE - LIGHTING PLAN COMPLY RECOMMND

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

90.PLANNING. 12 USE - ROOF EQUIPMENT SHIELDING RECOMMND

All roof-mounted equipment shall be shielded from ground view. Screening material shall be subject to Planning Department approval.

90.PLANNING. 15 USE - UTILITIES UNDERGROUND RECOMMND

All utilities, except electrical lines rated 33 kV or greater, shall be installed underground. If the permittee provides to the Department of Building and Safety and the Planning Department a definitive statement from the utility provider refusing to allow underground installation of the utilities they provide, this condition shall be null and void with respect to that utility.

90.PLANNING. 20 USE- TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of one (1) bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 20 USE- TRASH ENCLOSURES (cont.) RECOMMND

issuance of occupancy permits. The enclosure(s) shall be a minimum of six (6) feet in height and shall be made with decorative masonry block and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure(s) or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 21 USE - EXISTING STRUCTURES RECOMMND

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

90.PLANNING. 24 USE- QUIMBY ACT FEE RECOMMND

The permit holder shall present certification to the Director of the Department of Building and Safety that payment of parks and recreation fees and/or dedication of land for park use in accordance with Section 10.35 of Ordinance No. 460 has taken place. Said certification shall be obtained from the Riverside County Regional Parks & Open Space District [County Service Area No. 152].

90.PLANNING. 25 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

All existing outdoor advertising displays, signs or billboards shall be removed.

90.PLANNING. 26 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A, dated 1/31/11.

90.PLANNING. 28 USE - CONDITION COMPLIANCE RECOMMND

The Department of Building and Safety shall verify that the Development Standards of this approval and all other preceding conditions have been complied with prior to any

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - CONDITION COMPLIANCE (cont.) RECOMMND

use allowed by this permit.

90.PLANNING. 29 USE - PARKING DUST TREATMENT RECOMMND

The parking and driveway areas shall be improved with a base of decomposed granite compacted to a minimum thickness of three (3) inches, or with an equivalent treatment, such as non-toxic chemical soil stabilization, to prevent the emission of fugitive dust and/or blowsand.

90.PLANNING. 31 USE- AGENCY CLEARANCE RECOMMND

A clearance letter from Riverside County Waste Management Department shall be provided to the Riverside County Planning Department verifying compliance with the conditions of their letter dated Oct. 6, 2004, summarized as follows:

Prior to building final inspectin, the applicantshall

90.PLANNING. 33 USE- ORD 810 O S FEE (2) RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection rior to use or occupancy for cases without final inspection or certificate of occupancy (such as an SMP), whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 03439 is calculated to be 2.17 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 34 USE - LC LNDSCP INSPECT DEPOST RECOMMND

Prior to building permit final inspection, the developer/permit holder shall file an Inspection Request Form and deposit sufficient funds to cover the costs of Installation, Six Month Establishment, and One Year Post-Establishment inspections. In the event that an open

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 34 USE - LC LNDSCP INSPECT DEPOST (cont.) RECOMMND

landscape case is not available, then the applicant shall open a FEE ONLY case to conduct inspections. The deposit required for landscape inspections shall be determined by the Riverside County Landscape Division. The Planning Department shall clear this condition upon determination of compliance.

90.PLANNING. 35 USE - LC COMPLY W/ LNDSCP/ IRR RECOMMND

The developer/permit holder shall coordinate with their designated landscape representative and the Riverside County Planning Department's landscape inspector to ensure all landscape planting and irrigation systems have been installed in accordance with APPROVED EXHIBITS, landscaping, irrigation, and shading plans. The Planning Department will ensure that all landscaping is healthy, free of weeds, disease and pests; and, irrigation systems are properly constructed and determined to be in good working order. The developer/permit holder's designated landscape representative and the Riverside County Planning Department's landscape inspector shall determine compliance with this condition and execute a Landscape Certificate of Completion. Upon determination of compliance, the Planning Department shall clear this condition.

90.PLANNING. 37 USE - PALEO MONITORING REPORT RECOMMND

PRIOR TO BUILDING FINAL INSPECTION:

The applicant shall submit to the County Geologist one wet-signed copy of the Paleontological Monitoring Report prepared for site grading operations at this site. The report shall be certified by the professionally-qualified Paleontologist responsible for the content of the report. This Paleontologist must be on the County's Paleontology Consultant List. The report shall contain a report of findings made during all site grading activities and an appended itemized list of fossil specimens recovered during grading (if any) and proof of accession of fossil materials into the pre-approved museum repository. In addition, all appropriate fossil location information shall be submitted to the San Bernardino County Museum and Los Angeles County Museum of Natural History, at a minimum, for incorporation into their Regional Locality Inventories.

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90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS RECOMMND

Improvement plans for the required improvements must be prepared and shall be based upon a design profile extending a minimum of 300 feet beyond the project boundaries at a grade and alignment as approved by the Riverside County Transportation Department. Completion of road improvements does not imply acceptance for maintenance by County.

NOTE: Before you prepare the street improvement plan(s), please review the Street Improvement Plan Policies and Guidelines from the Transportation Department Web site: www.rctlma.org/trans/land_dev_plan_check_guide_lines.html.

90.TRANS. 2 USE - ST DESIGN/IMP CONCEPT RECOMMND

The street design and improvement concept of this project shall be coordinated with Temescal Canyon Design Guidelines.

90.TRANS. 3 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan. Traffic signing and striping shall be performed by County forces with all incurred costs borne by the applicant, unless otherwise approved by the County Traffic Engineer.

90.TRANS. 4 USE - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION RECOMMND

Prior to OCCUPANCY, the project proponent shall submit to Transportation Department Permits the following:

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 5 USE STREETLIGHT AUTHORIZATION (cont.) RECOMMND

2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 6 USE - STREETLIGHTS INSTALL RECOMMND

Install streetlights along the streets associated with development in accordance with the approved street lighting plan and standards of County Ordinances 460 and 461. For projects within IID use IID's pole standard.

Streetlight annexation into L&LMD or similar mechanism as approved by the Transportation Department shall be completed.

It shall be the responsibility of the developer to ensure that streetlights are energized along the streets associated with this development where the developer is seeking Building Final Inspection (Occupancy).

90.TRANS. 7 USE-ANNEX L&LMD/OTHER DIST RECOMMND

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

- (1) Landscaping along Temescal Canyon raised curb median.
- (2) Streetlights.
- (3) Street sweeping.
- (4) Temescal Canyon Road Parkway.

90.TRANS. 8 USE - EXISTING MAINTAINED RECOMMND

Temescal Canyon Road along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb and gutter

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 8 USE - EXISTING MAINTAINED (cont.) RECOMMND

located 43 feet from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64 foot half-width dedicated right-of-way in accordance with County Standard No. 92 and Temescal Canyon Design Guidelines. (43'/64')

- NOTE: 1. A 5' sidewalk shall be constructed 8' from curb line within the 21' parkway per Temescal Canyon Design Guidelines.
2. Construct transition AC pavement tapering of acceleration lane and join existing AC pavement to the south project boundary or as approved by the Director of Transportation.

90.TRANS. 9 USE - UTILITY PLAN RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be designed to be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. The applicant is responsible for coordinating the work with the serving utility company. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site. A disposition note describing the above shall be reflected on design improvement plans whenever those plans are required. A written proof for initiating the design and/or application of the relocation issued by the utility company shall be submitted to the Transportation Department for verification purposes.

90.TRANS. 10 USE - UTILITY INSTALL RECOMMND

Electrical power, telephone, communication, street lighting, and cable television lines shall be placed underground in accordance with Ordinance 460 and 461, or as approved by the Transportation Department. This also applies to existing overhead lines which are 33.6 kilovolts or below along the project frontage and between the nearest poles offsite in each direction of the project site.

A certificate should be obtained from the pertinent utility

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 10

USE - UTILITY INSTALL (cont.)

RECOMMND

company and submitted to the Department of Transportation
as proof of completion.

COMPREHENSIVE PLANNING REVIEW
 (*INITIAL CASE ACCEPTANCE) COMMENT AGENDA
 RIVERSIDE COUNTY PLANNING DEPARTMENT
 9TH FLOOR, CAC - P.O. Box 1409
 Riverside, CA 92502-1409

DATE: September 21, 2004

- | | |
|----------------------------------|---|
| Transportation(3) | EDA |
| Environmental Health | Riverside Transit Agency |
| Flood Control | City of Lake Elsinore |
| Fire Department | Lake Elsinore Unified School Dist. |
| Building & Safety - Grading | Lee Lake Water Dist. |
| Building & Safety - John Vasquez | So. Calif. Edison |
| Regional Parks & Open Space | So. Cal Gas |
| Geologist | SBC |
| Biologist | CA Dept of Fish and Game |
| Sheriff's Department | Caltrans #8 |
| Riv. Co. Waste | Caltrans Aeronautics Division - David Cohen |
| CSA #152 | Greater Lake Mathews Area Association |
| Supervisor Buster | Warmington Springs Community of Interest |
| Commissioner Roth | |

CONDITIONAL USE PERMIT NO. 03439 - EA No. 39785 - Applicant: Ottavio and Marie Forcone - Engineer/Rep.: O'Malley Engineering Corporation - First Supervisorial District - Alberhill Zoning Area/District - Location: The property is located northeast of the I-15 Freeway and southwest of Temescal Canyon Road. - 2.17 gross acres - M-SC Zone - **REQUEST: Conditional Use Permit No. 03439** is a proposal to develop a **CGP** distribution facility - Schedule N/A - APN: 391-480-013 - Concurrent Cases: EA39785, CFG03256 and PAR00584 - Related Cases: N/A (1st Submittal)

LDG

Please review the case described above, along with the attached tentative map/exhibit. **Please send all comments and or questions by October 14, 2004 All County Agencies and Departments, please have draft conditions in the Land Management System by the above date.** If you cannot clear the exhibit, please have corrections in the system and DENY the routing. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing. All other agencies, please have your comments/conditions to the Planning Department as soon as possible. Your comments/ recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

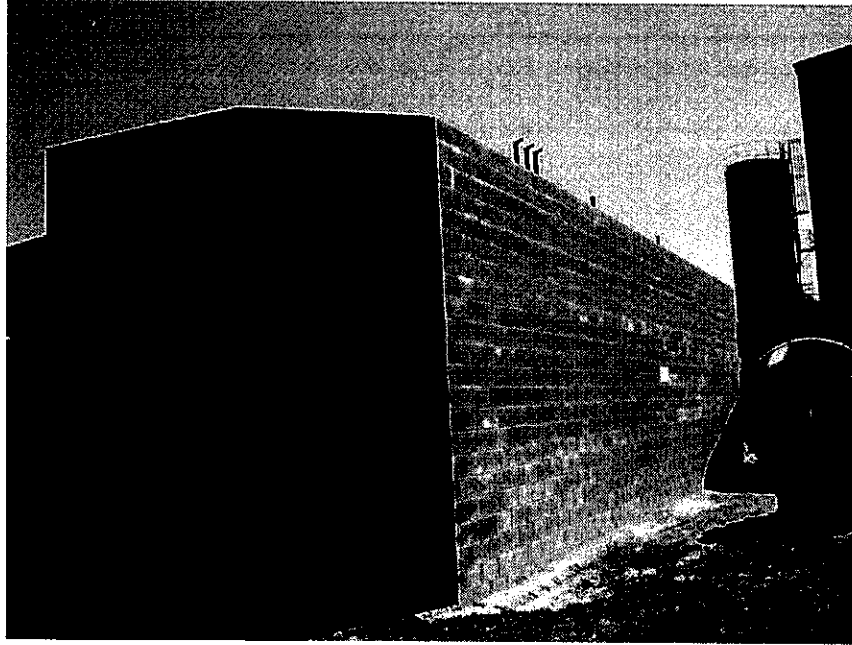
Should you have any questions regarding this item, please do not hesitate to contact **Kim Tran**, Project Planner, at (909) 955-2217

COMMENTS: *1. DESCRIBE DAYS/HOURS OF OPERATION, SECURITY (FENCING & LIGHTING) & LANDSCAPE PLAN*
2. CONSIDER RELAYOUT IN WHICH LDG TANKS ARE LOCATED AWAY FROM TEMESCAL CANYON ROAD.
3. DISCUSS LUB PITS LOCATED IN OFFICE TRAILER AND DISPOSAL OF LUBRICANTS & OTHER MAINTENANCE MATERIAL

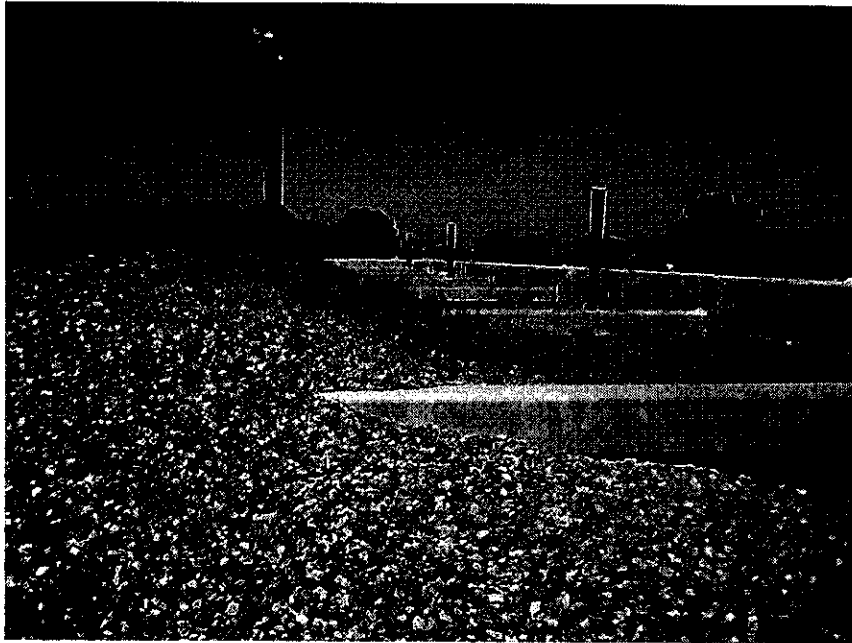
DATE: *10/5/04* SIGNATURE: *Commissioner Roth*
 PLEASE PRINT NAME AND TITLE: *1st District PC.*
 TELEPHONE:

If you do not use this letter for your response, please indicate the project planner's name. Thank you.

Above-Ground Mounded Facility KC Propane CUP 3439



Proposed block wall encasing all tanks



Pea gravel that buries tanks and structural metal support beams.



Riverside County
Waste Management Department

Hans W. Kernkamp, General Manager-Chief Engineer

October 6, 2004

Kim Tran, Project Planner
Riverside County Planning Department
9th Floor, CAC – P.O. Box 1409
Riverside, CA 92502-1409

RE: Conditional Use Permit No. 3439 — Construct a Liquefied Propane Gas Distribution Facility

Dear Ms. Tran:

The Riverside County Waste Management Department has reviewed the proposed project, located northeast of Interstate 15 and southwest of Temescal Canyon Road in Alberhill. This project is subject to the State Model Ordinance, implemented 9/1/94 in accordance with AB 1327, Chapter 18, California Solid Waste Reuse and Recycling Access Act of 1991, which requires that commercial, industrial and multi-family residential projects provide adequate area(s) for collecting and loading recyclable materials (i.e., paper products, glass and other recyclables). The standard conditions for these recyclable collection areas are as follows:

Prior to building permit issuance, the applicant shall submit three (3) copies of a Recyclables Collection and Loading Area plot plan to the Riverside County Waste Management Department for review and approval. The plot plan shall conform to *Design Guidelines for Recyclables Collection and Loading Areas*, provided by the Waste Management Department, and shall show the location of and access to the collection area for recyclable materials, along with its dimensions and construction detail, including elevation/facade, construction materials and signage.

Prior to building final inspection, the applicant shall construct the recyclables collection and loading area in compliance with the Recyclables Collection and Loading Area plot plan, as approved and stamped by the Riverside County Waste Management Department, and as verified by the Riverside County Building and Safety Department through site inspection.

Items to be collected for recycling from a residential, commercial or industrial establishment depend on the types of materials available for recycling and the hauler's collection system. The project proponent should work with his permitted refuse hauler to identify which materials may be collected for recycling and on what schedule.

Please be advised that Riverside County landfills **do not** accept hazardous materials. Any hazardous wastes, such as paint and sealants, used during construction should be properly disposed of at a licensed hazardous waste facility.

If you have any questions, please call me at (951) 486-3283.

Sincerely,

Sung Key Ma
Planner IV

RIVERSIDE
COUNTY



COMPREHENSIVE PLANNING REVIEW

MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Bradley J. Hudson
Assistant County Executive Officer/EDA

TO: Kim Tran, Project Planner
CC: Kathy Thomas; Tina English; Aurelio Aguirre;

FROM: Serena Chow, Senior Development Specialist

DATE: October 14, 2004

SUBJECT: CUP 3439 Liquid Propane Facility, Temescal Canyon

Project Description: CUP 3439 is a proposal to construct and operate a liquid propane storage and distribution facility on 2.17 acres zoned M-SC located on Earthmover Circle south of Horsethief Canyon between Temescal Canyon Road and the I-15 highway. The project consists of a 900 sf concrete block office attached to a 1500 sf garage for truck repair. APN: 391-480-013

The project is not located within a Redevelopment Project Area.

Conditions of Approval / Corrections:

- 1) Please reconfigure the site layout by relocating the tanks to the rear of the site and the office structure towards Temescal Canyon. The truck bay openings shall face the interior of the site.
- 2) Perimeter fencing. Fencing facing Temescal Canyon shall be a minimum 6' high decorative concrete block wall with a precast concrete cap except for fencing in front of the office building which shall be 6' high decorative wrought iron. No chain link shall be used for any frontage of Temescal Canyon nor frontage on Earthmover Circle.

On 5-31-06, FSS Dan Wagner identified a land use case involving the bulk storage of (10) - 30,000 gallon liquid propane vessels. The project is proposed as a distribution facility. The project has prepared and presented a Code Analysis Report by a licensed Fire Protection Engineer (FPE). The report addresses the relative Building and Fire Code references as well as the NFPA references.

The facility is located on the East side of Interstate 15. Directly West of Interstate 15 is residential housing developments and mixed use. The nature of the use has inherent dangers that are regulated by the above referenced codes. One of the identified dangers is failure of the system allowing ignition of propane gas and impingement on the pressurized vessel. The impingement of heat can cause a situation known as a BLEVE (Boiling Liquid Expanding Vapor Explosion). BLEVE's have been known to scatter a debris field up to ½ mile. Contrary to popular belief, the explosion will affect all surrounding areas of the tank and not just the cylindrical ends. Although the codes have been addressed in the FPE report, there is concern with this type of use relative to the following:

1. Numerous residential homes within the ½ mile danger zone to the West.
2. Facility is adjacent to the Interstate 15 freeway. This freeway is one of the major access points to Western Riverside County.
3. Evacuation of the communities and a shutdown of Interstate 15 would be necessary in the event of an emergency.

In 2003, Riverside County experienced an LPG incident that had a tank vent activate with ignition of the product. This incident required evacuation, and shutdown of the Interstate. While this event successfully vented and burned off the product, the above items were necessary and required for the safety of the public and firefighters. This incident was located in a remote area along Interstate 15 and only involved the occupants of the facility and a few neighboring businesses. Evacuation and notification were made possible because of the remote area and limited contacts were required.

Because of the close proximity of the residential communities and the adjacent major thoroughfare, I would not recommend approval of this use in this area.

End -TH

Tracy Hobday
Fire Marshal/Battalion Chief





ROLF JENSEN & ASSOCIATES, INC.
FIRE PROTECTION CONSULTANTS

One Pointe Drive
Suite 210
Brea, CA 92821 USA
www.rjainc.com
+1 714-257-3555
Fax: +1 714-257-3556

**K.C. PROPANE
PROPANE STORAGE FACILITY
CODE ANALYSIS**

Prepared for:

K.C. Propane
26362 Earth Mover Circle
Corona, CA 92886

Revision 0
March 21, 2006

L39212

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INTRODUCTION

K.C. Propane intends to utilize a site located at 26362 Earth Mover Circle in Corona, California for the storage and handling of LP gas (propane).

Rolf Jensen & Associates, Inc. (RJA) has evaluated the facility and its intended uses. This report will define code requirements applicable to the facility, for use by K.C. Propane in applying for an operational permit to store, handle or use flammable gases in bulk quantities in accordance with the California Building and Fire Codes.

APPLICABLE CODES AND REFERENCES

The following references were utilized in this analysis and are the basis for the recommendations found in this report:

California Code of Regulations (CCR), Title 24

- Part 2 – California Building Code (CBC), 2001 Edition
- Part 9 – California Fire Code (CFC), 2001 Edition
 - Article 80 “Hazardous Materials”
 - Article 82 “Liquefied Petroleum Gases”

National Fire Protection Association

- NFPA 10 Standard for Portable Fire Extinguishers (2002)
- NFPA 30 Flammable and Combustible Liquids Code (2003)
- NFPA 58 Liquefied Petroleum Gas Code (2004)
- NFPA 70 National Electrical Code (2004)

FACILITY DESCRIPTION

The facility is located at the intersection of Temescal Canyon Road and Earthmover Circle, with a gated 34 ft. entrance onto the property from Earthmover Circle.

Access to areas within the property will be provided by a 12-ft.-wide asphalt roadway permitting circular one-way traffic.

Onsite bulk storage of LP gas will consist of six 30,000-gallon horizontal vessels (each 10 ft. diameter x 60 ft. long). The vessels will serve a common manifold located above ground adjacent to the access roadway, with welded piping installed underground connecting the tanks and the manifold. LP gas will be transferred to and from the bulk

storage system through the manifold. LP gas will be transferred into smaller tank vehicles (bobtail trucks) and into containers of various sizes for distribution.

An existing structure located at the south property line will be replaced with a new 2,400 ft² structure which will include office space, tool crib and three truck maintenance bays.

FIRE DEPARTMENT ACCESS

Fire apparatus access roads will be provided and maintained in accordance with CFC 901 and 902.

Approved fire apparatus access roads will be provided for every building. The fire apparatus access road will extend to within 150 ft. of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility (CFC 902.2).

Fire apparatus access roads will have an unobstructed width of not less than 20 ft., except for approved security gates, and an unobstructed vertical clearance of not less than 13 ft., 6 in. (CFC 902.2.2.1). The fire code official will have the authority to require an increase in the minimum access widths where they are inadequate for fire apparatus access.

Fire apparatus access roads will be designed and maintained to support the imposed loads of fire apparatus and will be surfaced so as to provide all-weather driving capabilities (CFC 902.2.2.2).

The required turning radius of a fire apparatus access road will be determined by the fire code official (CFC 902.2.2.3).

Where required by the fire code official, approved signs or other approved notices will be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof (CFC 901.4.2).

Fire apparatus access roads will not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances will be maintained at all times (CFC 901.5, 902.2.4).

The fire code official is authorized to require the installation and maintenance of gates or other approved barricades across fire apparatus access roads, trails or other accessways, not including public streets, alleys or highways. The installation of security gates across a fire apparatus access road will be approved by the fire chief. Where security gates are installed, they will have an approved means of emergency operation. The security gates and the emergency operation will be maintained operational at all times (CFC 902.2.4.1).

Buildings will have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property (CBC 901.4.4).

Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box will be of an approved type and will contain keys to gain necessary access as required by the fire code official. An approved lock will be installed on gates or similar barriers when required by the fire code official (CBC 902.4).

BUILDING REQUIREMENTS

The CBC requires an occupancy classification to be assigned to all buildings (CBC 301), and is therefore not applicable to the storage areas (the primary use of the facility will be for outside tank storage and handling of LP gas).

The proposed 2,400 ft² single-story structure will be utilized as a mixed-use occupancy, including Group B (office areas) and Group S-3 (repair garage areas, with no open flame or welding on vehicles).

A minimum one-hour rated separation will be provided between Group B and S-3 Occupancies (CBC Table 3-B).

The area of the building will not exceed the maximum area (8,000 ft²) and building height (two stories) for Type V-N structures (CBC Table 5-B).

Storage and use of flammable and combustible liquids, and other hazardous materials will be maintained in accordance with the Fire Code (CBC 311.8).

A one-hour fire rated wall will be provided for the southwest wall located 1 ft., 0 in. from the adjacent property line. Openings are not permitted in this wall (CBC 304.3, 311.3, Table 5-A).

Access and egress will be provided in accordance with CBC Chapter 10 (CBC 304.4, 311.4).

Lighting, ventilation and sanitation will be provided in accordance with CBC Chapters 12 and 29 (CBC 304.5, 311.5).

Fire sprinkler and standpipe systems are not required, based on sufficient openings and access to the building (CBC 304.7, 311.7, 904.2.2).

Group S-3 Occupancy area floors will be constructed of noncombustible, nonabsorbent materials which drain to an approved oil separator or trap discharging to sewers in accordance with the Plumbing Code (CBC 311.2.3.1).

LP GAS STORAGE REQUIREMENTS

HAZARD DESCRIPTION

LP gas will be transferred, stored in bulk and dispensed on the property. An abnormal operation or equipment failure could potentially result in the release of LP gas and the ignition of vapors if concentrations within the flammability range were to reach an ignition source.

HAZARD CONTROL

The control of hazards associated with the liquid transfer of LP gas is primarily accomplished through provisions for equipment designed to control the impact of operator errors and reduce the potential for large releases of LP gas.

This project will include the following provisions for safety of LP gas storage:

1. Procedural
 - a. Employees will be trained in proper handling procedures. Refresher training will be provided at least every three years, and the training will be documented (NFPA 58 Para. 4.4).
 - b. Dispensing will be performed by a qualified attendant (CFC 8206.1).
 - c. Material Safety Data Sheets (MSDS) will be available on the premises for all hazardous materials (CFC 8001.6).
 - d. Visible hazard identification signs as specified by UFC Standard 79-3 will be placed on stationary aboveground tanks and at entrances and as designated by the chief. Signs prohibiting smoking will be provided to prohibit smoking within 15 ft. of a point of transfer while filling operations are in progress at containers or vehicles (CFC 8001.7, 8208).
 - e. Persons responsible for the operation of areas in which hazardous materials will be stored, dispensed, handled or used will be familiar with the chemical nature of the materials and the appropriate mitigating actions necessary in the event of fire, leak or spill (CFC 8001.11.1.1).

- f. Responsible persons will be designated and trained to function as liaison personnel for the fire department (CFC 8001.11.1.2).
- g. Areas will be secured against unauthorized entry and safeguarded with such protective facilities as public safety requires (CFC 8001.11.2).

2. General Safety Precautions

- a. Guard posts or other approved means will be provided to protect storage tanks (including connected piping, valves and fittings), dispensing areas and use areas subject to vehicular damage (CFC 8001.11.3, 8210).
- b. Electrical wiring and equipment will be installed in accordance with the Electrical Code (CFC 8001.11.4).
- c. Means will be provided to prevent the accumulation of a static charge (CFC 8001.11.5).
- d. Fire extinguishers will be provided in accordance with UFC Standard 82-1 and 10-1 (CFC 8211.2).
- e. Storage of portable containers of 1,000 pounds or less (filled or empty) will be in accordance with CFC 8212.
- f. Parking and garaging of LP gas vehicles will be in accordance with CFC 8214.

3. Equipment and Appliances

- a. Design of systems, equipment and processes utilized for storage, dispensing and handling of hazardous materials will be in accordance with CFC Section 8001.4.
- b. Liquefied petroleum gas equipment will be installed in accordance with UFC Standard 82-1 (CFC 8203.1).
- c. Operating devices and equipment will be listed for use with liquefied petroleum gas (CFC 8205.1).
- d. Equipment utilizing hazardous materials will be seismically anchored in accordance with the Building Code (CFC 8001.4.9).
- e. Design and construction of containers, cylinders and tanks will be in accordance with nationally recognized standards (CFC 8001.4.2).

- f. Aboveground tanks used for storage of hazardous materials will be located, protected and marked in accordance with CFC Section 8001.7 (CFC 8001.4.5.2).
- g. Containers will be designed, fabricated, tested, and marked (or stamped) in accordance with the regulations of the U.S. Department of Transportation (DOT), the ASME Boiler and Pressure Vessel Code, Section VIII, "Rules for the Construction of Unfired Pressure Vessels," or the API-ASME Code for Unfired Pressure Vessels for Petroleum Liquids and Gases, except for UG-125 through UG-136 (NFPA 58 Para. 5.2.1).
- h. Containers installed outside of buildings will be located with respect to the adjacent containers, important building, group of buildings, or line of adjoining property that can be built upon, in accordance with NFPA 58 Table 6.3.1, Table 6.4.2, Table 6.4.5.8, and 6.3.2 through 6.3.12. For 30,000-gallon capacity vessels, the following separation distances are required:
 - 50 ft. between above ground containers and important buildings and other properties.
 - 15 ft. between containers
- i. Access at the ends or sides of individual underground containers having a water capacity of 125 gallons (0.5 m³) or more will be provided in multi-container installations to facilitate working with cranes or hoists (NFPA 58 Para. 6.3.11).
- j. Aboveground multi-container installations comprised of ASME containers having an individual water capacity of 12,000 gallons (45 m³) or more and installed for use in a single location is limited to six containers in one group when protected by hose stream only (NFPA 58 Para. 6.4.2).
- k. An aboveground LP gas container and any of its parts will not be located within 6 ft. (1.8 m) of a vertical plane beneath overhead electric power lines that are over 600 volts, nominal (NFPA 58 Para. 6.4.5.12).
- l. The point of transfer will be located outdoors, located in accordance with NFPA 58 Table 6.5.3 (NFPA 58 Para. 6.5.3) and separated from exposures (CFC 8206.3).
- m. LP gas containers or systems of which they are a part will be protected from damage from vehicles (NFPA 58 Para. 6.6.1.2).
- n. Containers will be installed so that all container operating appurtenances are accessible (NFPA 58 Para. 6.6.1.5).

- o. Horizontal ASME containers designed for permanent installation in stationary service above ground will be placed on masonry or other noncombustible structural supports located on concrete or masonry foundations with the container supports (NFPA 58 Para. 6.6.3.1).
 - p. ASME containers that have liquid interconnections will be installed so that the maximum permitted filling level of each container is at the same elevation (NFPA 58 Para. 6.6.3.2).
 - q. Horizontal ASME containers with attached supports and designed for permanent installation in stationary service will be installed in accordance with NFPA 58 Table 6.6.3.3 (NFPA 58 Para. 6.6.3.3).
 - r. Pressure relief devices will be installed so that the relief device is in direct communication with the vapor space of the container (NFPA 58 Para. 6.7.2.1).
 - s. Pressure relief devices on cylinders will be installed to minimize the possibility of relief device discharge impingement on the cylinder (NFPA 58 Para. 6.7.2.2).
 - t. Pressure relief devices on ASME containers will be installed so that any gas released is vented away from the container upward and unobstructed to the open air (NFPA 58 Para. 6.7.2.3).
 - u. The pressure relief valve discharge on each aboveground container will be piped vertically upward to a point at least 7 ft. (2.1 m) above the top of the container, and the discharge opening will be unobstructed to the open air (NFPA 58 Para. 6.7.2.7).
4. Piping
- a. All metallic LP gas piping will be installed in accordance with ASME B 31.3, Process Piping, or NFPA 58 Section 6.8 (NFPA 58 Para. 6.8.3.1).
 - b. All welding and brazing of metallic piping will be in accordance with ASME Boiler and Pressure Vessel Code, Section IX (NFPA 58 Para. 6.8.3.2).
5. Internal Valves
- a. Internal valves will be installed in accordance with NFPA 58 Para. 5.7.7.2 and Table 5.7.7.3 on containers with over 4,000 gallons (15.2 m³) water capacity (NFPA 58 Para. 6.9.2).

- b. Automatic shutdown of internal valves in liquid service will be provided using thermal (fire) actuation. The thermal sensing element of the internal valve will be within 5 ft. (1.5 m) of the internal valve (NFPA 58 Para. 6.9.3).
- c. At least one remote shutdown station for internal valves in liquid service will be installed not less than 25 ft. (7.6 m) or more than 100 ft. (30 m) from the liquid transfer point (NFPA 58 Para. 6.9.4).
- d. Emergency remote shutdown stations will be identified by a sign, visible from the point of transfer, incorporating the words "Propane — Container Liquid Valve Emergency Shutoff" in block letters of not less than 2 in. (51 mm) in height on a background of contrasting colors to the letters (NFPA 58 Para. 6.9.5).

6. Emergency Shutoff Valves

- a. Stationary container storage systems with an aggregate water capacity of more than 4,000 gallons (15.1 m³) utilizing a liquid transfer line that is 1½ in. (39 mm) or larger and a pressure equalizing vapor line that is 1¼ in. (32 mm) or larger will be equipped with emergency shutoff valves, installed in the transfer lines of the fixed piping transfer system within 20 ft. (6 m) of lineal pipe from the nearest end of the hose or swivel-type piping connections (NFPA 58 Para. 6.10.1).
- b. Emergency shutoff valves will be installed so that the temperature-sensitive element in the valve, or a supplemental temperature-sensitive element [250°F (121°C) maximum] connected to actuate the valve, is not more than 5 ft. (1.5 m) from the nearest end of the hose or swivel-type piping connected to the line in which the valve is installed. Temperature-sensitive elements of emergency shutoff valves will not be painted, nor will they have any ornamental finishes applied after manufacture (NFPA 58 Para. 6.10.6).
- c. The emergency shutoff valves or backflow check valves will be installed in the fixed piping so that any break resulting from a pull will occur on the hose or swivel-type piping side of the connection while retaining intact the valves and piping on the plant side of the connection (NFPA 58 Para. 6.10.8).

7. Hydrostatic Relief Valves

A hydrostatic relief valve or a device providing pressure-relieving protection will be installed in each section of piping and hose in which liquid LP gas can be isolated between shutoff valves so as to relieve the pressure that could develop from the trapped liquid to a safe atmosphere or product-retaining section (NFPA 58 Para. 6.11).

8. Electrical Equipment

Electrical equipment and wiring installed in unclassified areas will be in accordance with NFPA 70, National Electrical Code, for non-classified locations (NFPA 58 Para. 6.20.2.1).

Fixed electrical equipment and wiring installed within a classified area specified in NFPA 58 Table 6.20.2.2 will be installed in accordance with NFPA 70, National Electrical Code (NFPA 58 Para. 6.20.2.2).

9. Fire Protection

Fire protection criteria are subject to an evaluation of the total product control system (NFPA 58 Para. 6.23.3.5). Where redundant automatic product controls systems are provided, industry experience has demonstrated to a high degree that LP gas will not be released during emergency (NFPA 58 Para. A.6.23.3).

In this case, the following provisions are considered to provide adequate means to minimize the overall risk and hazard potential:

Product control

- a. A welded steel bulkhead structure, designed to maintain valving in the event of a "drive away" by an operator.
- b. High rise "breakaway" nipples, installed on the outbound side of the bulkhead, designed to fail before a hose rupture could occur.
- c. A pneumatic safety switch, operated by a cable attached to the breakaway nipple. In a drive away situation, failure of the breakaway nipple will permit the attached cable to operate a pneumatic switch. The switch will initiate the operation of the Emergency Shutoff Valve (ESV), designed to fail closed to isolate LPG storage.
- d. Automatic operation of the ESV, either by:
 - Fusible tubing (frangible D.O.T. tubing) installed between remote control stations and the ESV and designed to initiate closing of the ESV in response to exposure of the tubing to fire.
 - Fusible link (212°F) located at the ESV.
- e. Internal storage tank control valves, designed to insure containment of product within the storage tank.

- The tank control valve includes a breakaway annulus designed to allow piping to shear without impacting the valve.
 - The tank control valve also permits higher piping side pressure condition to equalize with the tank interior.
 - Tank control valves are designed to control excess flow, closing automatically in the event of a flow rate which is greater than the design rate.
 - Tank control valves are operated by pneumatic pressure, and spring-loaded to close in the event of failure.
- f. Relief valves provided between any two fixed, positive shut off valves in liquid lines (designed to maintain maximum design working pressure of 350 psi).
- g. Emergency shut down stations will be provided to initiate total shut down (close all valving, shut off all pumps, disconnect electrical power), located as follows:
- Main Gate
 - Office
 - West side of storage tanks
 - East side of storage tanks
- h. Truck safety airbrake system will be interlocked with the loading operation to insure brakes are locked during loading and unloading operations.
- i. Pump motors are wired for thermal overload.
- j. Pumps are provided with bypass valves.
- k. Compressors are provided with relief valves.

Firefighting operations and exposure control and water supplies

Fire protection will consist of hose streams only, based on an aggregate tank capacity exceeding 4,000 gallons (NFPA 58 Para. 6.4.2, 6.23.3, Table 6.4.2). Fire protection criteria are based on the number and configuration of the LP gas containers, as follows:

- a. Above-ground multiple containers with individual capacity in excess of 12,000 gallons.
- b. Single location

- c. Maximum of six containers in one group

Three existing hydrants, located at each end and at the midpoint of Earthmover Circle, are supplied by a 12-in. underground line. The hydrants are located parallel to the longitudinal axis of the propane storage vessels. Flow testing has indicated a capacity of 10,556 gpm at 20 psi. (Attachment #1).

Separation from adjacent properties

Setback distance from property lines will comply with CBC requirements. Adjacent property exposures consist of the following:

- a. North – steel fabrication shop
- b. South – empty lot
- c. East – empty lot
- d. West – utilized for heavy equipment parking

Vehicles will be separated from LPG piping (10 ft.) and tanks (15 ft.) as a means of ignition source control.

Storage tanks will be oriented with their long axis perpendicular to the primary entrance to the site.

Loading and unloading operations will utilize locations separate and remote from each other.

ROLF JENSEN & ASSOCIATES, INC.

Prepared by:



David H. Rich, P.E.

DHR:kmc
L39212/Report Revision 0

attachment



MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

TO: Vanessa Ng, Planning Department
CC: Tina English, Aurelio Aguirre, Dave Stahovich

FROM: **Redevelopment Agency**
Lance Noland, Senior Development Specialist

DATE: November 2, 2006

SUBJECT: **COMPREHENSIVE PLANNING REVIEW**

Comments / Recommendation of Denial

Case: CUP 3439 [Liquid Propane Storage and Distribution Facility – Temescal Canyon]

Site Visit: June 16, 2006

PROJECT DESCRIPTION AND LOCATION:

Conditional Use Permit No. 3439 is a request to construct a liquid propane storage and distribution facility in the southern Temescal canyon area. The project site consists of 1.55 acres located at the southeast corner of Temescal Canyon Road and Earthmover Circle in the Horsethief Canyon/Alberhill portion of the Temescal Canyon. A modular office trailer is currently located on the site along with a number of long, linear tanks and several tank trucks. The site is zoned for Manufacturing-Service Commercial (M-SC) uses, and the parcel is designated for "Light Industrial" uses in the *General Plan*. Surrounding land uses include truck and machinery storage adjacent to and southwest of the site, the Renaissance Ranch and Horsethief Canyon Ranch Specific Plans to the southwest across the I-15 Freeway, industrial uses to the northwest and pasture, grassland and horse grazing to the north. In addition, a strand of riparian vegetation (possibly a drainage tributary to the Temescal Wash) is located to the east and south, in close proximity to the proposed project. The Temescal Wash is located further to the north and east of the aforementioned tributary.

COUNTY SERVICE AREAS:

This project has been forwarded to the CSA/Community Development Division for review and comment.

REDEVELOPMENT PROJECT AREA(S)

The proposed project is not located in a redevelopment project area. However, it is located within three (3) miles of the El Cerrito/Temescal Canyon Sub-area of Redevelopment Project Area 1-1986.

/// /// ///
/// /// ///
/// /// ///



MEMORANDUM

ECONOMIC DEVELOPMENT AGENCY

Robin Zimpfer
Assistant County Executive Officer/EDA

Comprehensive Planning Review Comments
RE: Conditional Use Permit 3439
November 2, 2006
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REDEVELOPMENT AGENCY COMMENTS

The mission of the Redevelopment Agency is to eliminate present blight and prevent the potential for future blight in, and ultimately add value to, all redevelopment project areas by recommending approval of projects that meet the highest standards of quality possible. This is of particular concern in the Temescal Canyon/El Cerrito Sub-area where blighting conditions are still present. In addition, it is of absolute importance that all new development in this sub-area area as well as areas in proximity to the sub-area, which include the southern portion of the Temescal Canyon, be designed to upgrade the aesthetics of the surrounding area and minimize the potential for environmental degradation and issues relating to the health, safety and welfare of the public.

Staff Analysis:

Plot Plan Exhibits for CUP 3439: Project Storage Capacity and Related Improvements

According to the original plot plan exhibit submitted for this project, the proposed facility was to be designed to store approximately 248,000 gallons of liquid propane. [see Exhibit No. A-1, CUP 3439, 9-8-04: Conditional Use Permit, Phase 1, LPG Distribution & Storage Facility] An amended exhibit was submitted and is dated 3-29-05. As indicated on the amended exhibit, "Phase 1" of the proposal was expanded: the proposed facility is now slated to store 360,000 gallons of propane. The proposed storage facilities correspondingly increased from a total of eight (8) storage tanks, approximately 10' wide (diameter) and 54' long, to a total of 12 tanks of the same capacity and size. All tanks will be located approximately 39' west of the existing curb of Temescal Canyon Road, up a slight embankment, at the southwest corner of Temescal Canyon Road and Earthmover Way.

The project is also proposing to add a trash enclosure, 10 parking spaces, an oval asphalt driveway and some landscaping improvements. The existing modular building, which includes a "handicap accessible portable toilet," is proposed for removal during "Phase 2," and will be replaced with a 2,400 sq. ft. building containing three (3) truck bays, two (2) with "lube pits," a "tool crib" and an office. A portion of this building would be constructed out of concrete block. The remainder of the property would remain unimproved with the exception of an overlay of decomposed granite, a landscape setback and a 1,200 gallon septic system containing six (6) 62' leach lines.

Economic Development/Redevelopment Considerations

The subject site is not located in an RDA project area. However, the Temescal Canyon/El Cerrito Sub-area of Redevelopment Project No. 1-1986 is located approximately 3.5 miles to the north of the site, on the east and west sides of Temescal Canyon Road, and includes parcels zoned for commercial and industrial uses. Recent projects constructed in the sub-area are of a high quality, with a primary example being the Wildrose Business Park. With the completion of construction of the Wildrose Business Park, the redevelopment project sub-area has set the aesthetic and architectural standards for future industrial development in areas located outside of the sub-area. The EDA's business recruiting efforts in the project sub-area and in the industrial areas further to the south along Temescal

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Canyon Road could be negatively impacted by the proposed project, which appears to consist primarily of large outdoor storage tanks and a building, constructed partially of cement block and other undetermined materials. The proposed project is not the type of high employment generating, value creating facility that either the RDA or EDA seeks for location in the Temescal Canyon. Stated another way, the subject project adds little economic value to, and has the potential to generate few jobs for, the Temescal Canyon area, while simultaneously creating a potential detriment to the EDA's ability to attract high-quality and high-value businesses to the project sub-area and adjacent areas slated for industrial development.

Public Health, Safety and Welfare Issues

According to the Material Safety Data Sheet published by Marion Ashland Petroleum LLC, liquid propane has been "...evaluated and determined to be hazardous as defined in OSHA's communication standard" and the "product and/or its components are listed on the TCSA [Toxic Substances Control Act] chemical inventory." Moreover, according to the aforementioned data sheet, the following "hazard" categories apply to liquid propane as defined by the Environmental Protection Agency: "Immediate (Acute) Health Hazard," "Fire Hazard," and "Sudden Release of Pressure Hazard." [*Material Safety Data Sheet – Product Name: MAPLLC Propane, Marathon MSDS No. 0100MAR019, Marathon Ashland Petroleum LLC, Section 15, Regulatory Information, Page 9, June 14, 2006 (<http://www.mapl.com/msds/msds/100mar019.html>)*]. The data sheet also lists the National Fire Protection Association's (NFPA) fire hazard rating as a "4" or "Extreme." [*Ibid.*, under Section 16, Other Information, Page 10] Last, it is important to note that the emergency overview in the data sheet states the following:

Propane is a colorless gas or liquid stench with a foul sulfur smelling odorant. It is shipped as a liquefied gas under pressure. **Propane is extremely flammable and explosive.** At high concentrations this product is a simple asphyxiant, which displaces oxygen in the breathing atmosphere. Liquid contact with skin or eyes will cause frostbite. **Large releases can create a flammable vapor cloud.** [*Ibid.*, under Section 3, Hazards Identification, Page 2] [emphasis added]

This information is supported in documents published by numerous suppliers and distributors of commercial propane. In the Material Data Sheet on propane published by the Hess Corporation, under the topic heading Fire and Explosion Hazards, the following is written: "...**Vapors are heavier than air and may travel long distances to a point of ignition and flashback.** Container may explode in heat or fire. Runoff to sewer may cause fire or explosion hazard." [*Material Safety Data Sheet – Commercial Propane, MSDS No. 15056, Hess Corporation, Fire and Explosion Hazards, Page 3, July 1, 2006 (Revision Date) (www.Hess.com)*] [emphasis added]

The proposed project is located within approximately 1,320' of the Renaissance Ranch Specific Plan, which will include a community park and several pocket parks as well as 355 residential units. [*Specific Plan 333: Approved by the Board of Supervisors May 24, 2005. See Exhibit III.5 Specific Land Use Plan*] Furthermore, the proposed project is well within 2,640' of existing occupied residences in the northeastern portion



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of the Horsethief Canyon Ranch residential community. In total, an estimated 4,897 residents were living in the Horsethief Canyon Ranch area as of the 2000 Census. It can be assumed that the population of this community has increased in the last six (6) years based on further construction activities.

The aforementioned census figure is based on an assumption of an average household size of 3.36 persons in what is termed by the 2000 Census as the "Temescal Valley, CA Urban Cluster." While not yet constructed, the Renaissance Ranch Specific Plan, which is also located in this census cluster, will bring an additional 1,192.8 persons adjacent to the Interstate 15 Freeway, directly south, southeast and southwest of the project site. When added to the existing population of the Horsethief Canyon community, the population of the area increases to 6,089.8 persons. [Summary File 1, 2000 Census of Population and Housing, Technical Documentation. U.S. Department of Commerce, Economics and Statistics Administration, Issued March 2005. "Temescal Valley, CA Urban Cluster" (exhibit); "P1. Total Population [1] – Universe: Total Population" (Data Set); "P17. Average Household Size [1] – Universe: Households" (Data Set); and "P15. Households [1] – Universe: Households" (Data Set). Information researched and provided by Pascual Guardado, Business Intelligence Section, Riverside County Economic Development Agency, October 18, 2006] In summary, the proposed project would subject hundreds and possibly several thousand existing and future residents living in the Horsethief Canyon Community and Renaissance Ranch Specific Plan, respectively, to a potential safety hazard. Other households in the adjacent surrounding community could be affected as well.

General Plan: Land Use Designation

The project site is designated for "Light Industrial" uses in the *General Plan*. It is important to note the description provided in the *General Plan* under the heading "Industrial/Business Park Area Plan Land Use Designations:"

Industrial land aids in creating economic growth by providing jobs for local and area-wide residents, providing growth opportunities for new and existing businesses, and facilitating a tax base upon which public services can be provided. **The goal of Riverside County is to provide attractive work environments that fit with the character of each community** and are well served by convenient and adequate accessibility to multi-modal transportation options **that bring jobs and housing in closer proximity to one another. Stimulation of clusters of similar industrial businesses will facilitate competitive advantage in the market place.** [emphasis added][*County of Riverside General Plan: Land Use Element. "Industrial/Business Park Area Plan Land Use Designations," Chapter 3, Page LU-59. October 2003*]

The project does not provide an "attractive work environment" nor does it fit with the County's goal of "clustering" high employment generating industrial businesses for purposes of further business attraction. This proposal includes minimal physical improvements. Coupled with the potential hazard that storing 360,000 gallons of liquid propane in large tanks above ground creates, the proposed project does not fit in with the character of the surrounding Horsethief Canyon community; moreover, it cannot fulfill the secondary goal of bringing jobs closer to residential



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housing because it potentially impacts the health, safety and welfare of the public. In short, the proposed industrial use is incompatible with the business and industrial development goals of the *General Plan*.

It is important to note that under the sub-heading in the *General Plan* defining the "Heavy Industrial (HI)" designation, the following is stated:

The Heavy Industrial land use designation **allows for intense industrial activities that may have significant impacts** (noise, glare, odors) **on surrounding uses....** [emphasis added][Ibid.]

The proposed project has the potential to create major impacts to public safety. As cited above, the *General Plan* is clear in its intention that industrial uses potentially creating serious impacts to the public health, safety and welfare be located in areas that are zoned for heavy manufacturing, away from residential development. While the storage and distribution of propane is a legitimate business and may be appropriate for location in an industrial area somewhere in Riverside County, the proposed site in Temescal Canyon is not one of them.

Project Zoning

While the project site is zoned M-SC (Manufacturing Service-Commercial), and *Ordinance 348* technically allows an applicant to apply for the proposed use with the submission of an application for a conditional use permit, several issues need to be considered in relation to the proposed project and the intent of the ordinance: First, it is the intent of *Ordinance 348* as it relates to the use of the M-SC Zone to not only attract industrial and manufacturing activities for the purpose of providing local jobs to residents and strengthening the economic base of the County, but also to "insure that new industry is compatible with uses on adjacent lands [sic]." [*Ordinance No. 348: Land Use Ordinance of Riverside County*, County of Riverside Planning Department, Amended through Ordinance No. 348.4818, M-SC Zone (Manufacturing-Service Commercial) under Section 11.1.Intent. (3). December 21, 2005 (printed 3/21/2006)] For health and safety reasons discussed in the preceding sections of this report, the RDA believes that the proposed use is not compatible with the existing and future residential uses in the area, and, for that reason, is contrary to the intent of *Ordinance 348*.

Second, the RDA believes that the proposed project is incompatible with the types of business and industry that the EDA is trying to attract to the Temescal Canyon area. Such businesses include low-impact manufacturing facilities, light assembly, small distribution facilities and commercial entities designed in an attractive manner. Examples of the types of industries and businesses desired by the County were provided earlier in this report. Attractively designed, compatible businesses and manufacturing facilities create a synergy that can assist in the County's efforts to market the industrial areas in the Temescal Canyon and attract similar businesses. Given the County's priority goal of attracting high employment generating, low-impact, and high-value industry to the Temescal Canyon, the RDA views the proposed project as a non-compatible industrial use within an area designated and zoned for industry; in this sense, the proposal appears to violate another intention of *Ordinance 348*,



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which is to “protect industrial areas from encroachment by incompatible uses that may jeopardize industry.” [Ibid, Section 11.1 Intent (4)] In the context of *Ordinance 348*, the RDA believes that the word “industry” is synonymous with and, in essence, infers the type of attractive, job producing businesses that meet the County’s business attraction goals as discussed under the topic “General Plan: Land Use designation” above.

Environmental Concerns

The proposed project is located in the Warm Springs Policy Area of the *Elsinore Area Plan* component of the *General Plan*. There are a number of policies that apply to this area including those that relate to protecting the “life and property of residents” through adherence to the Safety and Open Space Elements of the *General Plan*. Given the nature of the proposed project—the storage above ground of 360,000 gallons of liquid propane, a product that has been noted above in this report as being “extremely flammable and explosive”—the following issues are of major concern:

Seismic Safety: The project site is located within 1,400 feet of an earthquake fault that runs along the valley floor, generally parallel with the Temescal Wash. Moreover, with the exception of a very small area located in the southwest corner of the site, the subject property is located within a liquefaction area characterized as “moderate.” [sources: Selected Parcel(s): 391-480-013 / “Fault Zones” and “Liquefaction.” Riverside County GIS; <http://www3.tlma.co.riverside.ca.us/pa/rclis>; 10/27/2006]

Flooding: Approximately 1/3 of the project site (southeast portion) is vulnerable to a “Zone A” flood incident (100 Year Flood Plain). This portion of the site includes the location of some of the 10’ x 54’ above ground liquid propane storage tanks. [source: Selected Parcel(s): 391-480-013 / “Flood Zones.” Riverside County GIS; <http://www3.tlma.co.riverside.ca.us/pa/rclis>; 10/27/2006]

Riparian Vegetation: The project site is located within very close proximity (within approximately 15 to 20 feet to the south) to a strand of Southern Cottonwood/Willow Riparian vegetation. This strand of vegetation, which includes a drainage area that starts southeast of the Interstate 15, appears to be a tributary feeder to the Temescal Wash. The subject area is also defined as a wetland, based on current and historical federal criteria. Willow riparian vegetation is habitat for the *least Bell’s vireo* and other sensitive, threatened and endangered species. Water quality is of paramount importance in maintaining the viability of this habitat. A fire incident could also have a major negative impact. Any accidental spills or leakage of liquid propane could have a potential detrimental impact on this area. [sources: Selected Parcel(s): 391-480-013 / “Vegetation.” Riverside County GIS; <http://www3.tlma.co.riverside.ca.us/pa/rclis>; 10/27/2006]

Fire Hazards: The project site is located close to the floor of the Temescal Canyon area. The floor of the canyon rises to the northeast and southwest. Riparian vegetation and other open space corridors connect with the canyon floor from the Cleveland National Forrest to the south and southwest, and



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from the Gavilan Hills and the Lake Mathews/Estelle Mountain Reserve areas to the north and northeast. The Temescal canyon is subjected to periodic Santa Ana Wind conditions that can exacerbate fire volatility and hazardous conditions and cause fires to jump considerable distances. Areas noted in the *Elsinore Area Plan* of the *General Plan* "...subjected to a high risk of fire hazards, [include] the Cleveland National Forest, [and] Warm Springs...." The project site and the surrounding area are delineated as being located in a "High Fire Area" on the Riverside County GIS. [sources: Selected Parcel(s): 391-480-013 / "High Fire." Riverside County GIS; <http://www3.tlma.co.riverside.ca.us/pa/rcgis>; 10/27/2006]

The *General Plan* evaluates "Wildfire Zones," and indicates that that the project site is located in an area deemed a "Low" wildfire zone. The "Low" wildfire zone generally runs along the canyon floor following the Interstate 15 Freeway. However, from the periphery of this narrow area, the "Wildfire Zones" exhibit in the *General Plan* indicates that both sides of the canyon are located in a "High" wildfire zone. [County of Riverside *General Plan: Elsinore Area Plan. Hazards - Local Hazard Policies: Wildland Fire hazard*, Page 51, and Figure 11, "Elsinore Area Plan Wildfire Susceptibility." October 2003]

Locating a storage facility for a highly flammable and explosive fuel on the project site or, for that matter, anywhere in the Temescal Canyon corridor would appear to be highly problematic from a fire safety and explosion hazard perspective, given the corridor's proximity to the aforementioned national forest and open space reserve areas.

Based on the preceding discussion, the RDA has the following concerns and therefore cannot support this project:

1. The proposed project is an above ground storage and distribution facility for 360,000 gallons of liquid fuel that is extremely flammable and explosive;
2. The proposed project is incompatible with the Horsethief Canyon community and the Renaissance Ranch Specific Plan, and presents a potential major health, safety and welfare issue for existing and future residents respectively;
3. The proposed project is not the type of "value-added," high employment generating project that the EDA/RDA seeks for development in the industrial/commercial corridor along Temescal Canyon Road in the Temescal Canyon;
4. The proposed project appears to be inconsistent with the Land Use Element of the *General Plan* as it relates to business and industrial development and the goals of the County to facilitate attractive work environments, cluster similar high-quality industries, and locate jobs closer to housing;

/// /// ///



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5. The proposed project appears to be inconsistent with the intent behind the Manufacturing Service-Commercial (M-SC) Zone and the goal of achieving land use compatibility with existing residential uses as well as land use compatibility with other desired industrial uses;
6. The proposed project is incompatible with the EDA's efforts to market the Temescal Canyon as a location for high-quality residential construction and, more particularly, as an area in which to locate high-quality, job-generating businesses and industry;
7. The proposed project is a potential deterrent to the RDA's efforts to redevelop the El Cerrito/Temescal Sub-area of Redevelopment Project 1-1986 due to its proximity to the Sub-area;
8. The proposed project is environmentally unsound and highly problematic in that it proposes to store 360,000 gallons of an explosive and highly flammable substance above ground on a site that is: completely within a known liquefaction area of moderate intensity; within approximately 1,400 feet of an earthquake fault; within a canyon where the Cleveland national Forest and large existing expanses of open space create the potential for fire hazards; and partially within a 100-year flood plain; and
9. The proposed project could detrimentally affect the willow riparian wetland located within approximately 15 to 20 feet to the south of the project site should an accidental spill or other type of "incident" occur resulting in water pollution and/or fire; in turn, this could affect habitat for the least Bell's vireo and other endangered, threatened and/or sensitive species of animals that forage and nest in such habitat.

Based on the above discussion, the RDA respectfully recommends that CUP 3439 be denied. S:\Strategic Planning\Planning\LDC Comments\CUP3439_Deny_Final.doc

Riverside County Planning Department

4080 Lemon Street , Riverside California, 92501

ATTENTION : Mr Jeff Childers

Re: Conditional Use Permit No. 3439

APN :391-480-013

Gentlemen

I am the owner of the three southern Parcels that tie into the property referenced above and being considered for use as a LIQUID PROPANE GAS DISTRIBUTION FACILITY.

After hearing the magnitude of this proposed facility (180,000 gallons of liquid propane) I have very large concerns about the Safety and well being of the surrounding area , property, and workers.

I can only hope that the SAFETY FACTORS IN APPROVING A SITE LIKE THIS HAVE OR WILL BE STUDIED TO THE HIGHEST DEGREE.

As a SAFETY consideration and additional FIRE PROTECTION I would like to see a five to six foot block wall separating the proposed facility and my property.

I would also like to be assured that there was enough water hydrants in the immediate area to protect the surrounding facilities and property if needed .

SINCERELY

Ron Smith

President Earthmover Circle llc

Property owner: 26372-26382-26385 Earthmover Circle, Riverside, CA

9/25/2009



January 25, 2010

Mr. Steve Diaz, Riverside County Fire Marshall
Riverside County Fire Department
2300 Market St Ste 150
Riverside CA 92501

RE: KC Propane – CUP 3439

Mr. Diaz:

In response to your letter dated 6-1-06 and subsequent meetings and conversations, KC Propane has made two major revisions to their proposed propane distribution facility to satisfy your concerns of a Boiling Liquid Expanding Vapor Explosion (BLEVE). We have consulted with Mr. Rob Scott of the Western Propane Gas Association and he has provided us with significant information and help design a system that should alleviate all concerns of a BLEVE. The two revisions are:

- 1) The quantity of storage tanks has been reduced to 3 from 6 which was down from the original proposal of 12, and;
- 2) An "Above Ground Mounded Facility" is proposed which will be accomplished by encasing the tanks inside a block wall and burying the tanks in pea gravel.

With the "above ground mounded facility" there is insufficient air and/or combustible material for a flame to be sustained for a long period of time, so as a result there is no possibility that a fire could raise the temperature of the tank shell to an unsafe level. According to the Western Propane Gas Association, there has never been a BLEVE event at any facilities equipped with this safety system.

Before discussing the details of the extra measures that are proposed for the K.C. Propane facility, it is important to consider some of the basic design features of a standard large propane tank and its appurtenances. The tank that has been chosen for this installation has a shell thickness of 7/8". It has the required working pressure of 250 pounds per square inch but a design pressure of 1,000 psi. Pressure within a propane tank is directly related to the temperature of its liquid contents, which is always equal to the ambient temperature or moving toward it. If the liquid temperature is 60°F, the pressure in the tank will be 92 psi and at 80°F it will be 128 and at 90 degrees the internal gauge pressure will be 149 pounds per square inch. According to the Western Propane Gas Association, a BLEVE (Boiling Liquid Expanding Vapor Explosion) only occurs when the tank is subjected to a direct flame that raises the temperature of the shell to above 800 degrees Fahrenheit.

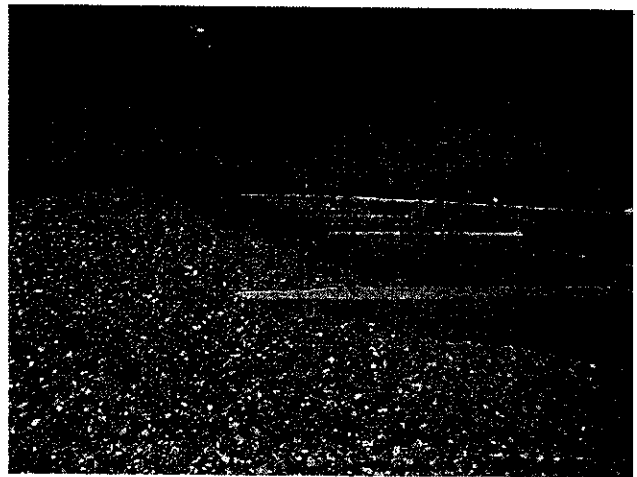
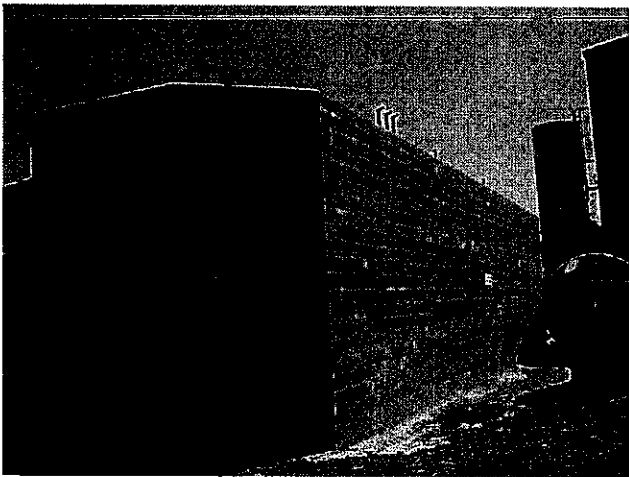
Elimination of BLEVE Potential: To install a large propane storage facility where the system moves beyond the foreseeable range of BLEVE, it is proposed that the K.C. Propane installation use what is referred to in the code as "Above Ground Mounding". The objective is to guarantee that the tank shell can never be subjected to direct flame impingement. This would be accomplished by installing the tank on concrete saddles with the relief valves and the piping similar to that in the photograph below but would be enclosed with a heavily

reinforced concrete block wall. Access to the bottom openings in the tank would be through a 48 inch corrugated culvert that would terminate at the first saddle. The bottom of the tank would be 36 inches above grade; therefore a portion of the culvert would be cut away to make the transfer openings accessible. A rubber gasket would form a seal between the cutaway portion of the culvert and the bottom of the tank. After the tank is properly prepared and cathodic protection measures taken to protect the tank from corrosion, the entire containment area would be filled with pea gravel to a minimum depth of one foot above the top of the tank.

Although code is not specific regarding the separation of the wall from the tank, as a practical matter it will be about 16". This means there will be a minimum of two feet of insulation on the sides of the tank. Engineering calculations indicate that the tank enclosure could be subjected to a pool type fire for many hours without having any significant temperature impact on the tank. Indeed the piping would be affected but that will be dealt with in the section dealing with Redundant Failsafe Product Control.

The photo below is an industrial site with a 30,000-gallon storage tank. Although not shown, it is close to a housing project just to the right and behind the tank. The Housing and Urban Development Department (HUD) is very specific in prohibiting any large propane storage facilities within 1,000 feet of a project they might fund. Rob Scott has twice been involved in HUD related projects, the other being a convalescent home for seniors. HUD's primary concern has been about the theoretical BLEVE blast zone. In both instances the objects of concern began within less than 150 feet from the storage. The Above Ground Mounded Design eliminated the BLEVE threat and the need for the 1,000-foot separation.

Here are pictures of a propane facility in CA with a design similar to what will be constructed for K.C. Propane, which shows an example of the Above Ground Mounded Design. The first picture shows the exterior block wall surrounding the tank, and the second shows the pea gravel covering the tank inside the wall.

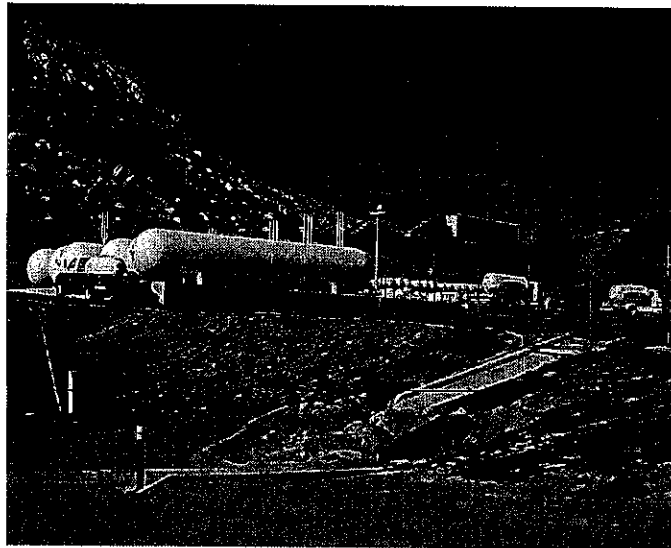


In addition to this BLEVE-proof design, the new location will be equipped with state-of-the-art facilities dealing with the control and safe transfer of product between the tank and the propane trucks. These measures collectively are referred to in the governing statutes of the National Fire Protection Association (NFPA) as "Redundant Fail Safe Product Controls" and "Low Emission Transfer" systems. (See NFPA 58: 6.26.4 and 6.26.6)

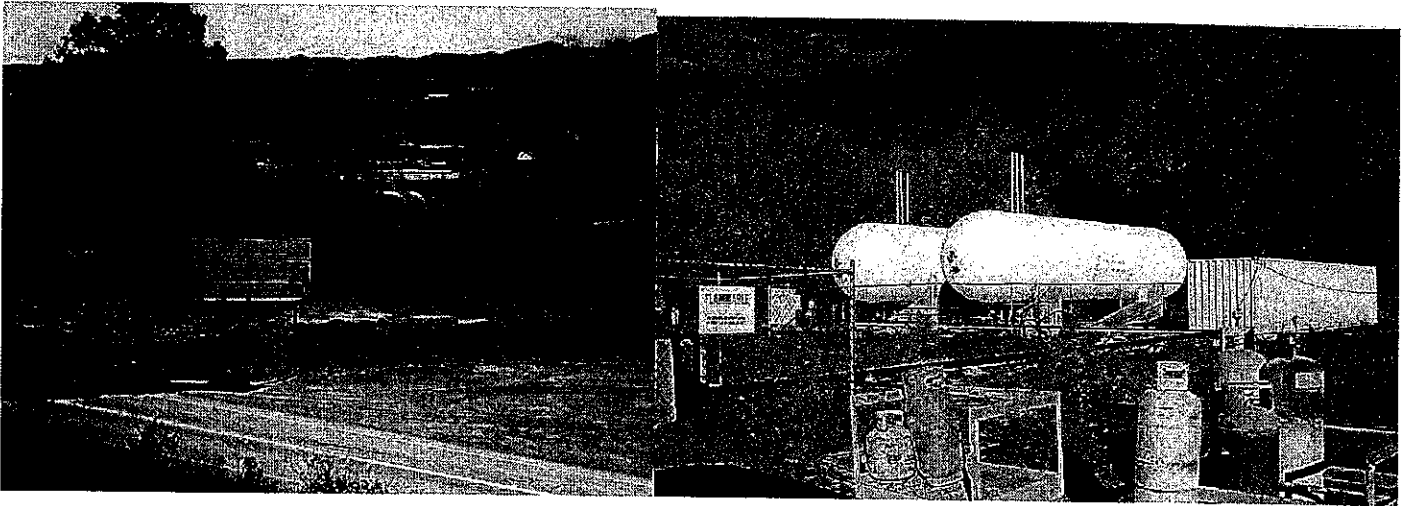
The site of KC Propane's proposed facility is located as it is in a remote, heavy industrial area. The site is surrounded by only industrial zoned vacant land and a steel fabricating business and equipment storage facility.

The freeway is approximately 500 to 600 feet to the west and on the other side of the freeway is more vacant land. There are no significant numbers of residential units within a thousand feet of the property. Furthermore, with the added measures of the Above Ground Mounded Facility there is no risk to the public. It is important to point out that this proposal goes way above and beyond what other facilities in the County have been conditioned to do even though they are in similar locations as this proposed facility.

Example #1: Mutual Propane's 6 – 30,000 gallon tanks immediately adjacent to the I-15 freeway by the Border Patrol checkpoint just south of Temecula. The Riverside County Planning Commission approved this project (CUP #03386) on March 28, 2006. There are a few residences within a few hundred feet of this facility and many times hundreds of cars stopped on the I-15 as they pass through the Border Patrol Checkpoint. In addition, this area is identified on the County's GIS system a "high fire" area. Clearly, if a BLEVE occurred at this location, then the freeway and frontage road would be closed and the surrounding hillsides, rich with vegetation would catch fire. The hills are very rugged making it extremely difficult to fight fires in them. A fire in those hills could spread to potentially thousands of acres in a very short period of time. Here are photos of the site:



Example # 2, Mutual Propane's 2 (15,000 to 30,000 gallon) storage tanks are located approximately 1 mile to the south of this proposed project on Temescal Canyon Road. This site is next to the freeway and relatively close to the same residential area that the KC Propane site is located by.



The two cases above have tanks completely exposed without any additional type of mechanism to prevent a direct flame onto the tanks to prevent a BLEVE from occurring. KC Propane's project will be installing, at tremendous expense, a system that will offer the greatest form of protection from what is an extremely rare event.

This project as proposed meets and exceeds both the Riverside County code as well as the NFPA standards. It also exceeds the conditions imposed on similar projects in similar surroundings, approved by the Fire Department and Planning Commission. Government agencies have a duty to treat all applications similarly. We ask no more than that. I therefore respectfully request the Fire Department approve and support this proposal in light of the extraordinary measures we now propose.

Thank you in advance for your time and consideration

Sincerely,

A handwritten signature in black ink, appearing to read 'S. E. Rawlings', written over a white background.

Steven E. Rawlings, President
The Rawlings Company
24630 Washington Avenue, Suite 202
Murrieta, CA 92562
(951) 667-5152

Cc: Wendall Bugtai, Planning Department

Phillip O. Taylor
Registered Civil Engineer
CA License #13115

August 9, 2010

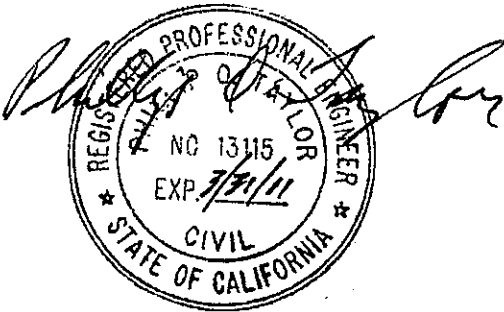
Scott & Associates
P.O. Box 144
Kingsburg, CA 93631

Subject: Fire Safety Analysis for KC Propane Facility

Gentlemen,

This is to advise that I approve of the subject Fire Safety Analysis as written and submitted. Please find attached a copy of said document bearing my signature and stamp.

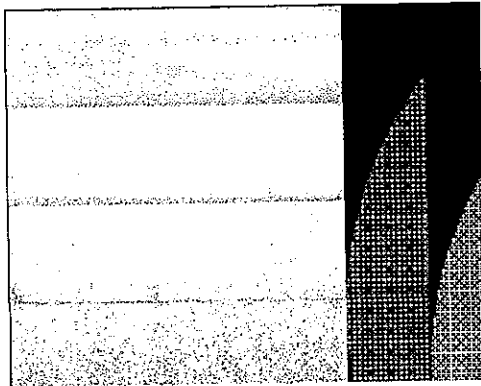
Sincerely



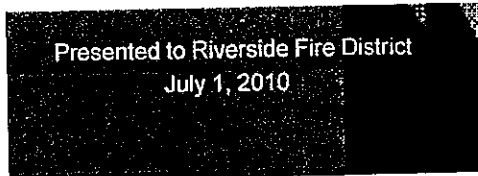
APPROVAL
RIVERSIDE COUNTY FIRE DEPARTMENT
BY [Signature]
TODD LETTERMAN, JEM
DATE 8/27/10 CASE # Cal 3487
THE FIRE DEPT APPROVAL FOR PLANS IS
VALID FOR ONE YEAR - SUBJECT TO
COMPLIANCE WITH APPLICABLE CODES

Fire Safety Analysis For KC Propane Facility

26352 Earthmover Circle
Corona, CA



Propane in our Community



We are part of the community. Our employees live in the community and we provide services to customers in the area. We strive to be responsible stewards of the community and the environment

Prepared by
Scott & Associates
Kingsburg, Ca



Form 4.1

Initial Data on the LP-Gas Facility

A	B	C
Item #	Information Item	Data
1	Name of the LP-Gas Plant Owner or Operator	KC Propane
2	Contact Name:	Tom Forcona
3	Contact Telephone & Fax Numbers	(714) 240-6420
4	Contact Email Address	kcpropane@sbcglobal.net
5	Mailing Address	Street 1: P.O. Box 17652
		Street 2:
		City, State, Zip: Anaheim, CA 92817

Form 4.2

Facility Storage Capacity

A	B	C	D
#	Individual Container Water Capacity (wc) (gallons)	Number of containers	Total Water Capacity (wc) of each container size (gallons)
1	500		
	1,000		
	2,000		
	4,000		
	10,000		
	18,000		
	30,000	3	90,000
	60,000		
	Other:		
	Other:		
2	Aggregate Water Capacity		90,000

- Notes:**
- (1) Column D = Column B x Column C.
 - (2) Parked bobtails, transports and tank cars should not be considered for aggregate capacity calculations.
 - (3) Do not consider containers that are not connected for use.

Form 4.3
Additional Information on the LP-Gas Facility

<input type="checkbox"/> Existing Facility; Built to NFPA 58 Edition _____	<input checked="" type="checkbox"/> Proposed Facility
a) Name of the Facility (if applicable) KC Propane	
b) Type of LP-Gas Facility <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Bulk Plant	
c) Facility is located in <input type="checkbox"/> Rural Area, <input checked="" type="checkbox"/> Suburban Area, <input type="checkbox"/> City Commercial Zone <input type="checkbox"/> City Industrial Zone	
d) Facility neighbors [§] : <input type="checkbox"/> Agri. fields <input checked="" type="checkbox"/> Commercial Bldgs. <input type="checkbox"/> Flammable Liquids Storage (Check all that apply) <input type="checkbox"/> Industrial Activity (metal fabrication, cutting and welding, etc) <input type="checkbox"/> Manufacturing <input type="checkbox"/> Others (explain) _____	
e) Geographic Location of Facility/Address: 26352 Earthmover Circle Corona, CA Parcel Number 391-480-013	
f) Landmarks, if any: _____ _____	
g) LP-Gas liquid supply by: <input type="checkbox"/> Bobtail <input checked="" type="checkbox"/> Truck Transport <input type="checkbox"/> Rail Tank Car (Check all that apply) <input type="checkbox"/> Pipeline	
h) LP-Gas Distribution by: <input checked="" type="checkbox"/> Bobtail <input type="checkbox"/> Truck Transport <input type="checkbox"/> Vapor Piping (Check all that apply) <input type="checkbox"/> Liquid Piping <input type="checkbox"/> Dispensing or Vehicle Liquid fueling	
i) Number of Vehicle Entrances: <input checked="" type="checkbox"/> One <input type="checkbox"/> Two <input type="checkbox"/> More than two	
j) Type of Access Roads to the Facility <input type="checkbox"/> Rural <input checked="" type="checkbox"/> City or Town <input type="checkbox"/> Highway (One check per line) Entrance 1 <input type="checkbox"/> Dirt road <input type="checkbox"/> Gravel road <input checked="" type="checkbox"/> Paved (One check per line) Entrance 2 <input type="checkbox"/> Dirt road <input type="checkbox"/> Gravel road <input type="checkbox"/> Paved	
k) Staff presence <input type="checkbox"/> Not staffed <input type="checkbox"/> Only during transfer operations <input type="checkbox"/> Staffed always (24/7) <input checked="" type="checkbox"/> Only during business hours <input type="checkbox"/> Other (Explain) _____	
l) Location and distances to Institutional Occupancies surrounding the facility, if any, within 250 ft from the facility boundary in the direction of the assets. _____ _____	
m) Overview plot plan of the facility attached? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

§ All properties either abutting the LP-Gas facility or within 250 feet of the container or transfer point nearest to facility boundary.

Form 5.1

Compliance with Code Requirements for Appurtenances on Containers of 2,000 Gallons Water Capacity or Less

A	B	C		D	E
Container #	Service Configuration Sub Figure (in Figure 5-1)	Number of Product Release Control Appurtenances		Installed on the Container	NFPA 58 Section Reference (2004 edition)
		Required by NFPA 58 (applicable edition)			
1		N/A		N/A	5.7.7.1 and Table 5.7.7.1
2		N/A		N/A	
3		N/A		N/A	
4		N/A		N/A	
5		N/A		N/A	
6		N/A		N/A	

Form 5.2

Compliance with Code Requirements for Appurtenances on Containers Of water capacity 2001 gallons through 4,000 gallons Used in Residential and Commercial Facilities

A	B	C		D	E
Container #	Service Configuration Sub Figure (in Figure 5-1)	Number of Product Release Control Appurtenances		Installed on the Container	NFPA 58 Section Reference (2004 edition)
		Required by NFPA 58 (applicable edition)			
1		N/A		N/A	5.7.7.1 and Table 5.7.7.1
2		N/A		N/A	
3		N/A		N/A	
4		N/A		N/A	
5		N/A		N/A	
6		N/A		N/A	

Form 5.3

Compliance with Code Requirements for Appurtenances on Containers Having a Water Capacity of 2,001 through 4,000 Gallons Used in Bulk Plants and Industrial Plants

A	B	C	D	E	F	G
Container #	LP-Gas inlet to and outlet from the container**		Figure #	Total Number of Product Release Control Appurtenances		NFPA 58 Section Reference (2004 edition)
				Required by NFPA 58 (applicable edition)	Installed on the container	
1	Vapor	Inlet	5-2	N/A	N/A	See Table 5.7.7.3
		Outlet	5-3	N/A	N/A	
	Liquid	Inlet	5-4	N/A	N/A	
		Outlet	5-5	N/A	N/A	
2	Vapor	Inlet	5-2	N/A	N/A	
		Outlet	5-3	N/A	N/A	
	Liquid	Inlet	5-4	N/A	N/A	
		Outlet	5-5	N/A	N/A	
3	Vapor	Inlet	5-2	N/A	N/A	
		Outlet	5-3	N/A	N/A	
	Liquid	Inlet	5-4	N/A	N/A	
		Outlet	5-5	N/A	N/A	
4	Vapor	Inlet	5-2	N/A	N/A	
		Outlet	5-3	N/A	N/A	
	Liquid	Inlet	5-4	N/A	N/A	
		Outlet	5-5	N/A	N/A	

** If the container does not provide an opening for the specific function listed, enter 0 (zero) in columns E and F corresponding to that row.

Form 5.4

Compliance with Code Requirements for Appurtenances on Containers Having a Water Capacity Greater Than 4,000 Gallons Used in Bulk Plants and Industrial Plants

A	B	C	D	E		F	G
Container #	LP-Gas inlet to and outlet from the container**		Figure #	Total Number of Product Release Control Appurtenances		Installed on the container	NFPA 58 Section Reference (2004 edition)
				Required by NFPA 58 (applicable edition)			
1	Vapor	Inlet	5-2	1		1	See Table 5.7.7.3
		Outlet	5-3	1		1	
	Liquid	Inlet	5-6	1		1	
		Outlet	5-7	1		1	
2	Vapor	Inlet	5-2	1		1	
		Outlet	5-3	1		1	
	Liquid	Inlet	5-6	1		1	
		Outlet	5-7	1		1	
3	Vapor	Inlet	5-2	1		1	
		Outlet	5-3	1		1	
	Liquid	Inlet	5-6				
		Outlet	5-7				
4	Vapor	Inlet	5-2				
		Outlet	5-3				
	Liquid	Inlet	5-6				
		Outlet	5-7				

** If the container does not provide an opening for the specific function listed, enter 0 (zero) in columns E and F corresponding to that row.

If in Form 5.4 any one of the numbers in column F is less than the number in Column E of the corresponding row, these items must be addressed and brought into compliance with the specific edition of NFPA 58 that the facility was constructed to.

Form 5.5
Requirements for Transfer Lines of 1½-inch Diameter or Larger,
Liquid-into-Containers

A Item #	B Appurtenance (Either No. 1 or No. 2)**	C Appurtenance Provided with the Feature	D		E	F NFPA 58 Section Reference (2004 edition)
			Will be Installed in the facility?	Yes	No	
1	Emergency Shutoff Valve (ESV) (Ref § 6.10.1)	Installed within 20 ft. of lineal pipe from the nearest end of the hose or swivel-type connections.	✓			6.10.2
		Automatic shutoff through thermal (fire) actuation with melting point of thermal element < 250 °F	✓			6.10.6
		Temperature sensitive element (fusible link) installed within 5 ft from the nearest end of the hose or swivel type piping connected to liquid transfer line.	✓			6.10.6
		Manual shutoff feature provided at ESV installed location.	✓			6.10.10 (1)
		Manual shutoff device provided at a remote location, not less than 25 ft., and not more than 100 ft. from the ESV.	✓			6.10.10 (2)
		An ESV is installed on each leg of a multi leg piping each of which is connected to a hose or a swivel type connection on one side and to a header of size 1½ inch in diameter or larger on the other side.	✓			6.10.5 6.16.2.6 (1)
		Breakaway stanchion is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	✓			6.10.8
2	Back flow Check Valve (BCK)**	Installed downstream of the hose or swivel-type connection	✓			6.10.8
		BCK is designed for this specific application.	✓			6.10.3 and 6.10.4
		A BCK is installed on each leg of a multi leg piping each of which is connected to a hose or a swivel type connection on one side and to a header of 1½ inch in diameter or larger on the other side.	✓			6.10.5
		Breakaway stanchion is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	✓			6.10.8

** The backflow check valve (BCK) is only permitted when flow is only into the container and shall have a metal-to-metal seat or a primary resilient seat with metal backup, not hinged with a combustible material.

Form 5.6
Requirements for Transfer Lines of 1½-inch Diameter or Larger,
Liquid Withdrawal From Containers

A	B	C	D	E	F
Item #	Appurtenance	Appurtenance Provided with the Feature	Will be Installed in the facility?		NFPA 58 Section Reference(2004 Edition)
			Yes	No	
1	Emergency Shutoff Valve (ESV) (Ref § 6.10.1)	Installed within 20 ft. of lineal pipe from the nearest end of the hose or swivel-type connections.	✓		6.10.2
		Automatic shutoff through thermal (fire) actuation with melting point of thermal element < 250 °F	✓		6.10.6
		Temperature sensitive element installed within 5 ft from the nearest end of the hose or swivel type piping connected to liquid transfer line.	✓		6.10.6
		Manual shutoff feature provided at E SV installed location.	✓		6.10.10 (1)
		Manual shutoff device provided at a remote location, not less than 25 ft., and not more than 100 ft. from the ESV.	✓		6.10.10 (2)
		An ESV is installed on each leg of a multi leg piping each of which is connected to a hose or a swivel type connection on one side and to a header of 1½ inch in diameter or larger on the other side.	✓		6.10.5 6.16.2.6 (1)
		Breakaway stanchion is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	✓		6.10.8
		Number of ESV's in liquid withdrawal service		1	

Note: If more than one ESV is installed in the facility, use one Form 5.6 for each ESV.

Form 5.7
Requirements for Vapor Transfer Lines 1¼-inch Diameter or Larger

A Item #	B Appurtenance	C Appurtenance Provided with the Feature	D Will be Installed in the facility?		E NFPA 58 Section Reference (2004 edition)
			Yes	No	
1	Emergency Shutoff Valve (ESV) (Ref § 6.10.1)	Installed within 20 ft. of lineal pipe from the nearest end of the hose or swivel-type connections.	✓		6.10.2
		Automatic shutoff through thermal (fire) actuation with melting point of thermal element < 250 °F	✓		6.10.6
		Temperature sensitive element installed within 5 ft from the nearest end of the hose or swivel type piping connected to liquid transfer line.	✓		6.10.6
		Manual shutoff feature provided at E SV installed location.	✓		6.10.10 (1)
		Manual shutoff device provided at a remote location, not less than 25 ft., and not more than 100 ft. from the ESV.	✓		6.10.10 (2)
		An ESV is installed on each leg of a multi leg piping each of which is connected to a hose or a swivel type connection on one side and to a header of 1½ inch in diameter or larger on the other side.	✓		6.10.5 6.16.2.6 (1)
		Breakaway stanchion is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	✓		6.10.8

If a checkmark is made in the "No" column of any one of Form 5.5, Form 5.6 or Form 5.7, then these items must be addressed and brought into compliance with the specific edition of NFPA 58 that the facility was constructed to.

Form 5.8
Evaluation of Redundant Fail-Safe Design

A I t e m #	B Description		C Features	D Installed in the facility?		F NFPA 58 Section Reference (2004 edition)
				Yes	No	
1	Container Sizes for which the appurtenances are provided		Redundant Fail-Safe equipment and Low Emission transfer lines are provided for <u>each</u> container of water capacity 2,001 gal through 30,000 gal	✓		6.24.3 and 6.24.4
2	LIQUID OR VAPOR WITHDRAWAL (1-1/4 in. or larger)		Internal Valve with integral excess flow valve or excess flow protection	✓		6.24.3.1
			Positive Shutoff Valve installed as close as possible to the Internal Valve	✓		6.24.3.4
3	LIQUID OR VAPOR INLET		Internal Valve with integral excess flow valve or excess flow protection or Back Flow Check valve	✓		6.24.3.5
			Positive Shutoff Valve installed as close as possible to the Internal Valve or the back flow check valve	✓		6.24.3.5
4	Railcar Transfer	Flow Into or Out of Railroad tank car	Internal Valve installed in the transfer hose or the swivel-type piping at the tank car end	N/A	N/A	6.16.2.6 (1) and 6.24.4.1
		Flow Only into railroad tank car	Internal valve or backflow check valve installed in the transfer hose or the swivel-type piping at the tank car end	N/A	N/A	6.16.2.6 (2) and 6.24.4.1
5	Cargo Tank Transfer		Protection provided in accordance with 6.24.4.1	✓		6.24.4.1
6	Automatic closure of all primary valves (IV & ESV) in an Emergency		Actuated by Fire Detection	✓		6.24.4.2
			Actuated by a hose pull-away due to vehicle motion	✓		6.24.4.2
7	Manually operated remote shutdown of IV and ESV		Remote shutdown station within 15 ft of the point of transfer?	✓		6.24.4.3 (A)
			Another remote shutdown station between 25 ft and 100 ft of the transfer point?	✓		6.24.4.3 (B)
			Shutdown stations will shut down electrical power supply, if any, to the transfer equipment and primary valves?	✓		6.24.4.3
			Signs complying with the requirements of 6.24.4.3 (C) provided?	✓		6.24.4.3 (C)

Note: If the facility does not have a rail terminal, write the word NA in both the "Yes" column and the "No" column in item 4 of this Form in the railroad tank car row. Similar option is also available if there is no cargo tank vehicle transfer station.

Form 5.9
Evaluation of Low Emission Transfer Equipment

A I t e m #	B Description	C Features		D		E	F NFPA 58 Section Reference (2004 Edition)
				Installed in the facility?	Yes		
1	Transfer into Cylinders or ASME Containers on Vehicles	Delivery Nozzle and Filler Valve- Max. Liquid Release after transfer of 4 cc.	Fixed Maximum Liquid Level Gage not used during transfer operations	N/A	N/A		6.24.5.1 (B)
2	Transfer into Stationary ASME Containers. Delivery valve and nozzle combination	During product transfer or post transfer uncoupling of the hose, liquid product volume released to the atmosphere	does not exceed 4 cc (0.24 in ³) from a hose of nominal size 1 in or smaller	N/A	N/A		6.24.5.1 (A)
			does not exceed 15 cc (0.91 in ³) from a hose of nominal size larger than 1 in.	✓			6.24.5.2 (B)
3	Transfer into Stationary ASME Containers Maximum filling limit	Do containers of less than 2,001 gal (w.c.) have an overfilling prevention device or another approved device?		N/A	N/A		6.24.5.2 (F)
		Do containers of greater than 2,000 gal (w.c.) have a float gage or other non-venting device?		✓			6.24.5.2 (E)
4	Transfer into Stationary ASME Containers Fixed Maximum Liquid Level gage	Not used during routine transfer operations but used to calibrate other non-venting liquid level gages in the container			✓		6.24.5.2 (C,D)

Note: 1) If the facility does not have a particular feature described in the table, write "NA" in both the "Yes" and "No" columns corresponding to the row in item 2.

Form 6.1
Evaluation of Physical Protection and Other Measures

A #	B Item	C Features	D Will be Installed in the facility?		E NFPA 58 Section Reference (2004 Edition)
			Yes	No	
1	Lighting [‡]	Provide lighting For nighttime operations to illuminate storage containers, container being loaded, control valves, and other equipment	✓		6.16.6
2	Vehicle impact protection	Protection against vehicular (traffic) impacts on containers, transfer piping and other appurtenances is designed and provided commensurate with the size of vehicles and type of traffic in the facility. (Example protection systems include but not limited to (1) Guard rails, (2) Steel bollards or crash posts, (3) Raised sidewalks.	✓		6.8.3.10 and 6.17.3.2
3	Protection against corrosion	Provide protection against corrosion where piping is in contact with supports or corrosion causing substances.	✓		6.8.3.11 and 6.21.5.1(K)
Complete only 4A or 4B					
4A	Perimeter Fence	Is an industrial type or chain link fence of at least 6 ft high or equivalent protection provided to enclose (all around) container appurtenances, pumping equipment, loading and unloading and container filling facilities?	✓		6.16.5.2
		Are at least two means of emergency accesses (gates) from the enclosure provided? NOTE: Write "N.A." (not applicable) if (i) The area enclosed is less than 100 ft ² , or (ii) The point of transfer is within 3 ft of the gate, or containers are not filled within the enclosure	N/A	N/A	6.16.5.2 (A)
		Is a clearance of, at least, 3 feet all around to allow emergency access to the required means of egress been provided?	✓		6.16.5.2 (B)
	Guard Service	If a guard service is provided, does this service cover the LP-Gas plant and are the guard personnel provided with appropriate LP-Gas related training, per section 4.4 of NFPA 58?	N/A	N/A	6.16.5.2 (C, D)
4B	Lock-in-Place devices	Are Lock-in-Place devices provided to prevent unauthorized use or operation of any container appurtenance, system valves, or equipment in lieu of the fence requirements above?	✓		6.16.5.2 (E)

Note: Fill only items 1, 2, 3, and 4A or 4B. Indicate with "NA" when not filling the "Yes" or "No" column.

[‡] Indicate with "NA" if the facility is not operated at night.

Form 6.2
Ignition Source Control Assessment

A #	B Ignition Control Requirement	C Is the Facility compliant?		D NFPA 58 Section Reference (2004 Edition)
		Yes	No	
1	Are combustible materials, weeds and tall grass not closer than 10 ft. from each container?	✓		6.4.5.2
2	Is a distance at least 20 ft. provided between containers and tanks containing flammable liquids with flash point less than 200 °F (ex., gasoline, diesel)?	No storage on site		6.4.5.3
3	Are electrical equipment and wiring installed per Code requirements?	✓		6.20.2
4	Is open flame equipment located and used according to Code?	No open flame on site		6.20.3
5	Are ignition control procedures and requirements during liquid transfer operations complied with.?	✓		7.2.3.2
6	Is an approved, portable, dry chemical fire extinguisher of minimum capacity 18 Lbs. and having a B:C rating provided in the facility?	✓		6.23.4.2
7	Is an approved, portable, dry chemical fire extinguisher of minimum capacity 18 Lbs. and having a B:C rating provided on each truck or trailer used to transport portable containers?	✓		9.4.7
8	Is the prohibition on smoking within the facility premises strictly enforced?	✓		7.2.3.2 (B) & 9.4.10

Note: 1) Insert "NA" in both "Yes" and "No" columns of any items that are not applicable.

Form 6.3

Separation Distances from Containers to Buildings, Property Lines that can be Built upon, Inter-container Distances, and Aboveground Flammable or Combustible Storage Tanks

A #	B Container Size Range in gal (W.C.)	C Separation Between Property lines, important building or other property and the <u>nearest</u> container which is	D Minimum Distance (ft)	E Is the Facility compliant?		F NFPA 58 Section Reference (2004 Edition)	
				Yes	No		
1	501 through 2,000	Above Ground	25	N/A	N/A	Table 6.3.1	
		Underground or Mounded	10	N/A	N/A		
		Between containers	3	N/A	N/A		
2	2,001 through 30,000	Above Ground	50	N/A	N/A		
		Underground or Mounded	50	✓			
		Between containers	5	✓			
3	30,001 through 70,000	Above Ground	75	N/A	N/A		
		Underground or Mounded	50	N/A	N/A		
		Between containers	¼ sum of diameters of adjacent containers	N/A	N/A		
4	70,001 through 90,000	Above Ground	100	N/A	N/A		
		Underground or Mounded	50	N/A	N/A		
		Between containers	¼ sum of diameters of adjacent containers	N/A	N/A		
5	All sizes greater than 125 gal	Separation distance between a LP-Gas container and an above ground storage tank containing flammable or combustible liquids of flash points below 200 °F.	20	✓			6.4.5.4 and 6.4.5.5

Note: If any of the container sizes indicated in the above form are not present in the facility, enter "NA" in both Yes and No columns.

Form 6.4
Separation Distances between Points of Transfer and other Exposures

A #	B Type of Exposure within or outside the facility boundary		C Check if exposure is present	D Minimum Distance (ft)	E F Is the Facility compliant?		G NFPA 58 Section Reference (2004 Edition)
					Yes	No	
1	Buildings, mobile homes, recreational vehicles, and modular homes with fire-resistive walls			10			Section 6.5.3 Table 6.5.3
2	Buildings with other than fire resistive walls		✓	25	✓		
3	Building wall openings or pits at or below the level of the point of transfer			25			
4	Line of adjoining property that can be built upon		✓	25	✓		
5	Outdoor places of public assembly, including school yards, athletic fields, and playgrounds			50			
6	Public ways, including public streets, highways, thoroughfares, and sidewalks	From points of transfer in LP-Gas dispensing stations and at vehicle fuel dispensers.	✓	10	✓		
		From other points of transfer		25			
7	Driveways		✓	5	✓		
8	Mainline railroad track centerlines			25			
9	Containers other than those being filled		✓	10	✓		
10	Flammable and Class II combustible liquid dispensers and aboveground and underground containers			20			
11	Flammable and Class II combustible liquid dispensers and the fill connections of LPG containers			10			
12	LP-Gas dispensing device located close to a Class I liquid dispensing device.			10			6.22.4.33

NOTE: Place a checkmark in column C against an exposure that is present in or around the facility. Fill columns E or F for only those rows for which there is a checkmark in column C.

If the facility contains low emission transfer equipment (i.e, all equipment identified in Form 5.9 are installed and are in working order), then the minimum separation distances in column D of Form 6.4 can be reduced to one half of the indicated values.

If the containers in the LP-Gas facility are provided with SPECIAL PROTECTION MEASURES, then continue the analysis below. Otherwise skip section 6.4 and go to Chapter 7. Also see Chapter 9.

Form 6.5
Special Protection Measures – Requirements for Passive Systems

A #	B Special Protection Option	C Question	D The Facility will be compliant?		E NFPA 58 Section Reference (2004 Edition)
			Yes	No	
1	Container Insulation	Insulation provided on each of the containers?	N/A	N/A	6.23.5.1
		Insulation material complies with the requirements of section 6.23.5.1 of NFPA 58?	N/A	N/A	6.23.5.1 and 6.23.5.2
2	Mounding of containers	Each container in the facility is mounded?	✓		6.23.5.3
		Mounding complies with each requirement under section 6.23.5.3 of NFPA 58.	✓		6.23.5.3
3	Burying of containers	Each container in the facility is buried?	N/A	N/A	6.23.5.4
		Buried containers comply with each requirement under section 6.6.6.1 of NFPA 58.	N/A	N/A	6.6.6.1 & 6.23.5.4

Form 6.6
Special Protection Measures – Requirements for Active Systems

#	Special Protection Option	Question	Is the Facility compliant?		NFPA 58 Section Reference (2004 Edition)
			Yes	No	
1	Water spray systems	Are fixed water spray systems, complying with NFPA 15 ¹ requirements, used for each container in the facility?	N/A	N/A	6.23.6.1
		Do fire responsive devices actuate water spray system automatically?	N/A	N/A	6.23.6.2
		Can the water spray systems be actuated manually also?	N/A	N/A	6.23.6.2
2	Monitor nozzle systems	Are the monitor nozzles located and arranged so that the water stream can wet the surfaces of all containers exposed to a fire?	N/A	N/A	6.23.6.3
		Can the water stream from a monitor nozzle reach and wet the entire surface of, at least, one half of a length from one end of each of the containers it is designed to protect?	N/A	N/A	6.23.6.3
		Do fixed monitor nozzles comply with NFPA 15 ¹ requirements?	N/A	N/A	6.23.6.3
		Do fire responsive devices actuate the monitor nozzles?	N/A	N/A	6.23.6.3
		Can the monitor nozzles can be actuated manually also?	N/A	N/A	6.23.6.3

1. Refer to Chapter 8 for a discussion on NFPA 15 *Standard for Water Spray Fixed Systems for Fire Protection*

Form 6.7
Protection Against Vehicular Impact

#	System Protected	physical protection will be provided?		Type of physical protection installed
		Yes	No	
1	Storage containers	✓		Per Cal fire code section 312
2	Transfer stations	✓		Per Cal fire code section
3	Entry way into the plant	✓		Chain link fence and welded steel gates

Table 7.1
Distances to Various Types of Propane Hazards Under Different Release Models**

Model #	Details of the Propane Release Model Releases from or due to		Vapor Dispersion Distance to LFL (ft)	Explosion Hazard Distance (ft)	Fire Ball Radiation Distance (ft)
1A	Bobtail hose failure. Release of the entire inventory in the hose, quickly.	1" ID x 150 ft hose length	250	110	50
1B		1" ID x 120 ft hose length	230	103	45
1C		1" ID x 75 ft hose length	190	90	40
2	Release of the inventory in a transfer piping 1" x 30 ft + @ 20 gpm for 10 min., due to failed excess flow valve.		135	120	25
3	Release from the container pressure relief valve		No ignitable vapor concentration at ground level		
4	Release from a 1" ID x 150 ft transfer piping to a vaporizer and reduced flow from a partially open excess flow valve @ 20 gpm for 10 min.		250	120	50
5	Leak from a corrosion hole in a transfer pipe at a back pressure of 130 psig (corresponding to 80 °F) for 60 min. Hole size is ¼" ID.		110	120	5
6	Release of the entire inventory in a 2" ID x 20 ft., transfer hose.		195	90	40
7	Transport hose blowdown: Hose size 2" ID, 20 ft length release for 3min., from a Transport after the tank is filled.		75	30	<5

** Results from models described in Appendix B. The results are rounded to the nearest 5 feet.

Form 7.1
Types of Occupancies⁽¹⁾ Near or Surrounding the LP-Gas Facility

Type of Occupancies	Model # from Table 7.1	Hazard Distance ⁽²⁾ (feet)	Is an Occupancy located within the hazard distance from the Facility?	
			Yes	No
Assembly Occupancies (Places of worship, Libraries, Theaters and Auditoriums, Food or Drink Bars, Sports Stadiums, Amusement Parks, Transportation Centers, etc. with 50 or more people).	1A & 6	250 & 195		✓
Institutional Occupancies (Elderly Persons Home or Nursing Home, Hospitals, Alcohol & Drug Rehabilitation Centers, Prisons)	1A & 6	250 & 195		✓
Educational Occupancies (Elementary Schools, Day Care facilities, etc).	1A & 6	250 & 195		✓

NOTES: (1) Different types of occupancies are defined in NFPA 5000

(2) Table 7.1 provides a number of scenarios that can result in propane release, and the resulting area exposed for different ignition mechanisms. Determine the scenarios that are applicable to the facility, for the quantities that can be released. Use the hose diameters and length that will be used at the facility if they differ from the ones in Table 7.1 and recalculate the hazard distances using a spreadsheet method that is available at npga.org. Some scenarios may not be applicable to an installation based on other mitigation measures taken, such as a hose management procedure to minimize the possibility of hose failure.

Form 7.2
Exposure to LP-Gas Facility from External Hazards

A	B	C	D
Item #	Type of Neighboring Operation	Hazard exists to the LP-Gas Facility	
		YES	NO
1	Petroleum and other hazardous material storage, wholesale dispensing, etc.		✓
2	Metal cutting, welding, and metal fabrication		✓
3	Industrial Manufacturing that can pose external hazards		✓
4	Ports, rail yards and trans-shipment terminals handling flammable and explosive materials.		✓
5	Other operations that may pose hazards (gasoline and other hazardous material dispensing stations, fertilizer storage, etc).		✓

NOTE: If a particular activity indicated in column B does not exist, fill both "Yes" and "No" columns with "N/A."

Where a "YES" has been checked in either Form 7.1 or Form 7.2:

- 1) For an existing facility, communicate this information to local emergency responders for inclusion in their emergency planning.
- 2) For a proposed facility, implement the actions indicated in Chapter 9.

Phillip O. Taylor
Registered Civil Engineer
CA License #13115

August 9, 2010

Scott & Associates
P.O. Box 144
Kingsburg, CA 93631

Subject: Fire Safety Analysis for KC Propane Facility

Gentlemen,

This is to advise that I approve of the subject Fire Safety Analysis as written and submitted. Please find attached a copy of said document bearing my signature and stamp.

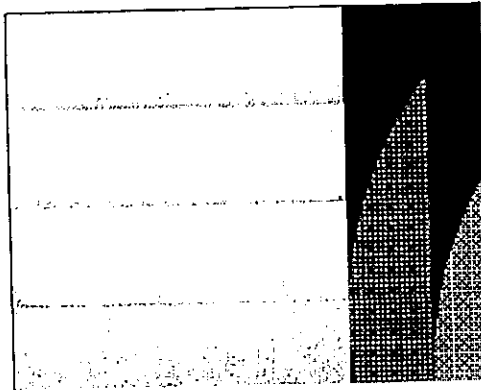
Sincerely



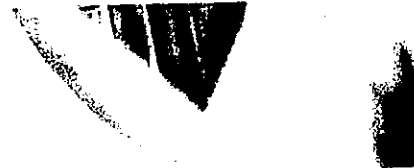
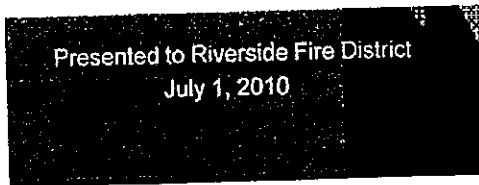
APPROVAL
RIVERSIDE COUNTY FIRE DEPARTMENT
BY [Signature]
TODD LETTERMAN, P.E.M.
DATE 8/22/10 CASE # CUP 3489
THE FIRE DEPT. APPROVAL FOR PLANS IS
VALID FOR ONE YEAR - SUBJECT TO
COMPLIANCE WITH APPLICABLE CODES

Fire Safety Analysis For KC Propane Facility

26352 Earthmover Circle
Corona, CA



Propane in our Community



We are part of the community. Our employees live in the community and we provide services to customers in the area. We strive to be responsible stewards of the community and the environment

Prepared by
Scott & Associates
Kingsburg, Ca



Form 4.1

Initial Data on the LP-Gas Facility

A	B	C
Item #	Information Item	Data
1	Name of the LP-Gas Plant Owner or Operator	KC Propane
2	Contact Name:	Tom Forcona
3	Contact Telephone & Fax Numbers	(714) 240-6420
4	Contact Email Address	kcpropane@sbcglobal.net
5	Mailing Address	Street 1: P.O. Box 17652
		Street 2:
		City, State, Zip: Anaheim, CA 92817

**Form 4.2
Facility Storage Capacity**

A	B	C	D
#	Individual Container Water Capacity (wc) (gallons)	Number of containers	Total Water Capacity (wc) of each container size (gallons)
1	500		
	1,000		
	2,000		
	4,000		
	10,000		
	18,000		
	30,000	3	90,000
	60,000		
	Other:		
	Other:		
2	Aggregate Water Capacity		90,000

- Notes: (1) Column D = Column B x Column C.
 (2) Parked bobtails, transports and tank cars should not be considered for aggregate capacity calculations.
 (3) Do not consider containers that are not connected for use.

Form 4.3
Additional Information on the LP-Gas Facility

Existing Facility; Built to NFPA 58 Edition _____ Proposed Facility

a) Name of the Facility (if applicable) KC Propane

b) Type of LP-Gas Facility Commercial Industrial Bulk Plant

c) Facility is located in Rural Area, Suburban Area, City Commercial Zone
 City Industrial Zone

d) Facility neighbors[§]: Agri. fields Commercial Bldgs. Flammable Liquids Storage
(Check all that apply) Industrial Activity (metal fabrication, cutting and welding, etc)
 Manufacturing Others (explain) _____

e) Geographic Location of Facility/Address: 26352 Earthmover Circle
Corona, CA
Parcel Number 391-480-013

f) Landmarks, if any: _____

g) LP-Gas liquid supply by: Bobtail Truck Transport Rail Tank Car
(Check all that apply) Pipeline

h) LP-Gas Distribution by: Bobtail Truck Transport Vapor Piping
(Check all that apply) Liquid Piping Dispensing or Vehicle Liquid fueling

i) Number of Vehicle Entrances: One Two More than two

j) Type of Access Roads to the Facility Rural City or Town Highway
(One check per line) Entrance 1 Dirt road Gravel road Paved
(One check per line) Entrance 2 Dirt road Gravel road Paved

k) Staff presence Not staffed Only during transfer operations
 Staffed always (24/7) Only during business hours
 Other (Explain) _____

l) Location and distances to Institutional Occupancies surrounding the facility, if any, within 250 ft from the facility boundary in the direction of the assets.

m) Overview plot plan of the facility attached? Yes No

§ All properties either abutting the LP-Gas facility or within 250 feet of the container or transfer point nearest to facility boundary.

Form 5.1

Compliance with Code Requirements for Appurtenances on Containers of 2,000 Gallons Water Capacity or Less

A	B	C		D	E
Container #	Service Configuration Sub Figure (in Figure 5-1)	Number of Product Release Control Appurtenances		Installed on the Container	NFPA 58 Section Reference (2004 edition)
		Required by NFPA 58 (applicable edition)			
1		N/A		N/A	5.7.7.1 and Table 5.7.7.1
2		N/A		N/A	
3		N/A		N/A	
4		N/A		N/A	
5		N/A		N/A	
6		N/A		N/A	

Form 5.2

Compliance with Code Requirements for Appurtenances on Containers Of water capacity 2001 gallons through 4,000 gallons Used in Residential and Commercial Facilities

A	B	C		D	E
Container #	Service Configuration Sub Figure (in Figure 5-1)	Number of Product Release Control Appurtenances		Installed on the Container	NFPA 58 Section Reference (2004 edition)
		Required by NFPA 58 (applicable edition)			
1		N/A		N/A	5.7.7.1 and Table 5.7.7.1
2		N/A		N/A	
3		N/A		N/A	
4		N/A		N/A	
5		N/A		N/A	
6		N/A		N/A	

Form 5.3
Compliance with Code Requirements for Appurtenances on Containers Having a
Water Capacity of 2,001 through 4,000 Gallons
Used in Bulk Plants and Industrial Plants

A	B	C	D	E	F	G
Container #	LP-Gas inlet to and outlet from the container**		Figure #	Total Number of Product Release Control Appurtenances		NFPA 58 Section Reference (2004 edition)
				Required by NFPA 58 (applicable edition)	Installed on the container	
1	Vapor	Inlet	5-2	N/A	N/A	See Table 5.7.7.3
		Outlet	5-3	N/A	N/A	
	Liquid	Inlet	5-4	N/A	N/A	
		Outlet	5-5	N/A	N/A	
2	Vapor	Inlet	5-2	N/A	N/A	
		Outlet	5-3	N/A	N/A	
	Liquid	Inlet	5-4	N/A	N/A	
		Outlet	5-5	N/A	N/A	
3	Vapor	Inlet	5-2	N/A	N/A	
		Outlet	5-3	N/A	N/A	
	Liquid	Inlet	5-4	N/A	N/A	
		Outlet	5-5	N/A	N/A	
4	Vapor	Inlet	5-2	N/A	N/A	
		Outlet	5-3	N/A	N/A	
	Liquid	Inlet	5-4	N/A	N/A	
		Outlet	5-5	N/A	N/A	

** If the container does not provide an opening for the specific function listed, enter 0 (zero) in columns E and F corresponding to that row.

Form 5.4

Compliance with Code Requirements for Appurtenances on Containers Having a Water Capacity Greater Than 4,000 Gallons Used in Bulk Plants and Industrial Plants

A	B	C	D	E	F	G
Container #	LP-Gas inlet to and outlet from the container**		Figure #	Total Number of Product Release Control Appurtenances		NFPA 58 Section Reference (2004 edition)
				Required by NFPA 58 (applicable edition)	Installed on the container	
1	Vapor	Inlet	5-2	1	1	See Table 5.7.7.3
		Outlet	5-3	1	1	
	Liquid	Inlet	5-6	1	1	
		Outlet	5-7	1	1	
2	Vapor	Inlet	5-2	1	1	
		Outlet	5-3	1	1	
	Liquid	Inlet	5-6	1	1	
		Outlet	5-7	1	1	
3	Vapor	Inlet	5-2	1	1	
		Outlet	5-3	1	1	
	Liquid	Inlet	5-6			
		Outlet	5-7			
4	Vapor	Inlet	5-2			
		Outlet	5-3			
	Liquid	Inlet	5-6			
		Outlet	5-7			

** If the container does not provide an opening for the specific function listed, enter 0 (zero) in columns E and F corresponding to that row.

If in Form 5.4 any one of the numbers in column F is less than the number in Column E of the corresponding row, these items must be addressed and brought into compliance with the specific edition of NFPA 58 that the facility was constructed to.

Form 5.5
Requirements for Transfer Lines of 1½-inch Diameter or Larger,
Liquid-into-Containers

A Item #	B Appurtenance (Either No. 1 or No. 2)**	C Appurtenance Provided with the Feature	D		E	F NFPA 58 Section Reference (2004 edition)
			Will be Installed in the facility?			
			Yes	No		
1	Emergency Shutoff Valve (ESV) (Ref § 6.10.1)	Installed within 20 ft. of lineal pipe from the nearest end of the hose or swivel-type connections.	✓			6.10.2
		Automatic shutoff through thermal (fire) actuation with melting point of thermal element < 250 °F	✓			6.10.6
		Temperature sensitive element (fusible link) installed within 5 ft from the nearest end of the hose or swivel type piping connected to liquid transfer line.	✓			6.10.6
		Manual shutoff feature provided at ESV installed location.	✓			6.10.10 (1)
		Manual shutoff device provided at a remote location, not less than 25 ft., and not more than 100 ft. from the ESV.	✓			6.10.10 (2)
		An ESV is installed on each leg of a multi leg piping each of which is connected to a hose or a swivel type connection on one side and to a header of size 1½ inch in diameter or larger on the other side.	✓			6.10.5 6.16.2.6 (1)
		Breakaway stanchion is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	✓			6.10.8
2	Back flow Check Valve (BCK)**	Installed downstream of the hose or swivel-type connection	✓			6.10.8
		BCK is designed for this specific application.	✓			6.10.3 and 6.10.4
		A BCK is installed on each leg of a multi leg piping each of which is connected to a hose or a swivel type connection on one side and to a header of 1½ inch in diameter or larger on the other side.	✓			6.10.5
		Breakaway stanchion is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	✓			6.10.8

** The backflow check valve (BCK) is only permitted when flow is only into the container and shall have a metal-to-metal seat or a primary resilient seat with metal backup, not hinged with a combustible material.

Form 5.6
Requirements for Transfer Lines of 1½-inch Diameter or Larger,
Liquid Withdrawal From Containers

A	B	C	D	E	F
Item #	Appurtenance	Appurtenance Provided with the Feature	Will be Installed in the facility?		NFPA 58 Section Reference(2004 Edition)
			Yes	No	
1	Emergency Shutoff Valve (ESV) (Ref § 6.10.1)	Installed within 20 ft. of lineal pipe from the nearest end of the hose or swivel-type connections.	✓		6.10.2
		Automatic shutoff through thermal (fire) actuation with melting point of thermal element < 250 °F	✓		6.10.6
		Temperature sensitive element installed within 5 ft from the nearest end of the hose or swivel type piping connected to liquid transfer line.	✓		6.10.6
		Manual shutoff feature provided at E SV installed location.	✓		6.10.10 (1)
		Manual shutoff device provided at a remote location, not less than 25 ft., and not more than 100 ft. from the ESV.	✓		6.10.10 (2)
		An ESV is installed on each leg of a multi leg piping each of which is connected to a hose or a swivel type connection on one side and to a header of 1½ inch in diameter or larger on the other side.	✓		6.10.5 6.16.2.6 (1)
		Breakaway stanchion is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	✓		6.10.8
Number of ESV's in liquid withdrawal service			1		

Note: If more than one ESV is installed in the facility, use one Form 5.6 for each ESV.

Form 5.7
Requirements for Vapor Transfer Lines 1¼-inch Diameter or Larger

A	B	C	D	E	F
Item #	Appurtenance	Appurtenance Provided with the Feature	Will be Installed in the facility?		NFPA 58 Section Reference (2004 edition)
			Yes	No	
1	Emergency Shutoff Valve (ESV) (Ref § 6.10.1)	Installed within 20 ft. of lineal pipe from the nearest end of the hose or swivel-type connections.	✓		6.10.2
		Automatic shutoff through thermal (fire) actuation with melting point of thermal element < 250 °F	✓		6.10.6
		Temperature sensitive element installed within 5 ft from the nearest end of the hose or swivel type piping connected to liquid transfer line.	✓		6.10.6
		Manual shutoff feature provided at E SV installed location.	✓		6.10.10 (1)
		Manual shutoff device provided at a remote location, not less than 25 ft., and not more than 100 ft. from the ESV.	✓		6.10.10 (2)
		An ESV is installed on each leg of a multi leg piping each of which is connected to a hose or a swivel type connection on one side and to a header of 1½ inch in diameter or larger on the other side.	✓		6.10.5 6.16.2.6 (1)
		Breakaway stanchion is provided such that in any pull-away break will occur on the hose or swivel-type connection side while retaining intact the valves and piping on the plant side.	✓		6.10.8

If a checkmark is made in the "No" column of any one of Form 5.5, Form 5.6 or Form 5.7, then these items must be addressed and brought into compliance with the specific edition of NFPA 58 that the facility was constructed to.

Form 5.8
Evaluation of Redundant Fail-Safe Design

A I t e m #	B Description		C Features	D Installed in the facility?		F NFPA 58 Section Reference (2004 edition)
				Yes	No	
1	Container Sizes for which the appurtenances are provided		Redundant Fail-Safe equipment and Low Emission transfer lines are provided for each container of water capacity 2,001 gal through 30,000 gal	✓		6.24.3 and 6.24.4
2	LIQUID OR VAPOR WITHDRAWAL (1-1/4 in. or larger).		Internal Valve with integral excess flow valve or excess flow protection	✓		6.24.3.1
			Positive Shutoff Valve installed as close as possible to the Internal Valve	✓		6.24.3.4
3	LIQUID OR VAPOR INLET		Internal Valve with integral excess flow valve or excess flow protection or Back Flow Check valve	✓		6.24.3.5
			Positive Shutoff Valve installed as close as possible to the Internal Valve or the back flow check valve	✓		6.24.3.5
4	Railcar Transfer	Flow Into or Out of Railroad tank car	Internal Valve installed in the transfer hose or the swivel-type piping at the tank car end	N/A	N/A	6.16.2.6 (1) and 6.24.4.1
		Flow Only into railroad tank car	Internal valve or backflow check valve installed in the transfer hose or the swivel-type piping at the tank car end	N/A	N/A	6.16.2.6 (2) and 6.24.4.1
5	Cargo Tank Transfer		Protection provided in accordance with 6.24.4.1	✓		6.24.4.1
6	Automatic closure of all primary valves (IV & ESV) in an Emergency		Actuated by Fire Detection	✓		6.24.4.2
			Actuated by a hose pull-away due to vehicle motion	✓		6.24.4.2
7	Manually operated remote shutdown of IV and ESV		Remote shutdown station within 15 ft of the point of transfer?	✓		6.24.4.3 (A)
			Another remote shutdown station between 25 ft and 100 ft of the transfer point?	✓		6.24.4.3 (B)
			Shutdown stations will shut down electrical power supply, if any, to the transfer equipment and primary valves?	✓		6.24.4.3
			Signs complying with the requirements of 6.24.4.3 (C) provided?	✓		6.24.4.3 (C)

Note: If the facility does not have a rail terminal, write the word NA in both the "Yes" column and the "No" column in item 4 of this Form in the railroad tank car row. Similar option is also available if there is no cargo tank vehicle transfer station.

Form 5.9
Evaluation of Low Emission Transfer Equipment

A I t e m #	B Description	C Features		D Installed in the facility?		F NFPA 58 Section Reference (2004 Edition)
				Yes	No	
1	Transfer into Cylinders or ASME Containers on Vehicles	Delivery Nozzle and Filler Valve- Max. Liquid Release after transfer of 4 cc.	Fixed Maximum Liquid Level Gage not used during transfer operations	N/A	N/A	6.24.5.1 (B)
2	Transfer into Stationary ASME Containers. Delivery valve and nozzle combination	During product transfer or post transfer uncoupling of the hose, liquid product volume released to the atmosphere	does not exceed 4 cc (0.24 in ³) from a hose of nominal size 1 in or smaller	N/A	N/A	6.24.5.1 (A)
			does not exceed 15 cc (0.91 in ³) from a hose of nominal size larger than 1 in.	✓		6.24.5.2 (B)
3	Transfer into Stationary ASME Containers Maximum filling limit	Do containers of less than 2,001 gal (w.c.) have an overfilling prevention device or another approved device?		N/A	N/A	6.24.5.2 (F)
		Do containers of greater than 2,000 gal (w.c.) have a float gage or other non-venting device?		✓		6.24.5.2 (E)
4	Transfer into Stationary ASME Containers Fixed Maximum Liquid Level gage	Not used during routine transfer operations but used to calibrate other non-venting liquid level gages in the container			✓	6.24.5.2 (C,D)

Note: 1) If the facility does not have a particular feature described in the table, write "NA" in both the "Yes" and "No" columns corresponding to the row in item 2.

Form 6.1
Evaluation of Physical Protection and Other Measures

A #	B Item	C Features	D Will be Installed in the facility?		E NFPA 58 Section Reference (2004 Edition)
			Yes	No	
1	Lighting [‡]	Provide lighting For nighttime operations to illuminate storage containers, container being loaded, control valves, and other equipment	✓		6.16.6
2	Vehicle impact protection	Protection against vehicular (traffic) impacts on containers, transfer piping and other appurtenances is designed and provided commensurate with the size of vehicles and type of traffic in the facility. (Example protection systems include but not limited to (1) Guard rails, (2) Steel bollards or crash posts, (3) Raised sidewalks.	✓		6.8.3.10 and 6.17.3.2
3	Protection against corrosion	Provide protection against corrosion where piping is in contact with supports or corrosion causing substances.	✓		6.8.3.11 and 6.21.5.1(K)
Complete only 4A or 4B					
4A	Perimeter Fence	Is an industrial type or chain link fence of at least 6 ft high or equivalent protection provided to enclose (all around) container appurtenances, pumping equipment, loading and unloading and container filling facilities?	✓		6.16.5.2
		Are at least two means of emergency accesses (gates) from the enclosure provided? NOTE: Write "N.A." (not applicable) if (i) The area enclosed is less than 100 ft ² , or (ii) The point of transfer is within 3 ft of the gate, or containers are not filled within the enclosure	N/A	N/A	6.16.5.2 (A)
		Is a clearance of, at least, 3 feet all around to allow emergency access to the required means of egress been provided?	✓		6.16.5.2 (B)
	Guard Service	If a guard service is provided, does this service cover the LP-Gas plant and are the guard personnel provided with appropriate LP-Gas related training, per section 4.4 of NFPA 58?	N/A	N/A	6.16.5.2 (C, D)
4B	Lock-in-Place devices	Are Lock-in-Place devices provided to prevent unauthorized use or operation of any container appurtenance, system valves, or equipment in lieu of the fence requirements above?	✓		6.16.5.2 (E)

Note: Fill only items 1, 2, 3, and 4A or 4B. Indicate with "NA" when not filling the "Yes" or "No" column.

[‡] Indicate with "NA" if the facility is not operated at night.

Form 6.2
Ignition Source Control Assessment

A #	B Ignition Control Requirement	C Is the Facility compliant?		D NFPA 58 Section Reference (2004 Edition)
		Yes	No	
1	Are combustible materials, weeds and tall grass not closer than 10 ft. from each container?	✓		6.4.5.2
2	Is a distance at least 20 ft. provided between containers and tanks containing flammable liquids with flash point less than 200 °F (ex., gasoline, diesel)?	No storage on site		6.4.5.3
3	Are electrical equipment and wiring installed per Code requirements?	✓		6.20.2
4	Is open flame equipment located and used according to Code?	No open flame on site		6.20.3
5	Are ignition control procedures and requirements during liquid transfer operations complied with.?	✓		7.2.3.2
6	Is an approved, portable, dry chemical fire extinguisher of minimum capacity 18 Lbs. and having a B:C rating provided in the facility?	✓		6.23.4.2
7	Is an approved, portable, dry chemical fire extinguisher of minimum capacity 18 Lbs. and having a B:C rating provided on each truck or trailer used to transport portable containers?	✓		9.4.7
8	Is the prohibition on smoking within the facility premises strictly enforced?	✓		7.2.3.2 (B) & 9.4.10

Note: 1) Insert "NA" in both "Yes" and "No" columns of any items that are not applicable.

Form 6.3

Separation Distances from Containers to Buildings, Property Lines that can be Built upon, Inter-container Distances, and Aboveground Flammable or Combustible Storage Tanks

A #	B Container Size Range in gal (W.C.)	C Separation Between Property lines, important building or other property and the <u>nearest</u> container which is	D Minimum Distance (ft)	E Is the Facility compliant?		G NFPA 58 Section Reference (2004 Edition)	
				Yes	No		
1	501 through 2,000	Above Ground	25	N/A	N/A	Table 6.3.1	
		Underground or Mounded	10	N/A	N/A		
		Between containers	3	N/A	N/A		
2	2,001 through 30,000	Above Ground	50	N/A	N/A		
		Underground or Mounded	50	✓			
		Between containers	5	✓			
3	30,001 through 70,000	Above Ground	75	N/A	N/A		
		Underground or Mounded	50	N/A	N/A		
		Between containers	¼ sum of diameters of adjacent containers	N/A	N/A		
4	70,001 through 90,000	Above Ground	100	N/A	N/A		
		Underground or Mounded	50	N/A	N/A		
		Between containers	¼ sum of diameters of adjacent containers	N/A	N/A		
5	All sizes greater than 125 gal	Separation distance between a LP-Gas container and an above ground storage tank containing flammable or combustible liquids of flash points below 200 °F.	20	✓			6.4.5.4 and 6.4.5.5

Note: If any of the container sizes indicated in the above form are not present in the facility, enter "NA" in both Yes and No columns.

Form 6.4
Separation Distances between Points of Transfer and other Exposures

A #	B Type of Exposure within or outside the facility boundary		C Check if exposure is present	D Minimum Distance (ft)	E Is the Facility compliant?		F Yes	G NFPA 58 Section Reference (2004 Edition)
					F No			
1	Buildings, mobile homes, recreational vehicles, and modular homes with fire-resistive walls			10				Section 6.5.3 Table 6.5.3
2	Buildings with other than fire resistive walls		✓	25	✓			
3	Building wall openings or pits at or below the level of the point of transfer			25				
4	Line of adjoining property that can be built upon		✓	25	✓			
5	Outdoor places of public assembly, including school yards, athletic fields, and playgrounds			50				
6	Public ways, including public streets, highways, thoroughfares, and sidewalks	From points of transfer in LP-Gas dispensing stations and at vehicle fuel dispensers.	✓	10	✓			
		From other points of transfer		25				
7	Driveways		✓	5	✓			
8	Mainline railroad track centerlines			25				
9	Containers other than those being filled		✓	10	✓			
10	Flammable and Class II combustible liquid dispensers and aboveground and underground containers			20				
11	Flammable and Class II combustible liquid dispensers and the fill connections of LPG containers			10				
12	LP-Gas dispensing device located close to a Class I liquid dispensing device.			10			6.22.4.33	

NOTE: Place a checkmark in column C against an exposure that is present in or around the facility. Fill columns E or F for only those rows for which there is a checkmark in column C.

If the facility contains low emission transfer equipment (i.e., all equipment identified in Form 5.9 are installed and are in working order), then the minimum separation distances in column D of Form 6.4 can be reduced to one half of the indicated values.

If the containers in the LP-Gas facility are provided with SPECIAL PROTECTION MEASURES, then continue the analysis below. Otherwise skip section 6.4 and go to Chapter 7. Also see Chapter 9.

Form 6.5
Special Protection Measures – Requirements for Passive Systems

A #	B Special Protection Option	C Question	D The Facility will be compliant?		E NFPA 58 Section Reference (2004 Edition)
			Yes	No	
1	Container Insulation	Insulation provided on each of the containers?	N/A	N/A	6.23.5.1
		Insulation material complies with the requirements of section 6.23.5.1 of NFPA 58?	N/A	N/A	6.23.5.1 and 6.23.5.2
2	Mounding of containers	Each container in the facility is mounded?	✓		6.23.5.3
		Mounding complies with each requirement under section 6.23.5.3 of NFPA 58.	✓		6.23.5.3
3	Burying of containers	Each container in the facility is buried?	N/A	N/A	6.23.5.4
		Buried containers comply with each requirement under section 6.6.6.1 of NFPA 58.	N/A	N/A	6.6.6.1 & 6.23.5.4

Form 6.6
Special Protection Measures – Requirements for Active Systems

#	Special Protection Option	Question	Is the Facility compliant?		NFPA 58 Section Reference (2004 Edition)
			Yes	No	
1	Water spray systems	Are fixed water spray systems, complying with NFPA 15 ¹ requirements, used for each container in the facility?	N/A	N/A	6.23.6.1
		Do fire responsive devices actuate water spray system automatically?	N/A	N/A	6.23.6.2
		Can the water spray systems be actuated manually also?	N/A	N/A	6.23.6.2
2	Monitor nozzle systems	Are the monitor nozzles located and arranged so that the water stream can wet the surfaces of all containers exposed to a fire?	N/A	N/A	6.23.6.3
		Can the water stream from a monitor nozzle reach and wet the entire surface of, at least, one half of a length from one end of each of the containers it is designed to protect?	N/A	N/A	6.23.6.3
		Do fixed monitor nozzles comply with NFPA 15 ¹ requirements?	N/A	N/A	6.23.6.3
		Do fire responsive devices actuate the monitor nozzles?	N/A	N/A	6.23.6.3
		Can the monitor nozzles can be actuated manually also?	N/A	N/A	6.23.6.3

1. Refer to Chapter 8 for a discussion on NFPA 15 *Standard for Water Spray Fixed Systems for Fire Protection*

Form 6.7
Protection Against Vehicular Impact

#	System Protected	physical protection will be provided?		Type of physical protection installed
		Yes	No	
1	Storage containers	✓		Per Cal fire code section 312
2	Transfer stations	✓		Per Cal fire code section
3	Entry way into the plant	✓		Chain link fence and welded steel gates

Table 7.1
Distances to Various Types of Propane Hazards Under Different Release Models**

Model #	Details of the Propane Release Model Releases from or due to		Vapor Dispersion Distance to LFL	Explosion Hazard Distance	Fire Ball Radiation Distance
			(ft)	(ft)	(ft)
1A	Bobtail hose failure. Release of the entire inventory in the hose, quickly.	1" ID x 150 ft hose length	250	110	50
1B		1" ID x 120 ft hose length	230	103	45
1C		1" ID x 75 ft hose length	190	90	40
2	Release of the inventory in a transfer piping 1" x 30 ft + @ 20 gpm for 10 min., due to failed excess flow valve.		135	120	25
3	Release from the container pressure relief valve		No ignitable vapor concentration at ground level		
4	Release from a 1" ID x 150 ft transfer piping to a vaporizer and reduced flow from a partially open excess flow valve @ 20 gpm for 10 min.		250	120	50
5	Leak from a corrosion hole in a transfer pipe at a back pressure of 130 psig (corresponding to 80 °F) for 60 min. Hole size is 1/4" ID.		110	120	5
6	Release of the entire inventory in a 2" ID x 20 ft., transfer hose.		195	90	40
7	Transport hose blowdown: Hose size 2" ID, 20 ft length release for 3min., from a Transport after the tank is filled.		75	30	<5

** Results from models described in Appendix B. The results are rounded to the nearest 5 feet.

Form 7.1
Types of Occupancies⁽¹⁾ Near or Surrounding the LP-Gas Facility

Type of Occupancies	Model # from Table 7.1	Hazard Distance ⁽²⁾ (feet)	Is an Occupancy located within the hazard distance from the Facility?	
			Yes	No
Assembly Occupancies (Places of worship, Libraries, Theaters and Auditoriums, Food or Drink Bars, Sports Stadiums, Amusement Parks, Transportation Centers, etc. with 50 or more people).	1A & 6	250 & 195		✓
Institutional Occupancies (Elderly Persons Home or Nursing Home, Hospitals, Alcohol & Drug Rehabilitation Centers, Prisons)	1A & 6	250 & 195		✓
Educational Occupancies (Elementary Schools, Day Care facilities, etc).	1A & 6	250 & 195		✓

NOTES: (1) Different types of occupancies are defined in NFPA 5000

(2) Table 7.1 provides a number of scenarios that can result in propane release, and the resulting area exposed for different ignition mechanisms. Determine the scenarios that are applicable to the facility, for the quantities that can be released. Use the hose diameters and length that will be used at the facility if they differ from the ones in Table 7.1 and recalculate the hazard distances using a spreadsheet method that is available at npga.org. Some scenarios may not be applicable to an installation based on other mitigation measures taken, such as a hose management procedure to minimize the possibility of hose failure.

Form 7.2
Exposure to LP-Gas Facility from External Hazards

A	B	C	D
Item #	Type of Neighboring Operation	Hazard exists to the LP-Gas Facility	
		YES	NO
1	Petroleum and other hazardous material storage, wholesale dispensing, etc.		✓
2	Metal cutting, welding, and metal fabrication		✓
3	Industrial Manufacturing that can pose external hazards		✓
4	Ports, rail yards and trans-shipment terminals handling flammable and explosive materials.		✓
5	Other operations that may pose hazards (gasoline and other hazardous material dispensing stations, fertilizer storage, etc).		✓

NOTE: If a particular activity indicated in column B does not exist, fill both "Yes" and "No" columns with "N/A."

Where a "YES" has been checked in either Form 7.1 or Form 7.2:

- 1) For an existing facility, communicate this information to local emergency responders for inclusion in their emergency planning.
- 2) For a proposed facility, implement the actions indicated in Chapter 9.

Form 8.1
Data on the Responding Fire Department

A	B		C
Item #	<u>Data Item</u>	Data Entry	
1	Name of the Fire Department (FD).	Riverside County	
2A	Name of the person in the FD assisting with the data acquisition.	Fae Crile	
2B	Position of the person in the FD assisting with the data acquisition.	engineer	
3A	Date on which FD data was collected.	July 10, 2010	
3B	Name of the person collecting the data.	Steve Rawlings	
4	Number of firefighters on duty at any time.	3	
5	Average number of firefighters available for response.	23	
6A	Number of firefighters qualified to	"Firefighter I" level.	
6B		"Firefighter II" level.	25
7A	Number of firefighters who would	respond on the first alarm to the facility.	
7B		respond on the first alarm and who are qualified to the operations level requirements of NFPA 472 or local requirements	Company Officer
7C		respond on the first alarm with specific knowledge and training on the properties of LP-Gas and LP-Gas fires.	Company Officer
8A	Number of fire apparatus that have the capability to deploy a 125 gpm hose line supplied by onboard water for at least 4 minutes, and	that are in service in the department.	6
8B		that would respond on a first alarm.	6

Form 8.4
Evaluation of Water Availability in or Near the LP-Gas Facility

A	B	C	D		
Item #	Water from...	Available?	Quantitative information		
1	Public supply or from another piped-in supply through one or more fire hydrants in or near the facility	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Hydrant data	Distance from Facility gate (feet)	Available water flow rate from all hydrants ⁽¹⁾ (gpm)
			Hydrant 1	90	1418.3
			Hydrant 2		
			Hydrant 3		
2	A nearby static water source (stream, pond, lake, etc).	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Distance to water source = 1.5 Miles Time to set up relay = _____ min. Rate of delivery = _____ gpm		
3	Only through mobile water tanker shuttle.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Time to set up shuttle = _____ min. Sustainable flow rate = _____ gpm		

NOTE: (1) Obtain the flow rate in each hydrant from the local municipal water authority or the entity that supplies water to the hydrant or conduct a test to determine total available flow rate.

- 1. For an existing facility, communicate this information to local responders for inclusion in their emergency planning.**
- 2. For a proposed new facility, refer to Chapter 9**

Form 9.1
Analysis Summary on Product Control and Local Conditions of Hazard

A	B	C	D	E
Item #	CHAPTER Title	Section & Title	Reference FORM #	Number of "NO" checked [§]
1	Product Control Measures in Containers & Transfer Piping	5.1: Product Control in Containers	5.1 or 5.2 or 5.3 or 5.4	0
		5.2 Product Control in Transfer Piping	5.5	0
			5.6	0
			5.7	0
			5.8	0
			5.9	0
2	Analysis of Local Conditions of Hazard	6.1 Physical Protection Measures	6.1	0
		6.2 Ignition Source Control	6.2	0
		6.3.1 Separation distances; Container and outside exposures	6.3	0
		6.3.2 Separation distances; Transfer points and outside exposures	6.4	0
		6.4 Special Protection Measures	6.5 6.6	0 0

§ The number of "No" for Forms from Chapter 5 are the difference between NFPA 58-2004 required number of appurtenances and a lesser number actually installed on the container or the transfer piping.

If in any row of column E ("No") of Form 9.1, the entry number is greater than zero, the proposed LP-Gas facility is not in compliance with the 2004 NFPA 58 Code requirements for product control appurtenances or other safety measures. The design of the proposed facility must be modified to conform to the Code requirements. In addition, the following items should be noted.

- If there are any "No" checks in Form 6.3, then the separation distance requirements for containers are not satisfied. An option that may be considered is the reduction in separation distance to 10 feet for underground and mounded containers by providing "Redundant and Fail-Safe Product Control Measures." In this case, complete Form 9.4, below to ensure that each requirement of "Redundant and Fail-Safe Product Control Measures" is provided.
- If there are any "No" checks in Form 6.4, then the separation distance requirements for transfer points are not satisfied. In this case, relocate the transfer points so that the separation distances conform to the code requirements or provide the Low Emission Transfer Equipment. Complete Form 9.5 below and ensure that all requirements for Low Emission Transfer Equipment are fulfilled.

Form 9.2
Analysis Summary on Exposure from and to the LP-Gas Facility

A	B	C	D	E
Item #	CHAPTER Title	Section & Title	Reference FORM #	Number of "YES" checked
1	Exposure to and from Other Properties	7.1 Exposure to off-site properties and persons from in-plant propane releases	7.1	0
		7.2 Exposure to propane facility from external events.	7.2	0

If the entry number in column E ("Yes"), Form 9.2 corresponding to Form 7.1 is greater than zero, consider one or more of the following design alternatives.

- 1 Consider moving the container or the transfer point to a different location, if possible and space exists, so that the property or the person is beyond the hazard distance.
- 2 Provide "Redundant and Fail-safe Product Control Measures". Complete Form 9.4 to ensure compliance.
- 3 Institute other technical measures such as installing gas and flame detectors (connected to facility shut down systems), sounding alarm outside facility premises, etc.
- 4 Institute administrative controls such as additional training for personnel, more frequent inspection of hoses and transfer piping, etc.

If the entry number in column E ("Yes"), Form 9.2 corresponding to Form 7.2 is greater than zero, consider one or more of the following design alternatives.

- 1 Implement procedures to monitor neighboring activity.
- 2 Install means in the adjacent plant to shut down the LP-Gas plant in case emergency in that plant.

Form 9.3
Analysis Summary on Fire Department Evaluations

A	B	C	D	E	F
Item #	CHAPTER Title	Section & Title	Reference FORM #	Number "zeros" entered in Column C, Lines 6 through 8 of Form 8.1	Number of "Yes" checked in Column C of Form 8.4
1	Fire department capability, adequacy of water supply and Emergency Planning	8.1 Data on the Fire Department	8.1	0	
2		8.2 Fire response water needs and availability	8.4		1

If the entry number in row 1, Column E of Form 9.3 is greater than zero, consider one or more of the following design alternatives.

- 1 Discuss with the local Fire Department the needs of the LP-Gas facility and the evaluation results on the capability and training inadequacies of the Department.
- 2 Consider developing a cadre of personnel within the LP-Gas facility to respond to emergencies.
- 3 Institute a container special protection system based on active protection approaches or passive approaches. Complete Form 9.6 and Form 9.7 below.

If the entry number in row 2, Column F of Form 9.3 is equal to zero, consider one or more of the following design alternatives.

- 1 Provide special protection (other than water spray or monitor systems) to containers, satisfying the requirements of section 6.23.5 of NFPA Code, 2004 edition. Complete Form 9.6 to ensure compliance.
- 2 Consider implementing the various options indicated in Table 9.1.

Form 9.4
Redundant and Fail-Safe Design for Containers

A Item #	B Description		C Features	D Proposed for the facility?		E N/A	F NFPA 58 Section Reference (2004 Edition)
				Yes	No		
1	Container Sizes for which the appurtenances are provided		Redundant Fail-Safe equipment and Low Emission transfer lines are provided for <u>each</u> container of water capacity 2,001 gal to 30,000 gal	✓			6.24.4 and 6.24.5
2	Liquid or Vapor Withdrawal (1-1/4 in. or larger)		Internal Valve with integral excess flow valve or excess flow protection	✓			6.24.3.1
			Positive Shutoff Valve installed as close as possible to the Internal Valve	✓			6.24.3.4
3	Liquid or Vapor Inlet		Internal Valve with integral excess flow valve or excess flow protection or Back Flow Check valve	✓			6.24.3.5
			Positive Shutoff Valve installed as close as possible to the Internal Valve or the back flow check valve	✓			6.24.3.5
4	Railcar Transfer	Flow Into or Out of Railroad tank car	Emergency Shutoff Valve installed in the transfer hose or the swivel-type piping at the tank car end.	N/A	N/A		6.16.2.6 (1) and 6.24.4.1
		Flow Only Into railroad tank car	Emergency shutoff valve or backflow check valve installed in the transfer hose or the swivel-type piping at the tank car end.	N/A	N/A		6.16.2.6 (2) and 6.24.4.1
5	Cargo Tank Transfer		Protection provided in accordance with 6.24.4.1	✓			6.24.4.1
6	Automatic closure of all primary valves (IV & ESV) in an Emergency		By fire actuation	✓			6.24.4.2
			In the event of a hose pull-away due to vehicle motion	✓			6.24.4.2
7	Manually operated remote shutdown of IV and ESV		Remote shutdown station within 15 ft of the point of transfer?	✓			6.24.4.3 (A)
			Another remote shutdown station between 25 ft and 100 ft of the transfer point?	✓			6.24.4.3 (B)
			Shutdown stations will shut down electrical power supply, if any, to the transfer equipment and primary valves?	✓			6.24.4.3
			Signs complying with the requirements of 6.24.4.3 (C) (c) provided?	✓			6.24.4.3 (C)

Note: If your facility does not have a rail terminal, write the word NA in both the "Yes" column and the "No" column in item 4 of the form in the railroad tank car row. Similar option is also available if there is no cargo tank vehicle transfer station.

Form 9.5
Evaluation of Low Emission Transfer Equipment

A Item #	B Description	C Features		D Proposed for the facility?		F NFPA 58 Section Reference (2004 Edition)
				Yes	No	
1	Transfer into Cylinders or ASME Containers on Vehicles	Delivery Nozzle and Filer Valve- Max. Liquid Release after transfer of 4 cc.	Fixed Maximum Liquid Level Gauge not used during transfer operations	N/A	N/A	6.24.5.1 (B)
2	Transfer into Stationary ASME Containers Delivery valve and nozzle combination	During product transfer or post transfer uncoupling of the hose, liquid product volume released to the atmosphere	Does not exceed 4 cc (0.24 in ³) from a hose of nominal size 1 in or smaller	N/A	N/A	6.24.5.2 (A)
			Does not exceed 15 cc (0.91 in ³) from a hose of nominal size larger than 1 in.	✓		6.24.5.2 (B)
3	Transfer into Stationary ASME Containers Maximum filling limit	Do containers less than 2,001 gal (w.c.) have an overfilling prevention device or another approved device?		N/A	N/A	6.24.5.2 (F)
		Do containers greater than 2,000 gal (w.c.) have a float gage or other non-venting device?		✓		6.24.5.2 (E)
4	Transfer into Stationary ASME Containers Fixed Maximum Liquid Level gauge	Not used during routine transfer operations but may be used in calibrating other non-venting liquid level gauges in the container			✓	6.24.5.2 (C,D)

Note: If the facility does not have a particular feature described in the table, write "NA" in both the "Yes" and "No" columns corresponding to its row in item 2.

Form 9.6
Special Protection Measures –Passive Systems

A Item #	B Special Protection Option	C Question	D Proposed for the facility?		E NFPA 58 Section Reference (2004 Edition)
			Yes	No	
1	Container Insulation	Insulation provided on each of the containers?	N/A	N/A	6.23.5.1
		Insulation material complies with the requirements of section 6.23.5.1 of NFPA 58?	N/A	N/A	6.23.5.1 and 6.23.5.2
2	Mounding of containers	Each container in the facility is mounded?	✓		6.23.5.3
		Mounding complies with each requirement under section 6.23.5.3 of NFPA 58.	✓		6.23.5.3
3	Burying of containers	Each container in the facility is buried?	N/A	N/A	6.23.5.4
		Buried containers comply with each requirement under section 16.6.6.1 of NFPA 58.	N/A	N/A	6.6.6.1 & 6.23.5.4

Form 9.7
Special Protection Measures –Active Systems

Item #	Special Protection Option	Question	Is the Facility compliant?		NFPA 58 Section Reference (2004 Edition)
			Yes	No	
1	Water spray systems	Are fixed water spray systems, complying with NFPA 15 requirements, used for each container in the facility?	N/A	N/A	6.23.6.1
		Do fire responsive devices actuate water spray system automatically?	N/A	N/A	6.23.6.2
		Can the water spray systems be actuated manually also?	N/A	N/A	6.23.6.2
2	Monitor nozzle systems	Are the monitor nozzles located and arranged so that the water stream can wet the surfaces of all containers exposed to a fire?	N/A	N/A	6.23.6.3
		Can the water stream from a monitor nozzle reach and wet the entire surface of, at least, one half of a length from one end of each of the containers it is designed to protect?	N/A	N/A	6.23.6.3
		Do fixed monitor nozzles comply with NFPA 15 requirements?	N/A	N/A	6.23.6.3
		Do fire responsive devices actuate the monitor nozzles?	N/A	N/A	6.23.6.3
		Can the monitor nozzles can be actuated manually also?	N/A	N/A	6.23.6.3

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

Your signature below authorizes the Planning Department and TLMA to expedite the refund and billing process by transferring monies among concurrent applications to cover processing costs as necessary. Fees collected in excess of the actual cost of providing specific services will be refunded. If additional funds are needed to complete the processing of your application, you will be billed, and your application will not go to hearing or receive final completion documents until the outstanding balance is paid. Your signature below certifies that you understand this deposit fee process as described above and that there will be NO refund of fees which have been expended for case review or other services, even if you withdraw your application or your application is ultimately denied.

Applicant/Representative Signature: [Handwritten Signature] Date: _____

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

I certify that I am/we are the owner(s) of record and consent to the proposed application for this property and that the information filed is true and complete, to the best of my/our knowledge. All signatures must be original ["wet-signed"]. Photocopies of signatures are unacceptable. I further certify that the information contained in this application is true and complete, and that pursuant to Government Code Section 65105 that planning agency personnel may enter upon my property and make examinations and surveys, provided that the entry, examination, and survey do not interfere with the use of the land.

SIGNATURE OF PROPERTY OWNER(S): [Handwritten Signature]
(All owners must sign) (Note: Written authority may be attached)

(Note: Written authority may be attached)

see attached

PROPERTY INFORMATION:

1. Assessor's Parcel Number(s): 391-480-013

2. Section: 16,17 Township: T55 Range: RSW

3. Approximate Gross Acreage: 2.17

4. General Location: (street address, cross streets) North of: I-15

South of: TEMESCAL CYN RD. East of: I-15 West of: TEMESCAL CYN. RD

5. Legal Description of property (give exact legal description as recorded in the Office of the County Recorder). Current owner's grant deed will suffice.

PROJECT INFORMATION:

1. Proposal (Describe Project): LPG DISTRIBUTION FACILITY

2. Related cases filed in conjunction with this request: NONE

3. Is there a previous application filed on the same site? Yes No

If yes, Case Number: _____ (Parcel Map, Zone Change, etc.)

Environmental Assessment (E.A.) No. (If known): _____ E.I.R. No. (If applicable): _____

4. Is water service available at the project site? Yes No
If "No", how far must the water line(s) be extended to provide service? _____ No. of feet or miles.

5. Is sewer service available at the site? Yes

No

If "No", how far must the sewer line(s) be extended to provide service? 1.5 mile # of feet or miles

PORTABLE TOILET

6. Will the proposal result in cut or fill slopes steeper than 2:1 or higher than 10 feet: Yes

No

7. How much grading is proposed for the project size? 0

Amount of cut = cubic yards _____ Amount of fill = cubic yards _____

8. Does the project need to import or export dirt? Import

Export

Neither

9. How many truck loads? N/A truck loads.

10. What is the source/destination of the import/export? N/A

11. What is the square footage of the usable pad area? (Area excluding all slopes) _____ square feet.

12. If this is a commercial WECS permit, or involves the generation of electric power, indicate total rated power output: Total rated power output: _____

13. If this is a residential parcel or tract map, or other residential project, is it located in a Recreation and Park District or County Service Area authorized to collect fees for park and recreational services?

Yes

No

If yes, do you intend to dedicate land or pay fees, or a combination of both?

Dedicate Land

Pay Fees

Combination of Both

If you intend to dedicate land, provide proof of your agreement with the applicable agency. In accordance with Ordinance No. 460, all tentative Parcel and Tract maps subject to Park and Recreation fees and/or dedications of park land (all residential tracts and condominiums within Park Districts or County Service Areas authorized to collect fees) shall be accompanied by a written statement from the applicant stating whether he intends to dedicate land, pay fees in lieu thereof, or a combination of both. If he states a desire to dedicate land, the subdivider shall first consult with the appropriate County and public agency as to the appropriate area to be dedicated and such areas shall be shown on the tentative map.

14. Does the project exceed more than one acre in area?

Yes

No

If yes, in which of the following watersheds is it located (refer to Riverside County GIS for watershed location)?

Check answer

a. Santa Ana River

b. San Jacinto River

c. Santa Margarita River

d. Colorado River

NOTICE OF PUBLIC HEARING
and
INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

CONDITIONAL USE PERMIT NO. 3439 – Intent to Adopt a Mitigated Negative Declaration – Applicant: Ottavio and Marie Forcone – Engineer: O'Malley Engineering Corporation – First Supervisorial District – Alberhill Zoning District - Elsinore Area Plan – Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) – Location: northeast of I-15 Freeway and southwest of Temescal Canyon Road within the Elsinore Area Plan – 1.59 gross acres – Zoning: Manufacturing-Service Commercial (M-SC) **REQUEST:** Is a proposal to develop a Liquid Propane Gas (LPG) distribution facility on 1.59 gross acres consisting of three (3) 30,000 gallon liquid propane tanks, a 2,400 square-foot manufactured mobile office trailer, seven (7) standard parking spaces, and one (1) disabled accessible parking space. – APN: 391-480-013. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: March 23, 2011
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
BOARD CHAMBERS, 1ST FLOOR
4080 LEMON STREET
RIVERSIDE, CA 92501

For further information regarding this project, please contact Project Planner, Wendell Bugtai, at 951-955-2419 or email wbugtai@rcplma.org or go to the County Planning Department's Planning Commission agenda web page at http://www.tlma.co.riverside.ca.us/planning/content/hearings/pc/current_pc.html.

The Riverside County Planning Department has determined that the above project will not have a significant effect on the environment and has recommended adoption of a mitigated negative declaration. The Planning Commission will consider the proposed project and the proposed mitigated negative declaration, at the public hearing. The case file for the proposed project and the proposed mitigated negative declaration may be viewed Monday through Thursday, 8:30 a.m. to 5:00 p.m., at the County of Riverside Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92502. For further information or an appointment, contact the project planner.

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

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

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

PROPERTY OWNERS CERTIFICATION FORM
CUP03439
APN's 391-480-013

I, Mickey Zolezio, certify that on
(Print Name)

1/25/2011 the attached property owners list
(Date)

was prepared by County of Riverside / GIS
(Print Company or Individual's Name)

Distance Buffered : 1800'

Pursuant to application requirements furnished by the Riverside County Planning Department; Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.


NAME: Mickey Zolezio

TITLE/REGISTRATION Senior GIS Analyst

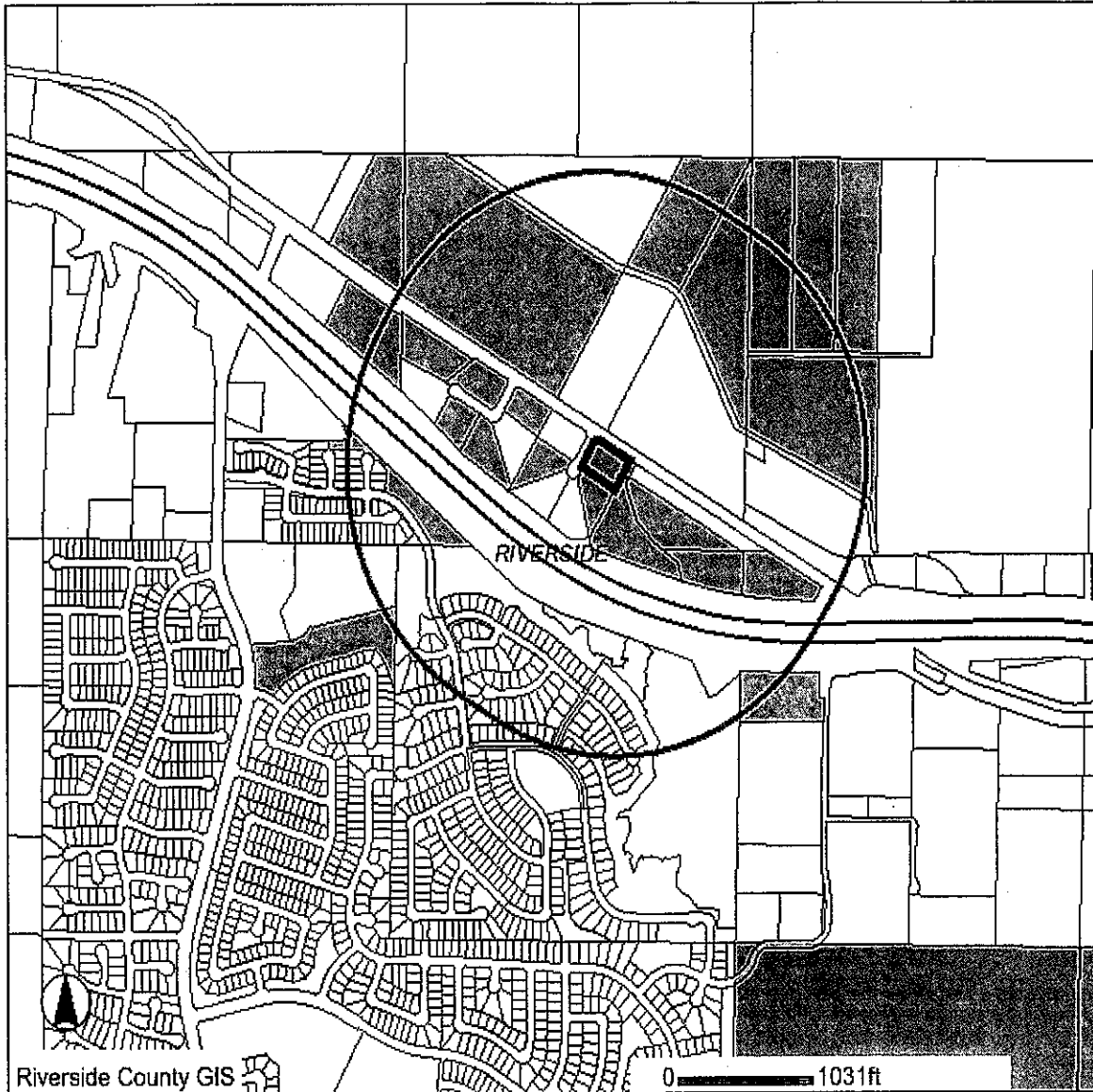
ADDRESS: 4080 Lemon St. 2nd Floor

Riverside, CA 92501

TELEPHONE (8 a.m. – 5 p.m.): (951) 955-4649

✓ 1/25/11 
Expires: 7/25/2011

CUP03439



Selected parcel(s):

391-100-001 391-100-040 391-100-043 391-110-001 391-110-003 391-110-006 391-120-002
391-120-017 391-120-018 391-120-019 391-140-020 391-150-019 391-150-027 391-480-001
391-480-004 391-480-005 391-480-007 391-480-009 391-480-012 391-480-013 391-480-014
391-480-015 391-480-016 391-480-020

IMPORTANT

This information is made available through the Riverside County Geographic Information System. The information is for reference purposes only. It is intended to be used as base level information only and is not intended to replace any recorded documents or other public records. Contact appropriate County Department or Agency if necessary. Reference to recorded documents and public records may be necessary and is advisable.

MAP PRINTED ON...01/25/2011

APN: 391100001, ASMT: 391100001
ACKER STONE INDUSTRIES
C/O LYNN MCALISTER
13296 TEMESCAL CANYON RD
CORONA CA 92883

APN: 391480010, ASMT: 391480010
EARTHMOVER CIRCLE
C/O RONALD C SMIT
205 W BRISTOL LN
ORANGE CA 92886

APN: 391150027, ASMT: 391150027
BFW CORONA
C/O CENTENNIAL FUNDING CORP
1131 E MAIN ST STE 207B
TUSTIN CA 92780

APN: 391120015, ASMT: 391120015
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

APN: 391480009, ASMT: 391480009
BYRON K RAMUSSEN, ETAL
C/O WADE RASMUSSEN
3250 RANCHO DEL MONICO RD
COVINA CA 91724

APN: 391140020, ASMT: 391140020
HORSETHIEF CANYON RANCH MAINTENANCE
C/O THE PRESLEY COMPANIES
22659 OLD CANAL RD
YORBA LINDA CA 92687

APN: 391480014, ASMT: 391480014
CORONA PROP CORP
2550 S SANTA FE AVE
VISTA CA 92084

APN: 391110007, ASMT: 391110007
J DERUYTER, ETAL
1136 HUMMINGBIRD LN
CORONA CA 92882

APN: 391480006, ASMT: 391480006
DAVID A BEADOR, ETAL
P O BOX 1
CORONA DEL MAR CA 92625

APN: 391480005, ASMT: 391480005
KOREY CHIRKANIAN, ETAL
26330 LESTER CIR
CORONA CA. 92883

APN: 391110005, ASMT: 391110005
DAVID A BEADOR, ETAL
C/O BEADOR CONST CO
26320 LESTER CIR
CORONA CA 92883

APN: 391480004, ASMT: 391480004
LEONARD SAVALA
16402 CONSTRUCTION CIR E
IRVINE CA 92606

APN: 391100040, ASMT: 391100040
DWIGHT LYLE BUSCHLEN, ETAL
3605 BUCHANAN
RIVERSIDE CA 92503

APN: 391480020, ASMT: 391480020
LEVEL 3 COMMUNICATIONS
14023 DENVER WEST PKWY
GOLDEN CO 80401

APN: 391480018, ASMT: 391480018
MCCOY CONST CO
23622 CALABASAS RD STE 149
CALABASAS CA 91302

APN: 391120017, ASMT: 391120017
TEMESCAL CANYON LP
C/O NEAR CAL CORP
512 CHANEY ST
LAKE ELSINORE CA 92530

APN: 391480013, ASMT: 391480013
OTTAVIO FORCONE, ETAL
634 S SCOUT TRAIL
ANAHEIM CA 92807

APN: 391480001, ASMT: 391480001
VILLA PARK FARMS
C/O LEONARD SAVALA
16402 CONSTRUCTION CIR E
IRVINE CA 92606

APN: 391940027, ASMT: 391940027
RICH HAVEN VISSER, ETAL
C/O LEGAL DEPT
4100 NEWPORT PL STE 800
NEWPORT BEACH CA 92660

APN: 391480015, ASMT: 391480015
WESTERN RIVERSIDE CO REG CONSERV AUT
3133 MISSION INN AVE
RIVERSIDE CA 92507

APN: 391480008, ASMT: 391480008
RONALD J PARCELL, ETAL
9550 WARNER AVE STE 336
FOUNTAIN VALLEY CA 92708

APN: 391120019, ASMT: 391120019
WILLIAM ROY CROW
1466 EAST 1370 SOUTH
PROVO UT 84604

APN: 391120018, ASMT: 391120018
SANDRA JAUREGUI
350 OLDENBURG LN
NORCO CA 92860

APN: 391150019, ASMT: 391150019
SO CAL SANDBAGS INC
12620 BOSLEY LN
CORONA CA 92883

APN: 391120016, ASMT: 391120016
SOUTHERN CALIF EDISON CO
C/O G BRIDGES ATTN: TAX DEPT
2244 WALNUT GROVE AVE
ROSEMEAD CA 91770

ATTN: Susan Morgan
AT&T California
1265 Van Buren St., Rm. 180
Anaheim, CA 92807

ATTN: Nate Picket
CALTRANS District #8
464 W. 4th St., 6th Floor
Mail Stop 728
San Bernardino, CA 92401-1400

ATTN: Philip Crimmins
CALTRANS Division of Aeronautics
P.O. Box 942873
Sacramento, CA 94273-0001

City of Lake Elsinore
130 Main St.
Lake Elsinore, CA 92530

Centralized Correspondence,
Southern California Gas Company
P.O. Box 3150
San Dimas, CA 91773

East Sierra and Inland Deserts, Reg. 6
California State Dept. of Fish & Game
3602 Inland Empire Blvd., # C220
Ontario, CA 91764

ATTN: Laurie Taylor
Greater Lake Mathews
Area Association
14679 Descanso Dr.
Lake Mathews, CA 92750

Lake Elsinore Unified School District
545 Chaney St.
Lake Elsinore, CA 92530

Lee Lake Water District
22646 Temescal Canyon Rd.
Corona, CA 92883-4106

ATTN: Michael McCoy
Riverside Transit Agency
1825 3rd St.
P.O. Box 59968
Riverside, CA 92517-1968

Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

ATTN: George Etzel
Warm Springs Community of Interest
29315 Third St.
Lake Elsinore, CA 92532

Applicant/Owner:
Ottavio/Marie Forcone
634 Scott Trail
Anaheim, CA 92807

Eng-Rep:
O'Malley Engineering Corp
c/o Jim O'Malley
720 W Sixth St.
Corona, CA 92882



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

CUP3439 / EA39785
Project Title/Case Numbers

Wendell Bugtai
County Contact Person

951-955-2419
Phone Number

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

Ottavio and Marie Forcone
Project Applicant

634 Scott Trail, Anaheim, CA 92807
Address

The proposed project is located northeast of the I-15 Freeway and southwest of Temescal Canyon Road within the Elsinore Area Plan.
Project Location

Conditional Use Permit No. 3439 is a proposal to develop a Liquid Propane Gas (LPG) distribution facility on 1.59 gross acres consisting of three (3) 30,000 gallon liquid propane tanks, a 2,400 square-foot manufactured mobile office trailer, seven (7) standard parking spaces, and one (1) disabled accessible parking space.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on March 23, 2011, and has made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the project pursuant to the provisions of the California Environmental Quality Act (\$2,044.00 + \$64.00)
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

This is to certify that the Mitigated Negative Declaration, with comments, responses, and record of project approval is available to the general public at: Riverside County Planning Department, 4080 Lemon Street, 9th Floor, Riverside, CA 92501.

Signature

Project Planner

Title

March 23, 2011

Date

Date Received for Filing and Posting at OPR: _____

DM/rj
Revised 8/25/2009
Y:\Planning Case Files-Riverside office\PM35565\NOD Form.docx

Please charge deposit fee case#: ZEA39785 ZCFG3256 .

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R0419329

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: FORCONE OTTAVIO/MARIE \$64.00
paid by: CK 7527
CFG FOR EA39785
paid towards: CFG03256 CALIF FISH & GAME: DOC FEE
at parcel: 26362 EARTHMOVER CIR COR
appl type: CFG3

By _____ Sep 08, 2004 14:46
DFOGLE posting date Sep 08, 2004

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$64.00

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