

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

508 B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
January 30, 2014

SUBJECT: CONDITIONAL USE PERMIT NO. 3439, REVISED PERMIT NO. 1 – Consider an Addendum to a Mitigated Negative Declaration – Applicant: Ottavio and Marie Forcone – First/First Supervisorial District – Location: Northeasterly of I-15 Freeway, southwesterly of Temescal Canyon Road, and easterly side of Earthmover Circle, more specifically 26362 Earthmover Circle – 1.45 Gross Acres – REQUEST: The Revised Permit proposes to replace the proposed earth mounding over the Liquid Propane Gas (LPG) tanks with Infrared flame detection and shut-off system for the previously approved LPG distribution facility which includes three 30,000 gallon liquid propane tanks.

RECOMMENDED MOTION: That the Board of Supervisors:

1. **RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on January 15, 2014.

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

CONSIDERED an **ADDENDUM** to an **ADOPTED MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39785**, based on the findings incorporated in the initial study (EA42613) and the conclusion that none of the conditions described in CEQA Guidelines Section 15162 exist; and,

(Continued on next page)


Juan C. Perez
TLMA Director/Interim Planning
Director

JCP:da *P.M.*

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input checked="" type="checkbox"/> Policy <input type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	
SOURCE OF FUNDS: N/A				Budget Adjustment: N/A	
				For Fiscal Year: N/A	

C.E.O. RECOMMENDATION:

APPROVE

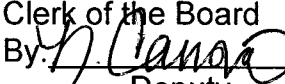
BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

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

Ayes: Jeffries, Tavaglione, Stone, Benoit and Ashley
Nays: None
Absent: None
Date: March 11, 2014
xc: Planning, Applicant

Kecia Harper-Ihem
Clerk of the Board
By: 
Deputy

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

1-2

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: CONDITIONAL USE PERMIT NO. 3439, REVISED PERMIT NO. 1**

DATE: January 30, 2014

PAGE: Page 2 of 2

APPROVED CONDITIONAL USE PERMIT NO. 3439, REVISED PERMIT NO. 1, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

At the January 15, 2014 Planning Commission, staff introduced into the record by memo, a letter dated January 11, 2014 from Ron Smith raising concerns about the lack of masonry wall throughout the project boundary. CUP03439S2 approved administratively on January 30, 2013 removed two 6 foot high interior masonry walls not abutting the streets and kept the original chain link fence. The applicant representative explained at the hearing that the chain link fence is covered by slats in order to provide additional screening. The Planning Commission approved the project by a vote of 5-0.

Impact on Citizens and Businesses

The impacts of this project have been carefully considered analyzed and reviewed in a public process by the Planning Commission. An environmental document fully analyzing and disclosing potential impacts has been prepared and is on file with the Planning Department and available for public review.

SUPPLEMENTAL:

Additional Fiscal Information

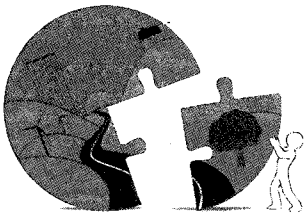
There will be no cost to the County for the processing of the application.

Contract History and Price Reasonableness

N/A

ATTACHMENTS:

- A. **Planning Commission Minutes**
- B. **Planning Commission Staff Report**



RIVERSIDE COUNTY
PLANNING DEPARTMENT

Juan C. Perez
Interim Director

508B

DATE: January 30, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office P.M.

SUBJECT: CONDITIONAL USE PERMIT NO. 3439, REVISED PERMIT NO. 1 (CUP03439R1)
(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- Place on Administrative Action (Receive & File; EOT)
Labels provided If Set For Hearing
10 Day 20 Day 30 day
Place on Consent Calendar
Place on Policy Calendar (Resolutions; Ordinances; PNC)
Place on Section Initiation Proceeding (GPIP)
Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)
Publish in Newspaper:
SELECT Advertisement
SELECT CEQA Determination
10 Day 20 Day 30 day
Notify Property Owners (app/agencies/property owner labels provided)
Controversial: YES NO

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:

- Notice of Determination
California Department of Fish & Wildlife Receipt (CFG5989)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

3 Extra Sets were taken to:
Clerk of the Board

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

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

"Planning Our Future... Preserving Our Past"

Agenda Item No.: 3.8
Area Plan: Elsinore
Zoning Area: Alberhill
Supervisorial District: First/First
Project Planner: Damaris Abraham
Planning Commission: January 15, 2014

CONDITIONAL USE PERMIT NO. 3439,
REVISED PERMIT NO. 1
Environmental Assessment No. 42613
Applicant: Ottavio and Marie Forcone
Engineer/Representative: Glen Daigle

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Revised Permit proposes to replace the proposed earth mounding over the Liquid Propane Gas (LPG) tanks with Infrared flame detection and shut-off system for the previously approved LPG distribution facility which includes three 30,000 gallon liquid propane tanks.

The project site is located northeasterly of I-15 Freeway, southwesterly of Temescal Canyon Road, and easterly side of earthmover Circle, more specifically 26362 Earthmover Circle.

BACKGROUND:

Conditional Use Permit No. 3439 proposed a Liquid Propane Gas (LPG) distribution facility consisting of three 30,000 gallon liquid propane tanks, a 2,400 square foot office, seven standard parking spaces, and one accessible parking space and was approved by the Planning Commission on March 23, 2011.

Conditional Use Permit No. 3439, Substantial Conformance No. 1 proposed the reduction of the building size from 2,400 sq. ft. to 1,360 sq. ft., relocation of the leach field, elimination of the circular drive and replacing it with straight drive with a hammerhead turn around, and replacement of three (3) block walls with earth mounds around the three (3) tanks and was approved administratively on May 2, 2012.

Conditional Use Permit No. 3439, Substantial Conformance No. 2 proposed the deletion of two 6 foot high interior masonry walls not abutting the streets and was approved administratively on January 30, 2013.

An addendum to the previously adopted Mitigated Negative Declaration for Environmental Assessment No. 39785 was prepared for this project. The addendum was determined appropriate as a change was made to the mitigation measure proposed for the project. The project is now proposing to install an Infrared flame detection system tied to an offsite monitoring company to notify the Fire Department in lieu of the previously approved storage tank earth mounding. The Infrared flame detection system proposed to mitigate the potential impact from a Boiling Liquid Expanding Vapor Explosion (BLEVE) was reviewed and approved as an acceptable mitigation measure by the Fire Department. There are no major changes or additions to the previous CEQA document, as a result of the proposed project and none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent negative declaration exist.

SUMMARY OF FINDINGS:

1. Existing General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio); Warm Springs and Temescal Wash Policy Areas
2. Surrounding General Plan Land Use (Ex. #5): Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the north, south,

D.M.



RIVERSIDE COUNTY
PLANNING DEPARTMENT

**PLANNING COMMISSION
MINUTE ORDER
JANUARY 15, 2014**

I. AGENDA ITEM 3.8

CONDITIONAL USE PERMIT NO. 3439, REVISED PERMIT NO. 1 – Consider an Addendum to a Mitigated Negative Declaration – Applicant: Ottavio and Marie Forcone – First/First Supervisorial District – Location: Northeasterly of I-15 Freeway, southwesterly of Temescal Canyon Road, and easterly side of Earthmover Circle, more specifically 26362 Earthmover Circle – 1.45 Gross Acres. (Quasi-judicial)

II. PROJECT DESCRIPTION:

The Revised Permit proposes to replace the proposed earth mounding over the Liquid Propane Gas (LPG) tanks with Infrared flame detection and shut-off system for the previously approved LPG distribution facility which includes three 30,000 gallon liquid propane tanks.

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Damaris Abraham at (951) 955-5719 or email dabraham@rctlma.org.

- Glen Daigle, representative, spoke in favor of the project.
- No one spoke in a neutral position or in opposition.

IV. CONTROVERSIAL ISSUES:

None

V. PLANNING COMMISSION ACTION:

Motion by Commissioner Leach, 2nd by Commissioner Petty
A vote of 5-0

CONSIDERED the **ADDENDUM** to an **ADOPTED MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39785**; and,

APPROVED of **CONDITIONAL USE PERMIT NO. 3439, REVISED PERMIT NO. 1**

CD The entire discussion of this agenda item can be found on CD. For a copy of the CD, please contact Mary Stark, TLMA Commission Secretary, at (951) 955-7436 or email at mcstark@rctlma.org.

- | | |
|-----------------------------------|--|
| 3. Existing Zoning (Ex. #2): | east, and west
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: 1.45
Total Building Area: 1,360 sq. ft. |
| 8. Environmental Concerns: | See attached environmental assessment |

RECOMMENDATIONS:

CONSIDERATION of an **ADDENDUM** to an **ADOPTED MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39785**, based on the findings incorporated in the initial study (EA42613) and the conclusion that none of the conditions described in CEQA Guidelines Section 15162 exist; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3439, REVISED PERMIT NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

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

1. The project site is designated Community Development: Light Industrial (0.25-0.60 Floor Area Ratio) on the Elsinore Area Plan.
2. The Light Industrial land use designation allows for a wide variety of light industrial uses and related uses, including, but not limited to, assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers and supporting retail uses.
3. The project site located within the Warm Springs Policy Area of the Elsinore Area Plan. Policy ELAP 1.3 requires commercial and industrial uses to be sensitive to environmental hazards (i.e. flooding) and not substantially impact environmental resources (i.e. biological and water quality). The northeast corner of the property is located within the 100-yr Zone AE floodplain limits of Temescal Wash. However, no structural improvements are proposed within this area. The project site has also been designed not to have substantial impact on water quality as well as on biological resources.
4. The project site located within the Temescal Wash Policy Area of the Elsinore Area Plan. Policy ELAP 2.1 requires the protection of the multipurpose open space attributes of the Temescal Wash through adherence to policies in the Flood and Inundation Hazards section of the General Plan Safety Element, the Trails section of the Circulation Element, and the Open Space, Habitat and Natural Resource Preservation section of the Land Use Element. The northeast corner of the property is located within the 100-yr Zone AE floodplain limits of Temescal Wash. However, no structural improvements are proposed within this area. The project site has also been designed not to have substantial impact on water quality as well as on biological resources.

5. The project site is surrounded by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the north, south, east, and west.
6. The zoning for the subject site is Manufacturing-Service Commercial (M-SC).
7. The proposed use, natural gas storage, above ground, is a permitted use, subject to approval of a conditional use permit in the M-SC zone, in accordance with Section 11.2.c. (15) of Ordinance No. 348.
8. The proposed use, natural gas storage, above ground, is consistent with the development standards set forth in the M-SC zone.
9. The project site is surrounded by properties which are zoned Manufacturing-Service Commercial (M-SC) to the north, south, east, and west.
10. General Commercial and Industrial uses have been constructed and are operating in the project vicinity.
11. The project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group F, Criteria Cell Number 3648. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. Therefore, 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.
12. No new substantial changes are being proposed with this project. The size, the capacity as well as the footprint of the LPG distribution facility will remain the same. The only change that is being proposed with project is to provide a new mechanism of fire protection, which would be to install an Infrared flame detection system tied to an offsite monitoring company to notify the Fire Department in lieu of the previously approved storage tank earth mounding.
13. While the storage tank earth mounding is an acceptable measure of fire protection, it is costly and has drawbacks. Corrosion protection, earth stabilization, and water runoff will require the tanks be unearthed in three years to inspect the integrity of the steel storage tanks. On the other hand, using Infrared flame detection system will provide the needed fire protection and will also allow easy access to the tanks as well as to all connection points (piping and gauges) to inspect and ensure that the tanks are maintained and are in good working condition.
14. Addendum to a previously adopted Mitigated Negative Declaration for Environmental Assessment No. 39785 was prepared for this project. Under CEQA Guidelines Section 15164, an addendum to an adopted negative declaration shall be prepared only if minor technical changes or additions are necessary and none of the conditions are present as described in Section 15162 calling for the preparation of a subsequent negative declaration.
 - a. As provided in findings 12 and 13 above, no new substantial changes are proposed in the project which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

- b. As provided in findings 12 and 13 above, no new substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,
 - c. As provided in findings 12 and 13 above, no 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 negative declaration, was adopted.
 - d. Therefore, an addendum to a previous Mitigated Negative Declaration was prepared as part of this project as a change was made to the mitigation measure for the Hazards and Hazardous Materials section of the Initial Study. The project is now proposing to install an Infrared flame detection system tied to an offsite monitoring company to notify the Fire Department in lieu of the previously approved storage tank earth mounding. The Infrared flame detection system proposed to mitigate the potential impact from a Boiling Liquid Expanding Vapor Explosion (BLEVE) was reviewed and approved as an acceptable mitigation measure by the Fire Department. There are no major changes or additions to the previous CEQA document, as a result of the proposed project.
15. Addendum to Environmental Assessment No. 39785 identified the following potentially significant impact:

a. Hazards and Hazardous Materials

This listed impact will be fully mitigated by the measures indicated in the environmental assessment, conditions of approval, and none of the conditions described in CEQA Guidelines 15162 exist.

CONCLUSIONS:

1. The proposed project is in conformance with the Community Development: Light Industrial (0.25-0.60 Floor Area Ratio) 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.
3. The public's health, safety, and general welfare are protected through project design.
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 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP).

INFORMATIONAL ITEMS:

As of this writing, no letters, in support or opposition have been received.

2. The project site is not located within:
 - a. A fault zone; or,
 - b. An Airport Influence area.

3. The project site is located within:
 - a. A high fire area;
 - b. Areas of Flooding Sensitivity;
 - c. The City of Lake Elsinore sphere of influence;
 - d. The boundaries of the Lake Elsinore Unified School District;
 - e. The Stephens Kangaroo Rat Fee Area;
 - f. An area susceptible to subsidence;
 - g. An area with High Paleontological sensitivity; and,
 - h. An area with low to moderate liquefaction potential.

2. The subject site is currently designated as Assessor's Parcel Numbers 391-480-021.

DA:da

Y:\Planning Case Files-Riverside office\CUP03439R1\DH-PC-BOS Hearings\DH-PC\Staff Report.CUP03439R1.docx

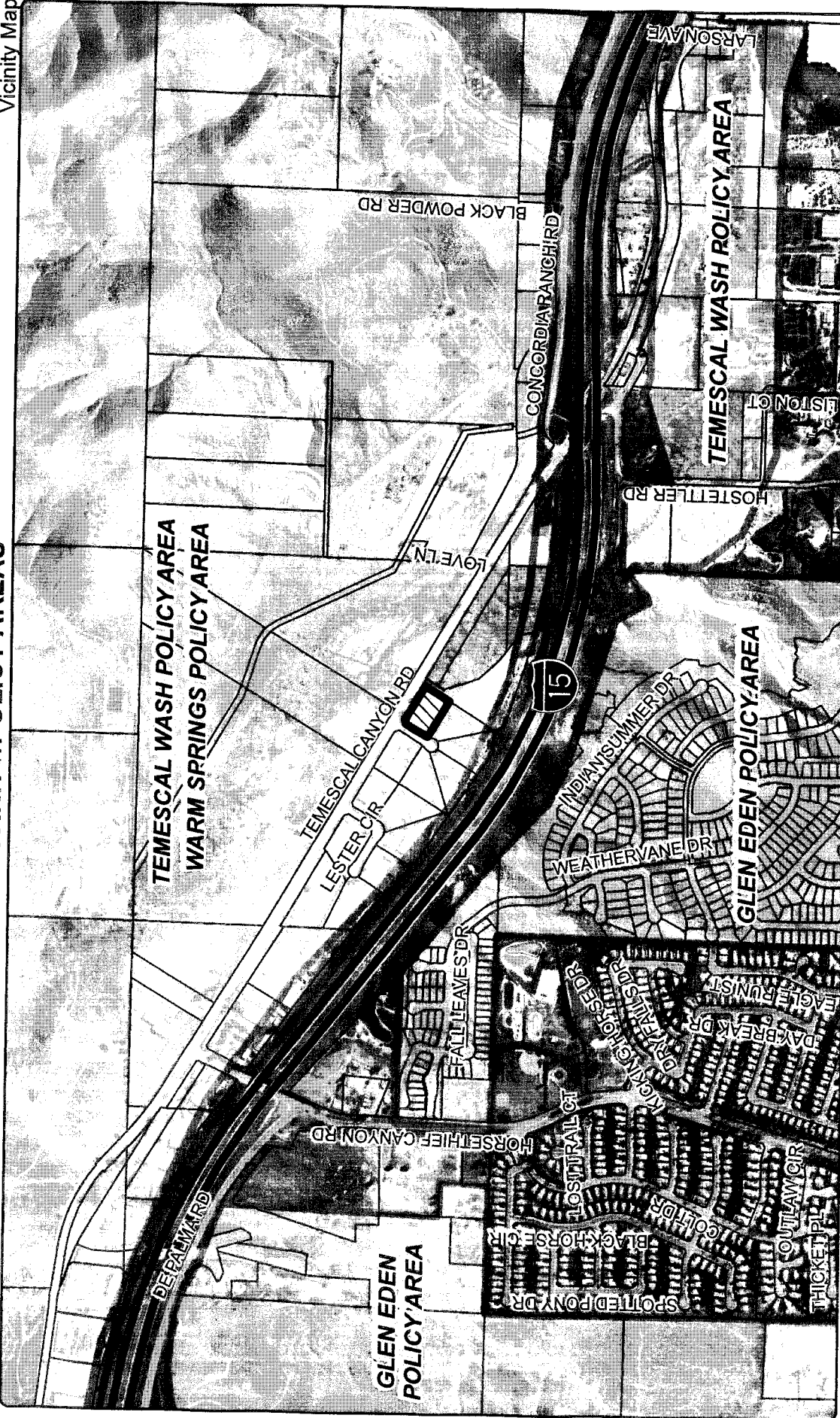
Date Prepared: 08/29/13

Date Revised: 12/12/13

RIVERSIDE COUNTY PLANNING DEPARTMENT
CUP03439R1
VICINITY/POLICY AREAS

Supervisor Jeffries
 District 1

Date Drawn: 10/25/13
 Vicinity Map



Assessors Bk. Pg. 391-480
 Thomas Bros. Pg. 835 C3
 Edition 2011



Zoning Area: Alberhill
 Township/Range: T5SR5W
 Section: 17

DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new use designations for unincorporated Riverside County parcels. The new General Plan may use different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County), or website at <http://www.lrra.ca.gov/rpc/landuse/plan.htm>

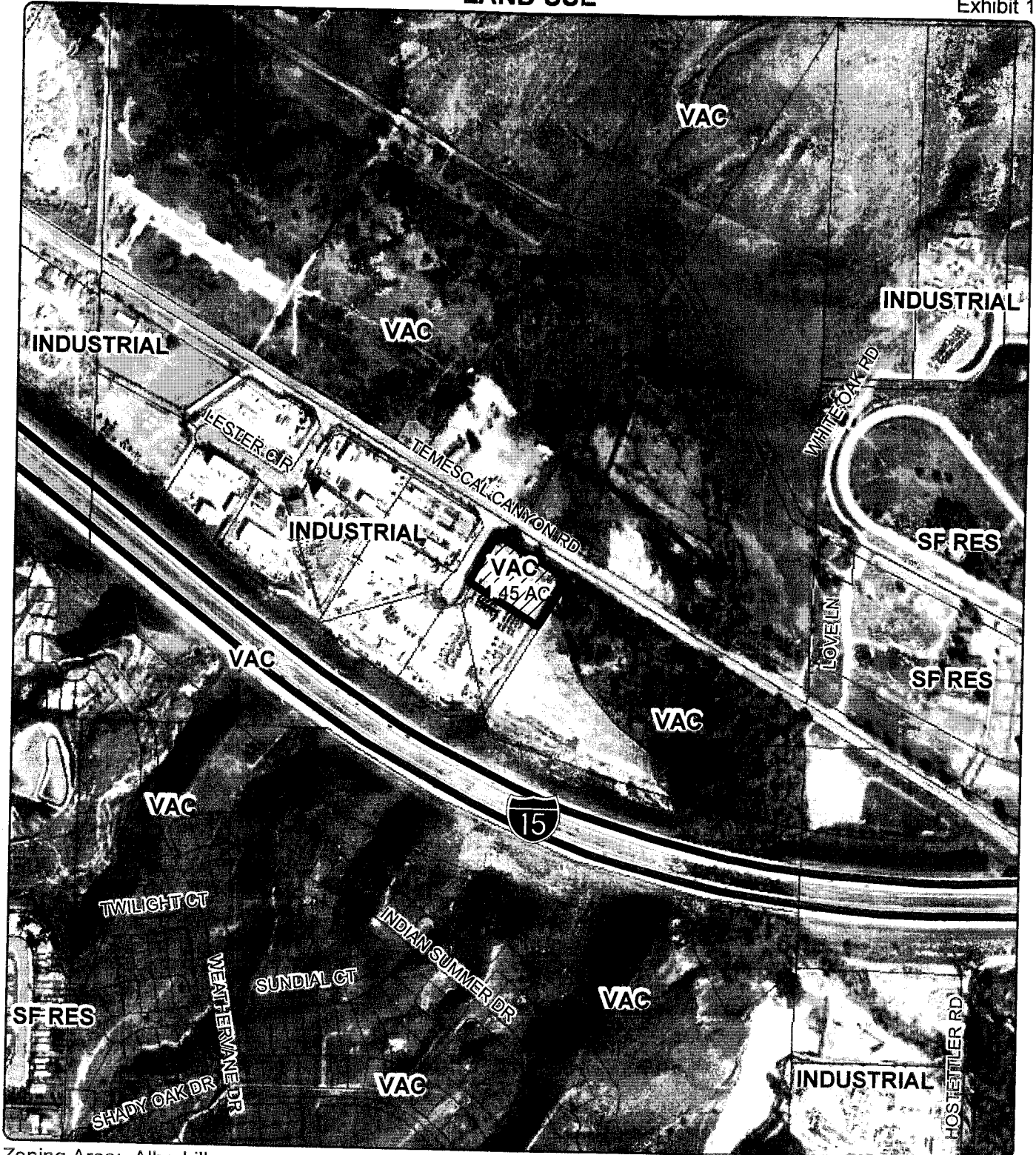
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03439R1

LAND USE

Supervisor Jeffries
District 1

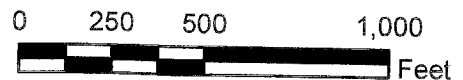
Date Drawn: 10/25/13
Exhibit 1



Zoning Area: Alberhill
Township/Range: T5SR5W
Section: 17



Assessors Bk. Pg. 391-480
Thomas Bros. Pg. 835 C3
Edition 2011



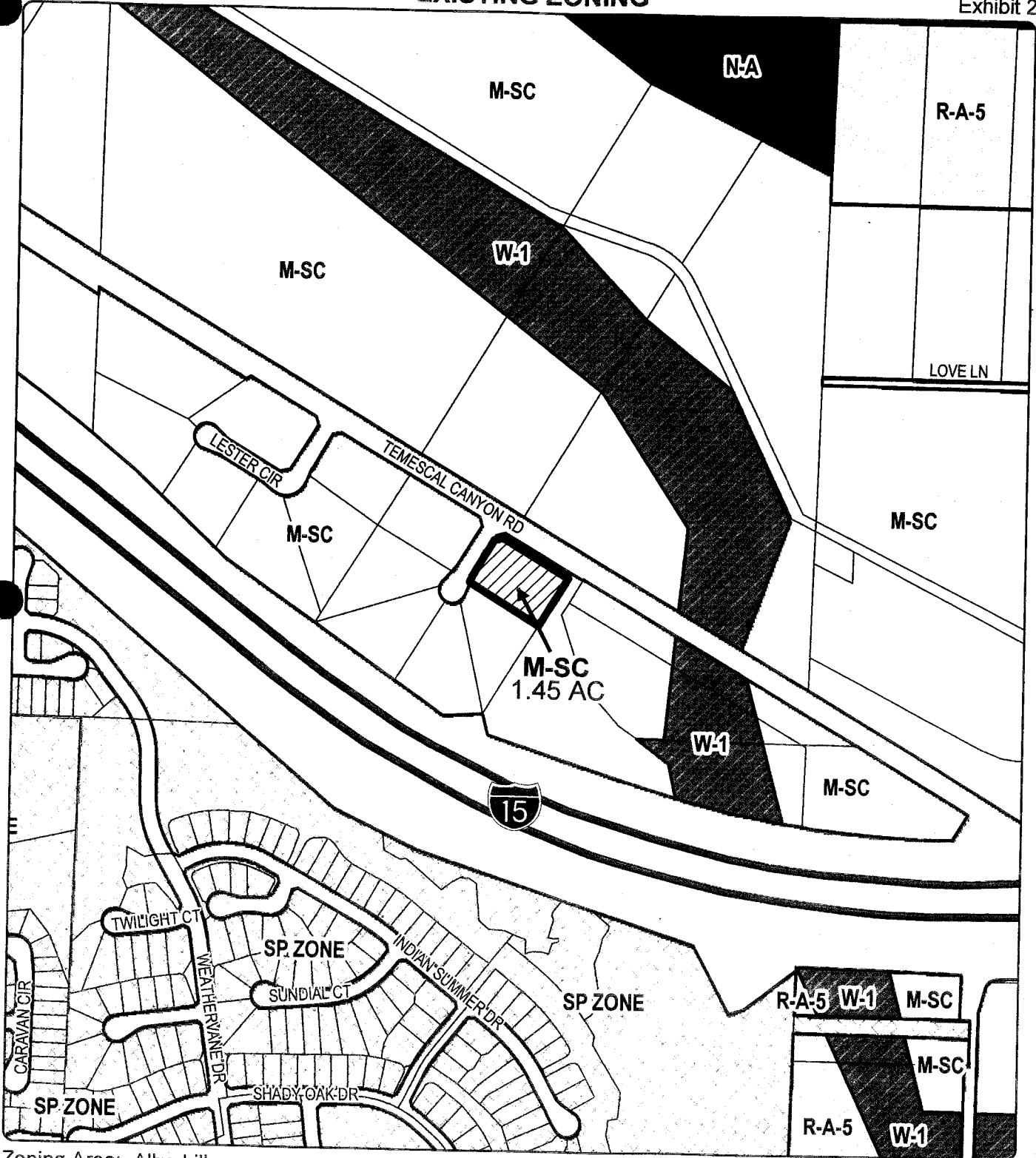
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 853-6277 (Eastern County) or website at <http://www.lims.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03439R1
EXISTING ZONING

Supervisor Jeffries
District 1

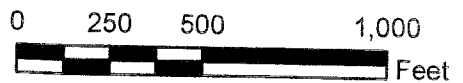
Date Drawn: 10/25.2013
Exhibit 2



Zoning Area: Alberhill
Township/Range: T5SR5W
Section: 17



Assessors Bk. Pg. 391-480
Thomas Bros. Pg. 835 C3
Edition 2011



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.ltrm.co.riverside.ca.us/index.html>

RIVERSIDE COUNTY PLANNING DEPARTMENT

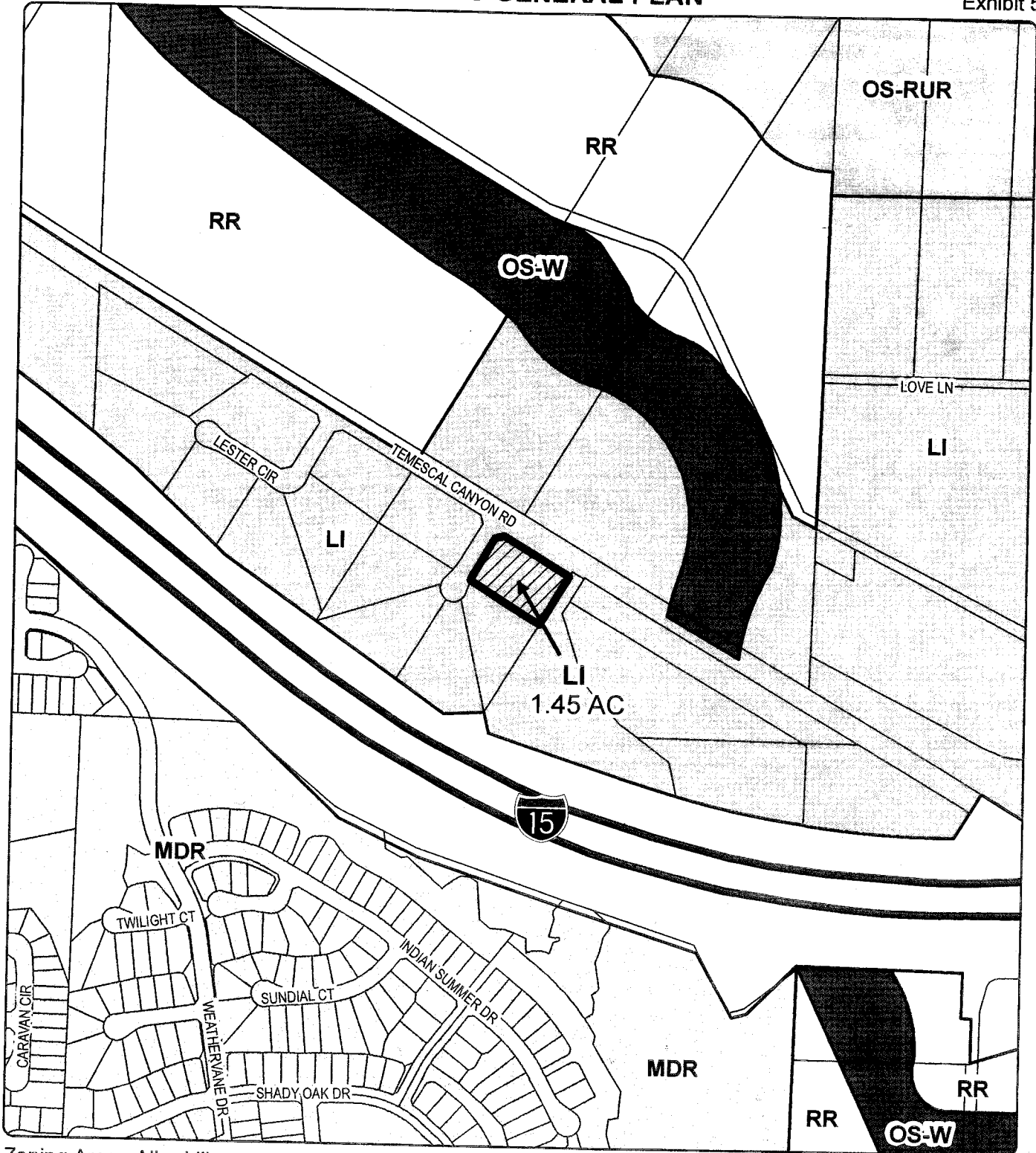
CUP03439R1

EXISTING GENERAL PLAN

Supervisor Jeffries
District 1

Date Drawn: 10/25/2013

Exhibit 5



Zoning Area: Alberhill
Township/Range: T5SR5W
Section: 17



Assessors Bk. Pg. 391-480
Thomas Bros. Pg. 835 C3
Edition 2011



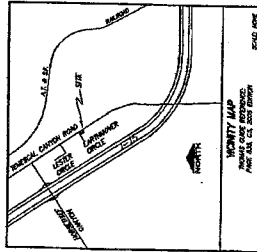
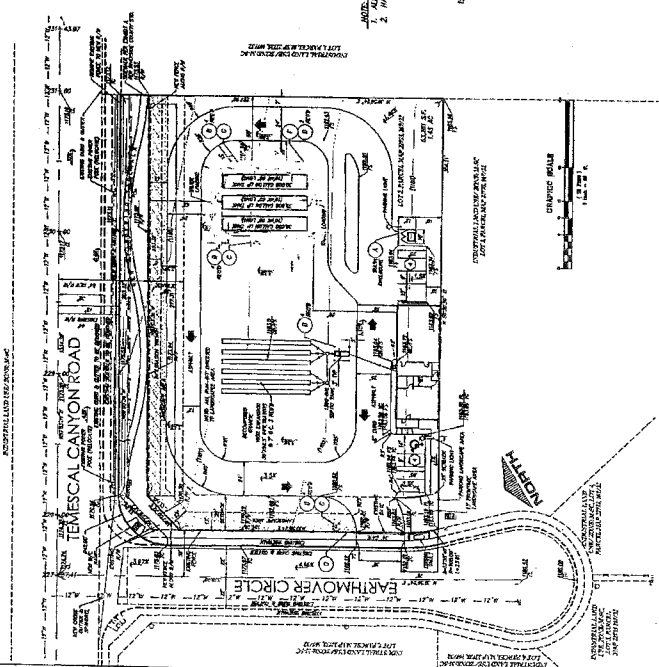
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CASE: P03439R1, AMD.#1
 EXHIBIT: A-1
 DATE: 10/28/13
 PLANNER: D. ABRAHAM

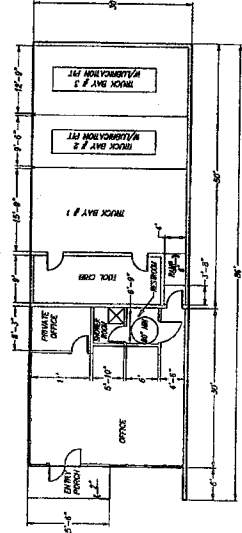
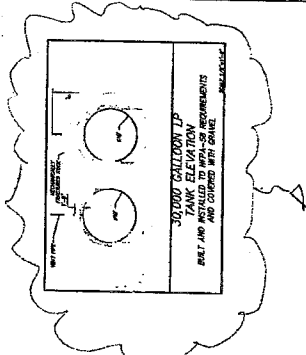


CONDITIONAL USE PERMIT 3439
 FOR
 K.C. PROPANE
 RIVERSIDE COUNTY, CALIFORNIA

- 1. THE APPLICANT SHALL MAINTAIN THE EXISTING SURFACE GRADE OF THE SITE AND SHALL NOT REMOVE ANY EXISTING TREES OR SHRUBS OF CALIFORNIA SPECIAL INTEREST OR SIGNIFICANT VALUE UNLESS THE APPLICANT HAS OBTAINED A TREE REMOVAL PERMIT FROM THE CALIFORNIA FORESTRY AND FIRE SERVICE.
- 2. THE APPLICANT SHALL MAINTAIN THE EXISTING SURFACE GRADE OF THE SITE AND SHALL NOT REMOVE ANY EXISTING TREES OR SHRUBS OF CALIFORNIA SPECIAL INTEREST OR SIGNIFICANT VALUE UNLESS THE APPLICANT HAS OBTAINED A TREE REMOVAL PERMIT FROM THE CALIFORNIA FORESTRY AND FIRE SERVICE.
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- 5. THE APPLICANT SHALL MAINTAIN THE EXISTING SURFACE GRADE OF THE SITE AND SHALL NOT REMOVE ANY EXISTING TREES OR SHRUBS OF CALIFORNIA SPECIAL INTEREST OR SIGNIFICANT VALUE UNLESS THE APPLICANT HAS OBTAINED A TREE REMOVAL PERMIT FROM THE CALIFORNIA FORESTRY AND FIRE SERVICE.
- 6. THE APPLICANT SHALL MAINTAIN THE EXISTING SURFACE GRADE OF THE SITE AND SHALL NOT REMOVE ANY EXISTING TREES OR SHRUBS OF CALIFORNIA SPECIAL INTEREST OR SIGNIFICANT VALUE UNLESS THE APPLICANT HAS OBTAINED A TREE REMOVAL PERMIT FROM THE CALIFORNIA FORESTRY AND FIRE SERVICE.
- 7. THE APPLICANT SHALL MAINTAIN THE EXISTING SURFACE GRADE OF THE SITE AND SHALL NOT REMOVE ANY EXISTING TREES OR SHRUBS OF CALIFORNIA SPECIAL INTEREST OR SIGNIFICANT VALUE UNLESS THE APPLICANT HAS OBTAINED A TREE REMOVAL PERMIT FROM THE CALIFORNIA FORESTRY AND FIRE SERVICE.
- 8. THE APPLICANT SHALL MAINTAIN THE EXISTING SURFACE GRADE OF THE SITE AND SHALL NOT REMOVE ANY EXISTING TREES OR SHRUBS OF CALIFORNIA SPECIAL INTEREST OR SIGNIFICANT VALUE UNLESS THE APPLICANT HAS OBTAINED A TREE REMOVAL PERMIT FROM THE CALIFORNIA FORESTRY AND FIRE SERVICE.
- 9. THE APPLICANT SHALL MAINTAIN THE EXISTING SURFACE GRADE OF THE SITE AND SHALL NOT REMOVE ANY EXISTING TREES OR SHRUBS OF CALIFORNIA SPECIAL INTEREST OR SIGNIFICANT VALUE UNLESS THE APPLICANT HAS OBTAINED A TREE REMOVAL PERMIT FROM THE CALIFORNIA FORESTRY AND FIRE SERVICE.
- 10. THE APPLICANT SHALL MAINTAIN THE EXISTING SURFACE GRADE OF THE SITE AND SHALL NOT REMOVE ANY EXISTING TREES OR SHRUBS OF CALIFORNIA SPECIAL INTEREST OR SIGNIFICANT VALUE UNLESS THE APPLICANT HAS OBTAINED A TREE REMOVAL PERMIT FROM THE CALIFORNIA FORESTRY AND FIRE SERVICE.



NO.	DESCRIPTION	DATE	BY	REVISION
1	ISSUED FOR PERMIT	10/28/13	D.A.	
2	REVISED PER PLAN	10/28/13	D.A.	
3	REVISED PER PLAN	10/28/13	D.A.	



FLOOR PLAN
 1500 SQ. FT. BAY
 50' x 30' x 10'
 SCALE: 1/8" = 1'-0"



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

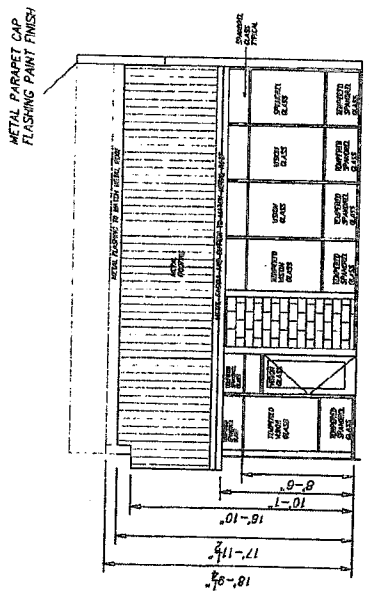
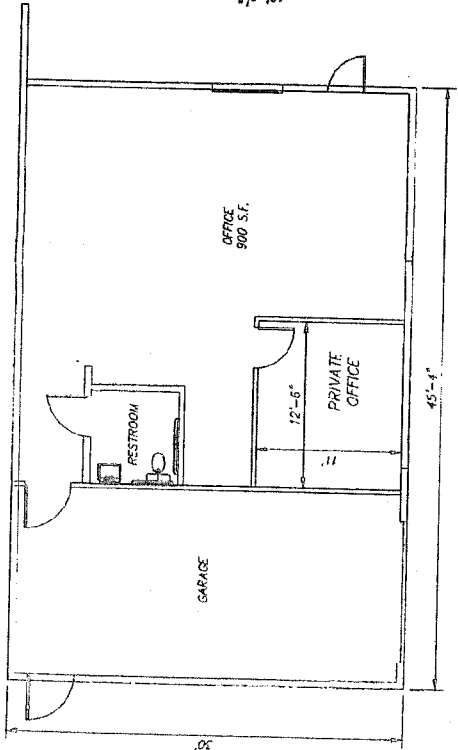
APPROVED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT:
 BY: _____ DATE: _____
 APPROVED BY THE RIVERSIDE COUNTY HEALTH DEPARTMENT:
 BY: _____ DATE: _____

INDEX
 SHEET NO. 2013-11-01-001

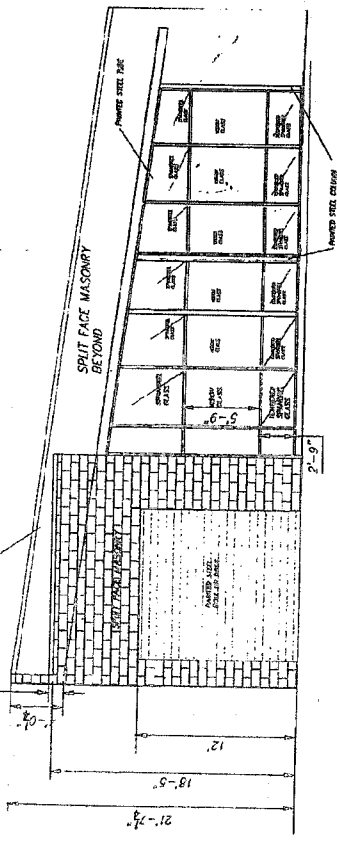
UNIVERSITY OF CALIFORNIA
 RIVERSIDE COUNTY
 PLANNING AND COMMUNITY DEVELOPMENT
 900 UNIVERSITY AVENUE, RIVERSIDE, CA 92507
 TEL: 951.941.7000 FAX: 951.941.7001
 WWW: WWW.RIVERSIDECOUNTY.CA.GOV

PROJECT: K.C. PROPANE
 SHEET: 2013-11-01-001
 DATE: 10/28/13

CONTRACT NO. 2013-11-01-001
 PROJECT NO. 2013-11-01-001
 DRAWING NO. 2013-11-01-001
 SCALE: AS SHOWN
 DRAWN BY: D.A.
 CHECKED BY: D.A.
 APPROVED BY: D.A.



SIDE ELEVATION



FRONT ELEVATION

EXHIBIT NO. B & C
CASE NO. CUP03439R1
DATE 4/28/13 SIGNATURE [Signature]

CASE: CUP03439R1, AMD #1
 EXHIBIT: B&C
 DATE: 10/28/13
 PLANNER: D. ABRAHAM



NOT TO SCALE FOR THIS WORK. CONSULT WORK. THESE PLANS OR ANY PART THEREOF ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY OTHER WORK NOT SHOWN ON THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE WORK SHOWN ON THESE PLANS.

PLANNING ENGINEERING CORPORATION PLANNING, ENGINEERING, SURVEYING CONSTRUCTION MANAGEMENT 720 WEST 100 SOUTH SALT LAKE CITY, UT 84115-2122 (801) 533-3333 FAX (801) 533-3337		PROFESSIONAL SEAL STATE OF UTAH PROFESSIONAL ENGINEER D. ABRAHAM 12000		COUNTY OF DAVENPORT PARCELS 2 PAI 27125 SUBSTANTIAL CONFORMANCE NO. 3409 UPC DISTRIBUTION & STORAGE FACILITY	SHEET NO. 2 TOTAL SHEETS 2
DATE: 10/28/13	SCALE: AS SHOWN	PROJECT:	COUNTY:	SHEET NO.:	TOTAL SHEETS:

COUNTY OF RIVERSIDE

ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY

Environmental Assessment (E.A.) Number: 42613
Project Case Type (s) and Number(s): Conditional Use Permit No. 3439, Revised Permit No.1
Lead Agency Name: County of Riverside Planning Department
Address: P.O. Box 1409, Riverside, CA 92502-1409
Contact Person: Damaris Abraham
Telephone Number: (951) 955-5719
Applicant's Name: Ottavio and Marie Forcone
Applicant's Address: 634 Scout Tr, Anaheim, CA 92807
Engineer's Name: Glen Daigle
Engineer's Address: 25109 Jefferson Ave, Suite 220, Murrieta, CA 92562

I. PROJECT INFORMATION

- A. Project Description:** The Revised Permit proposes to replace the earth mounding over the Liquid Propane Gas (LPG) tanks with Infrared flame detection and shut-off system for the previously approved LPG distribution facility which includes three 30,000 gallon liquid propane tanks.

An addendum to the previously adopted Mitigated Negative Declaration for Environmental Assessment No. 39785 was prepared for this project. The addendum was determined appropriate as a change was made to the mitigation measure proposed for the project. The project is now proposing to install an Infrared flame detection system tied to an offsite monitoring company to notify the Fire Department in lieu of the previously approved storage tank earth mounding. The Infrared flame detection system proposed to mitigate the potential impact from a Boiling Liquid Expanding Vapor Explosion (BLEVE) was reviewed and approved as an acceptable mitigation measure by the Fire Department. There are no major changes or additions to the previous CEQA document, as a result of the proposed project and none of the conditions described in CEQA Guidelines Section 15162 calling for the preparation of a subsequent negative declaration.

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

- C. Total Project Area:** 1.45 gross acres

Residential Acres:	Lots:	Units:	Projected No. of Residents:
Commercial Acres:	Lots:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 1.45	Lots: 1	Sq. Ft. of Bldg. Area: 1,360	Est. No. of Employees: 2
Other:			

- D. Assessor's Parcel No(s):** 391-480-021

- E. Street References:** Northeasterly of Interstate 15, southwesterly of Temescal Canyon Road, and easterly of Earthmover Circle.

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

- G. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant and is surrounded by vacant land and General Commercial and Industrial uses.

I. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS

A. General Plan Elements/Policies:

1. **Land Use:** The proposed project meets the requirements of the Community Development: Light Industrial (CD:LI) (0.25-0.60 Floor Area Ratio) general plan land use designation. The proposal meets all other applicable land use policies.
2. **Circulation:** The project has adequate circulation to the site and is therefore consistent with the Circulation Element of the General Plan. The proposed project meets all other applicable circulation policies of the General Plan.
3. **Multipurpose Open Space:** The project is located within the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP), in Cell Group F, Criteria Cell Number 3648. The Habitat Evaluation and Acquisition Negotiation Strategy (HANS) completed for the project area concluded that no conservation is described for this property. 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. The proposed project meets with all other applicable Multipurpose Open Space element policies.
4. **Safety:** The proposed project is within a high fire hazard area. The proposed project is not located within any other special hazard zone (including fault zone, high liquefaction, dam inundation zone, etc.). The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees. The proposed project meets with all other applicable Safety Element policies.
5. **Noise:** Sufficient mitigation against any foreseeable noise sources in the area have been provided for in the design of the project. The project will not generate noise levels in excess of standards established in the General Plan or noise ordinance. The project meets all other applicable Noise Element Policies.
6. **Housing:** The project is for Liquid Propane Gas (LPG) distribution facility. There are no impacts to housing as a direct result of this project at this time.
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

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

D. **Land Use Designation(s):** Light Industrial (LI) (0.20 to 0.60 Floor Area Ratio)

E. **Overlay(s), if any:** Not Applicable

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

G. **Adjacent and Surrounding Area Plan(s), Foundation Component(s), Land Use Designation(s), and Overlay(s) and Policy Area(s), if any:** The project site is surrounded

by properties which are designated Community Development: Light Industrial (CD: LI) (0.25 – 0.60 Floor Area Ratio) to the north, south, east, and west.

H. Adopted Specific Plan Information

- 1. Name and Number of Specific Plan, if any: Not Applicable
- 2. Specific Plan Planning Area, and Policies, if any: Not Applicable

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

J. Proposed Zoning, if any: Not Applicable

K. Adjacent and Surrounding Zoning: The project site is surrounded by properties which are located zoned Manufacturing-Service Commercial (M-SC) to the north, south, east, and west.

II. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Agriculture & Forest Resources | <input type="checkbox"/> Hydrology / Water Quality | <input 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 type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services | |

III. 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

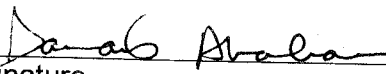
I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to 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

December 3, 2013
Date

Damaris Abraham
Printed Name

For Carolyn Syms Luna, Director

IV. 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

- a) The project is located about 500 feet away from Interstate 15, which is a State Eligible Scenic Highway. The project is not within the immediate vicinity of a State Eligible Scenic Corridor. Therefore, the project will not have substantial effect upon this scenic highway.
- b) The proposed project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; or obstruct any prominent scenic vista, as these features do not exist on the project site. The impact is considered less than significant.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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

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

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 proposes lighting; however, the potential environmental impacts of the project were fully studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

3. Other Lighting Issues

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

Source: On-site Inspection, Project Application Description

Findings of Fact:

a-b) The project proposes lighting; however, the potential environmental impacts of the project were fully studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AGRICULTURE & FOREST RESOURCES Would the project

4. Agriculture

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

Source: GIS database, and Project Application Materials.

Findings of Fact:

a-d) Potential impacts to Agricultural Resources were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

5. Forest

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

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-c) Potential impacts to Forest Resources were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

AIR QUALITY Would the project

6. Air Quality Impacts

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve the construction of a sensitive receptor located within one mile of an existing substantial point source emitter?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: SCAQMD CEQA Air Quality Handbook

Findings of Fact:

a-f) Potential impacts to Air Quality were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

BIOLOGICAL RESOURCES Would the project

7. Wildlife & Vegetation

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<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
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: GIS database, WRCMSHCP, Environmental Programs Division (EPD) review

Findings of Fact:

a-g) Potential impacts to Biological Resources were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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: Project Application Materials

Findings of Fact:

a-b) Potential impacts to Historic Resources were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

9. Archaeological Resources

a) Alter or destroy an archaeological site.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Restrict existing religious or sacred uses within the potential impact area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Project Application Materials

Findings of Fact:

a-d) Potential impacts to Archaeological Resources were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

10. Paleontological Resources

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

Findings of Fact:

a) Potential impacts to Paleontological Resources were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Monitoring: No monitoring measures are required.

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, County Geologist Comments

Findings of Fact:

a-b) Potential impacts to Alquist-Priolo Earthquake Fault Zone or County Fault Hazard Zones were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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

Findings of Fact:

a) Potential impacts to Liquefaction were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures 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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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)

Findings of Fact:

Potential impacts to Ground-shaking were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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: Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope"

Findings of Fact:

a) Potential Landslide Risk impacts were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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?

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

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

a) Potential impacts to Ground Subsidence were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

16. Other Geologic Hazards

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

Source: Project Application Materials

a) Potential impacts to Other Geologic Hazards were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

17. Slopes

a) Change topography or ground surface relief features?

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

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

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

Findings of Fact:

a-c) Potential impacts to Slopes were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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"/>
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"/>
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"/>

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

a-c) Potential impacts to Soils were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are 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"/>
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"/>

Source: Flood Control District review, Project Application Materials

Findings of Fact:

a-b) Potential impacts to Erosion were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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

Monitoring: No monitoring measures are required.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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) Potential impacts to Erosion were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

GREENHOUSE GAS EMISSIONS Would the project

21. Greenhouse Gas Emissions

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Source: Project application materials

Findings of Fact:

a-b) Potential impacts to Greenhouse Gas Emissions were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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
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"/>
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"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source: Project Application Materials, Fire Safety Analysis for KC Propane, prepared by LPGAS Systems, Inc., with updated attachments dated 11/16/13 and 11/7/13 and review by JSB Fire Protection, LLC dated 10/7/13 with updated attachment dated 11/11/13, which is incorporated herein by reference

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 by installing two (2) infrared flame detection systems in the propane storage area. One of the eyes will monitor the storage tank valves, fittings and piping and the facility liquid dispenser pump. The other eye will monitor the refueling station. These flame detectors will be connected in conjunction with the emergency shut-down system. In the event an incident was to occur, the propane system will completely shut down. The Infrared flame detection system will also be tied into an offsite monitoring company to automatically notify the Fire Department of an event. (COA 90.FIRE.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

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 install two (2) infrared flame detection systems in the propane storage area. One of the eyes will monitor the storage tank valves, fittings and piping and the facility liquid dispenser pump. The other eye will monitor the refueling station. These flame detectors will be connected in conjunction with the emergency shut-down system. In the event an incident was to occur, the propane system will completely shut down. The Infrared flame detection system will also be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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... tied into an offsite monitoring company to automatically notify the Fire Department of an event. (COA 90.FIRE.1) With the incorporation of this mitigation measure, the project will have a less than significant impact.

c) The project has been reviewed by the Riverside County Fire Department for emergency access, and will not impair the implementation or physically interfere with an adopted emergency response plan or an emergency evacuation plan.

d) The project is not located within one-quarter mile of an existing school. The project will have no significant impact.

e) The project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.

Mitigation: The Facility shall comply with the Fire Protection Report done by JSB Fire Protection, LLC dated 10/7/13 with updated attachment dated 11/11/13 and LPGAS Systems, Inc. Fire Safety Analysis, that includes installing two (2) infrared flame detection systems in the propane storage area that will be monitoring the storage tank valves, fittings and piping and the facility liquid dispenser pump as well as the refueling station. The Infrared flame detection system shall also be tied into an offsite monitoring company to automatically notify the Fire Department of an event. (COA 90.FIRE.1)

Monitoring: Monitoring shall be conducted by the Riverside County Fire Department and by the Department of Building and Safety plan check process.

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

a-d) Potential impacts to Airports were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-11 "Wildfire Susceptibility," GIS database

Findings of Fact:

a) Potential impacts due to a Hazardous Fire Area were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-h) Potential impacts to Water Quality were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-d) Potential impacts to Water Quality were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

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

Findings of Fact:

a-b) Potential impacts to Land Use were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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 Comprehensive 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

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

a-e) Potential impacts to Planning were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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"

a-d) Potential impacts to Mineral Resources were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

Definitions for Noise Acceptability Ratings

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

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

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	<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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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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure S-19 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

a-b) Potential impacts to Airport Noise were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan Figure C-1 "Circulation Plan", GIS database, On-site Inspection

Findings of Fact: Potential impacts to Railroad Noise were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

NA A B C D

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Findings of Fact: Potential impacts to Highway Noise were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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: No other noise sources have been identified near the project site that would contribute a significant amount of noise to the project.

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-d) Potential impacts due to Noise Effects on or by the were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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-f) Potential impacts to Highway Noise were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Source: Riverside County General Plan Safety Element

Findings of Fact:

Potential impacts to Fire Services were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

Potential impacts to Sheriff Services were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

38. Schools

Source: Lake Elsinore Unified School District correspondence, GIS database

Findings of Fact:

Potential impacts to Schools were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

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

Potential impacts to Libraries were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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:

Potential impacts to Health Services were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Would the project include the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Com-

<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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Community Parks and Recreation Plan (Quimby fees)?

Source: GIS database, Ord. No. 659 (Establishing Development Impact Fees), Parks & Open Space Department Review

Findings of Fact:

a-b) Potential impacts to Parks and Recreation were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

Source: Riverside County General Plan

Findings of Fact: Potential impacts to Recreational Trails were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No mitigation measures are required.

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 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?

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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 type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in inadequate emergency access or access to nearby uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Riverside County General Plan

Findings of Fact:

a-i) Potential impacts to Circulation were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Findings of Fact: Potential impacts to Bike Trails were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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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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-b) Potential impacts to Water were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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 (DEH) Review

Findings of Fact:

a-b) Potential impacts to Sewer were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b) Does the project comply with federal, state, and local statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Source: Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

a-b) Potential impacts to Solid Waste were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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

Source: Riverside County General Plan

Findings of Fact:

a-g) Potential impacts to Utilities were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

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:

a) Potential impacts to Energy Conservation were studied in Environmental Assessment No. 39785 (EA39785), which is on file in the Planning Department. The Riverside County Planning Commission adopted the Mitigated Negative Declaration on March 23, 2011. The proposed project will not result in any new significant environmental impacts not identified in EA39785, nor will it substantially increase the severity of the environmental impacts identified in EA39785. No considerably different mitigation measures have been identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

51. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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effects of a project are considerable when viewed in connection with the effects of past projects, other current projects and probable future projects)?

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any: Environmental Assessment No. 39785

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

Location: County of Riverside Planning Department
4080 Lemon Street, 12th Floor
Riverside, CA 92502

VII. AUTHORITIES CITED

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

Revised: 12/12/2013 12:59 PM
File: EA.CUP03439R1

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 multipurpose 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

Printed Name

For Carolyn Syms Luna, Director

V. ENVIRONMENTAL ISSUES ASSESSMENT

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

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

Source: Riverside County General Plan Figure OS-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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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"/>
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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 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.

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?

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?

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?

b) Change topography or ground surface relief features?

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

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

Findings of Fact:

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"/>
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"/>
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"/>

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"/>
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"/>

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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"/>
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"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Source: Riverside County General Plan Figure S-9 "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

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

<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 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

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
c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

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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10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

The use hereby permitted is to replace the proposed earth mounding over the Liquid Propane Gas (LPG) tanks with Infrared flame detection and shut-off system for the previously approved Liquid Propane Gas (LPG) distribution facility consisting of three 30,000 gallon liquid propane 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 or its agents, officers, and employees (COUNTY) from the following:

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

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

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

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

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10. GENERAL CONDITIONS

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. 3439R1 shall be henceforth defined as follows:

APPROVED EXHIBIT A-1 = Conditional Use Permit No. 3439R1, Exhibit A-1, Amended No. 1, dated 10/28/13.

APPROVED EXHIBIT A-2 = Conditional Use Permit No. 3439R1, Exhibit A-2, Amended No. 1, dated 10/28/13.

APPROVED EXHIBIT A-3 = Conditional Use Permit No. 3439R1, Exhibit A-3, Amended No. 1, dated 10/28/13.

APPROVED EXHIBIT B&C = Conditional Use Permit No. 3439R1, Exhibit B&C, Amended No. 1, dated 10/28/13.

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

The project developer 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 this project.

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.

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10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

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

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

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

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

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10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

10.BS GRADE. 12 USE - DRAINAGE & TERRACING RECOMMND

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

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10. GENERAL CONDITIONS

10.BS GRADE. 14 USE - SLOPES IN FLOODWAY RECOMMND

Graded slopes which infringe into the 100 year storm flood way boundaries, shall be protected from erosion, or other flood hazards, by a method acceptable to the Building & Safety Department's Engineer - which may include Riverside County Flood Control & Water Conservation District's review and approval. However, no graded slope will be allowed which in the professional judgment of the Building & Safety Department Engineer blocks, concentrates or diverts drainage flows.

10.BS GRADE. 18 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. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

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10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

10.BS PLNCK. 1 USE - BUILD & SAFETY PLNCK

RECOMMND

The current project description includes replacing the block wall enclosure and the installation of a fire detection shut-off system.

If the blockwall is to be replaced with the construction of another blockwall at any height, or fencing exceeding 6'-0" in height, a building permit shall be obtained from the building dept. prior to construction on the property.

Permits and approval from the building dept. may be required in addition to the fire dept. requirements for the detection and shut-off system design and installation.

E HEALTH DEPARTMENT

10.E HEALTH. 1 CUP 3439 R1 - COMMENTS

RECOMMND

Conditional Use Permit 3439 Revised Permit 1 is proposing to replace the concrete block wall enclosing the Liquid Propane Gas (LPG) tanks and the earth mounding over the tanks with a fire detection and shut off system for the proposed LPG distribution facility.

All conditions listed under the original Conditional Use Permit 3439 shall apply to this revised permit.

FIRE DEPARTMENT

10.FIRE. 1 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.

10.FIRE. 2 USE-#88A-AUTO/MAN GATES

RECOMMND

Gate(s) shall be automatic or manually operated, minimum 20 feet in width, Gate access shall be equipped with a rapid entry system. Plans shall be submitted to the Fire Department for approval prior to installation. Automatic/manual gate pins shall be rated with shear pin

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10. GENERAL CONDITIONS

10.FIRE. 2 USE-#88A-AUTO/MAN GATES (cont.)

RECOMMND

force, not to exceed 30 foot pounds. Automatic gates shall be equipped with emergency backup power. Gates activated by the rapid entry system shall remain open until closed by the rapid entry system.

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

CUP 3439 R1 is a proposal to replace the concrete block wall enclosing the Liquid Propane Gas (LPG) tanks and the earth mounding over the tanks with a fire detection and shut-off system for the LPG distribution facility on a 1.45-acres site in Elsinore area. The project site is located northeasterly of I-15 Freeway, southwesterly of Temescal Canyon Road, and easterly side of Earthmover Circle.

The northeast corner of the property is located within the 100-yr Zone AE floodplain limits of Temescal Wash as 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 will require a revision to the floodplain. All the approved conditions for the original CUP are applicable to this revised permit. Since no new impervious areas proposed with this revised permit the approved Final Water Quality Management Plan (WQMP) on May 23, 2012 is still valid and the District has no objection to this proposal.

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

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10. GENERAL CONDITIONS

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

with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

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.

10.PLANNING. 9 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. 15 USE - RECLAIMED WATER RECOMMND

The permit holder shall connect to a reclaimed water supply for landscape watering purposes when secondary or reclaimed water is made available to the site.

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10. GENERAL CONDITIONS

10.PLANNING. 16 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 part of this permit and reviewed for parking standards.

10.PLANNING. 17 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. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS

RECOMMND

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

10.PLANNING. 20 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

CONDITIONAL USE PERMIT Case #: CUP03439R1

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10. GENERAL CONDITIONS

10.PLANNING. 20 USE - NOISE MONITORING REPORTS (cont.) RECOMMND

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

10.PLANNING. 22 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. 23 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. 24 USE - IND OCCUPANT CHANGE RECOMMND

Prior to initial occupancy, upon tenant/occupant change, or upon change in industrial use, the permit holder shall provide a letter from the Planning Department to Building & Safety verifying no need for further environmental, hazardous materials or air quality review as a result of the change.

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA RECOMMND

The subject property lies within the boundary of Zone B of Ordinance No. 655 (Mt. Palomar Special Lighting Area.) In accordance with Section 5 (General Requirements) of this Ordinance, Low Pressure Sodium lamps and other lamps below 4050 lumens are allowed, and other lamps above 4050 lumens are prohibited.

Note that all outdoor lighting must be fully shielded if feasible or partially shielded in all other cases, and must be focused to minimize spill light into the night sky and onto adjacent properties. All outdoor lighting must remain

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10. GENERAL CONDITIONS

10.PLANNING. 27 USE - MT PALOMAR LIGHTING AREA (cont.) RECOMMND

in compliance with the requirements of Ord. No. 655 for the life of this permit.

10.PLANNING. 29 USE - PERMIT SIGNS 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. 32 USE - BUSINESS LICENSING RECOMMND

Every person conducting a business within the unincorporated area of Riverside County, as defined in Riverside County Ordinance No. 857, shall obtain a business license. For more information regarding business registration, contact the Business Registration and License Program Office of the Building and Safety Department at www.rctlma.org.buslic.

TRANS DEPARTMENT

10.TRANS. 1 USE - STD INTRO (ORD 461) RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, the landowner shall provide all street improvements, street improvement plans and/or road dedications set forth herein in accordance with Riverside County Road Improvement Standards (Ordinance 461). It is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the

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10. GENERAL CONDITIONS

10.TRANS. 2 USE - COUNTY WEB SITE (cont.) RECOMMND

Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please
call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 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. 4 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. 5 USE - NO ADD'L ROAD IMPRVMENTS RECOMMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

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

The life of Conditional Use Permit No. 3439R1 shall
terminate on June 1, 2021. This permit shall thereafter be
null and void and of no effect whatsoever.

20.PLANNING. 4 USE - EXPIRATION DATE-CUP/PUP 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/PUP (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.

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

A separate stockpile permit is required for the import site. It shall be authorized in conjunction with an

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 3 USE - IMPORT / EXPORT (cont.)

RECOMMND

approved construction project and shall comply with the requirements of Ordinance 457.

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

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

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

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG 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. 8 USE - NOTARIZED OFFSITE LTR

RECOMMND

A notarized letter of permission from the affected property owners or easement holders shall be provided in instances where off site grading is proposed as part of the grading

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60. PRIOR TO GRADING PRMT ISSUANCE

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR (cont.) RECOMMND

plan.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

Prior to the issuance of a grading permit, the owner / applicant shall submit to the Building & Safety Department Engineering Division evidence that the project - specific Water Quality Management Plan (WQMP) has been approved by the Riverside County Flood Control District or Riverside County Transportation Department and that all approved water quality treatment control BMPs have been included on the grading plan.

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

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

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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

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60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

Prior to the issuance of a grading permit, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance. The amount of the fee required to be paid may vary depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be calculated on the approved development project which is anticipated to be 2.17 acres (gross) in accordance with APPROVED EXHIBIT NO. A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

Prior to the issuance of grading permits for Conditional Use Permit No. 3439R1, the Planning Department shall determine the status of the deposit based fees. If the fees are in a negative status, the permit holder shall pay the outstanding balance.

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

Prior to the issuance of any building permit, the applicant shall obtain rough grade approval and/or approval to construct from the Building and Safety Department. The

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80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

Building and Safety Department must approve the completed grading of your project before a building permit can be issued. Rough Grade approval can be accomplished by complying with the following:

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

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

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

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

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

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.

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.

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80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 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.

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS

RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT B&C.

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

80.PLANNING. 17 USE - SCHOOL MITIGATION

RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS

RECOMMND

All parking lot 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. 19 USE - FEE STATUS

RECOMMND

Prior to issuance of building permits for Conditional Use Permit No. 3439R1, the Planning Department shall determine the status of the deposit based fees for project. If the case fees are in a negative state, the permit holder shall pay the outstanding balance.

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,

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80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 1 USE - R-O-W DEDICATION 1 (cont.) RECOMMND

Ordinance 461.

80.TRANS. 2 USE - 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 the Transportation Department at (951)955-6767, 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.
- (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.

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80. PRIOR TO BLDG PRMT ISSUANCE

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

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 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 - WQMP BMP INSPECTION

RECOMMND

Prior to final building inspection, the applicant shall obtain inspection of all treatment control BMPs and/or clearance from the Building and Safety Department. All structural BMPs described in the project - specific WQMP and indicated on the approved grading plan shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 1 USE - WQMP BMP INSPECTION (cont.) RECOMMND

constructed and installed in conformance with the approved plans and specifications. The Building and Safety Department must inspect and approve the completed WQMP treatment control BMPs for your project before a building final can be obtained.

90.BS GRADE. 2 USE - WQMP BMP CERT REQ'D RECOMMND

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

90.BS GRADE. 3 USE - BMP GPS COORDINATES RECOMMND

Prior to final building inspection, the applicant/owner shall provide the Department of Building Safety with GPS coordinates for the location of the project - specific WQMP treatment control BMPs.

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

90.BS GRADE. 5 USE - REQ'D GRADING INSP'S (cont.)

RECOMMND

d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL

RECOMMND

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

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

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

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

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

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

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

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

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90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 USEFIRE PROTECTION REPORT RECOMMND

FACILITY SHALL COMPLY WITH FIRE PROTECTION REPORT DONE BY JSB FIRE PROTECTION, LLC. SIGNED BY JAMES BARGER (FPE) DATED 10/7/13 WITH UPDATED ATTACHMENT DATED 11/11/13 AND LPGAS SYSTEMS, INC ATTACHMENTS DONE BY DOUGLAS LOCATELLI DATED 11/6/13 AND 11/7/13.

90.FIRE. 2 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. 3 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.

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of eight (8) 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. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space[s] 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

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 4 USE - ACCESSIBLE PARKING (cont.)

RECOMMND

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 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. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 11 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. 12 USE - CURBS ALONG PLANTERS

RECOMMND

A six inch high curb with a twelve (12) inch wide walkway shall be constructed along planters on end stalls adjacent to automobile parking areas. Public parking areas shall be designed with permanent curb, bumper, or wheel stop or

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 12 USE - CURBS ALONG PLANTERS (cont.) RECOMMND

similar device so that a parked vehicle does not overhang required sidewalks, planters, or landscaped areas.

90.PLANNING. 15 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 issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block, landscaping screening, 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 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. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

90.PLANNING. 19 USE - WALL & FENCE LOCATIONS RECOMMND

Wall and/or fence locations shall be in conformance with APPROVED EXHIBIT A

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 663, which generally requires the payment of the appropriate fee set forth in that ordinance.

The amount of the fee required to be paid may vary, depending upon a variety of factors, including the type of development application submitted and the applicability of any fee reduction or exemption provisions contained in Riverside County Ordinance No. 663. Said fee shall be

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90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 23 USE - SKR FEE CONDITION (cont.)

RECOMMND

calculated on the approved development project which is anticipated to be 2.17 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 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. 24 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 use allowed by this permit.

90.PLANNING. 27 USE - ORD 810 O S FEE

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, 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. 3439R1 is calculated to be 1.59 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. 28 USE - ORD NO. 659 (DIF)

RECOMMND

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