

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

90. PRIOR TO BLDG FINAL INSPECTION

90.PLANNING. 28 USE - ORD NO. 659 (DIF) (cont.)

RECOMMND

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

The amount of the fee for commercial or industrial development shall be calculated on the basis of the "Project Area," as defined in the Ordinance, which shall mean the net area, measured in acres, from the adjacent road right-of-way to the limits of the project development. The Project Area for Conditional Use Permit No. 3439R1 has been calculated to be 1.59 net acres.

In the event Riverside County Ordinance No. 659 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 659 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

TRANS DEPARTMENT

90.TRANS. 1 USE - IMP PLANS

RECOMMND

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

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

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

RECOMMND

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

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90.TRANS. 3 USE - SIGNING & STRIPING RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

90.TRANS. 4 USE - WRCOG TUMF RECOMMND

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

90.TRANS. 5 USE- STREETLIGHT AUTHORIZATION RECOMMND

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

1. "Streetlight Authorization" form approved by L&LMD No. 89-1-C Administrator.
2. Letter establishing interim energy account from SCE, IID or other electric provider.

90.TRANS. 6 USE - STREETLIGHTS INSTALL RECOMMND

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

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

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

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

Prior to issuance of an occupancy permit, the project proponent shall complete annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the

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90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 7 USE - ANNEX L&LMD/OTHER DIST (cont.)

RECOMMND

Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859. Said annexation should include the following:

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

90.TRANS. 8 MAP - EXISTING MAINTAINED

RECOMMND

Temescal Canyon Road along project boundary is a paved County maintained road designated as an Arterial Highway and shall be improved with 8" concrete curb and gutter located 43 feet from centerline to curb line, 8" curbed landscape median, and match up asphalt concrete paving; reconstruction; or resurfacing of existing paving as determined by the Transportation Department within the 64 foot half-width dedicated right-of-way in accordance with County Standard No. 92 and Temescal Canyon Design Guidelines. (43'/64')

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

**LAND DEVELOPMENT COMMITTEE/
DEVELOPMENT REVIEW TEAM
INITIAL CASE TRANSMITTAL
RIVERSIDE COUNTY PLANNING DEPARTMENT - RIVERSIDE
P.O. Box 1409
Riverside, CA 92502-1409**

DATE: August 22, 2013

TO:

Riv. Co. Transportation Dept.
Riv. Co. Environmental Health Dept.
Riv. Co. Public Health – Industrial Hygiene
Riv. Co. Public Health
Riv. Co. Flood Control District
Riv. Co. Fire Department
Riv. Co. Building & Safety – Grading
Riv. Co. Building & Safety – Plan Check

Regional Parks & Open Space District
Riv. Co. Environmental Programs Division
P.D. Geology Section
P.D. Landscaping Section
P.D. Archaeology Section
Riv. Co. Sheriff's Dept.
Riv. Co. Waste Management Dept.
Temescal Canyon Municipal Advisory Council

1st District Supervisor Jeffries
1st District Planning Commissioner Leach
City of Lake Elsinore -
Lee Lake Water District
Southern California Edison
Southern California Gas Co.

CONDITIONAL USE PERMIT NO. 3439, REVISED PERMIT NO. 1 – EA42613 – Applicant: Ottavio and Marie Forcone – Engineer/Representative: Glen Daigle – First/First Supervisorial District – Alberhill Zoning Area – Elsinore Area Plan: Community Development: Light Industrial (CD:LI) (0.25 - 0.60 Floor Area Ratio) – Location: Northeastly of I-15 Freeway, southwestly of Temescal Canyon Road, and easterly side of earthmover Circle – 1.45 Acres - Zoning: Manufacturing – Service Commercial (M-SC) - REQUEST: The Revised Permit proposes 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 Liquid Propane Gas (LPG) distribution facility. – APN: 391-480-021 – Related Cases: CUP03439, CUP03439S1, and CUP03439S2

Please review the attached map(s) and/or exhibit(s) for the above-described project. This case is scheduled for a **DRT meeting on September 12, 2013**. All LDC/DRT Members please have draft conditions in the Land Management System on or before the above date. If it is determined that the attached map(s) and/or exhibit(s) are not acceptable, please have corrections in the system and DENY the routing on or before the above date. Once the route is complete, and the approval screen is approved with or without corrections, the case can be scheduled for a public hearing.

All other transmitted entities, please have your comments, questions and recommendations to the Planning Department on or before the above date. Your comments/recommendations/conditions are requested so that they may be incorporated in the staff report for this particular case.

Should you have any questions regarding this project, please do not hesitate to contact **Damaris Abraham**, Project Planner, at (951) 955-5719 or email at **DABRAHAM@rctlma.org / MAILSTOP# 1070**.

Public Hearing Path: DH: PC: BOS:

COMMENTS:

DATE: _____ SIGNATURE: _____

PLEASE PRINT NAME AND TITLE: _____

TELEPHONE: _____

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

Riverside County Planning Department
4080 Lemon Street , Riverside California, 92501

ATTENTION : Mr Damaris Abraham

Re: Conditional Use Permit No. 3439

APN :391-480-013

Gentlemen

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

After receiving a new hearing notice regarding CONDITIONAL USE PERMIT NO.3439 REVISED PERMIT NO.1 ADDENDA, I have the following comments and concerns:

On August 25 2009 I spoke with Mr. Jeff Childers in the Planning Department and followed up that conversation with a letter expressing my concerns with this proposed facility. A copy of that letter is attached.

The following is a couple of highlights from that letter:

1. I have very large concerns about the Safety and well being of the surrounding area , property, and workers.
2. As a SAFETY consideration and additional FIRE PROTECTION I would like to see a five to six foot block wall separating the proposed facility and my property.

Someone agreed with my safety concerns for this site by the fact that one of the Owners Representatives, Steve Rawlings of the Rawlings Company, called my office and discussed the proposed project with me. He said that he was THE INTITLEMENT GUY for the owner and understood my concerns.

Mr Rawlings eventually sent me an e-mail stating that the propane tanks WOULD have block walls around them and backfilled with sand.

I immediately called Mr Rawlings and told him that walls around tanks was fine BUT I felt VERY strongly about the need for a **MASONRY separation wall between the two properties.**

Three days later Mr Rawlings sent me another e-mail stating that "Per our conversation on Tuesday, we went ahead and made notes on the plan to show that KC Propane intends to construct a 6 foot high masonry wall around the Project. Attached is the revised plan for your records".

In October of 2013 I drove to my yard on Earthmover Circle and noticed that only a few partial block walls were built on the Propane gas site. The backside of a masonry building Partially separated our properties along with the original chain link fence.

As a finished product and Safety feature, this application was absolutely unacceptable to me as a joining property owner.

I called Steve Rawlings and he told me he was off the job and gave me the owners phone number to call. After talking to the owner, he played ignorant and told me to call the contractor, Glen Daigle. I left Mr Daigle a couple of messages but he did not return my calls.

With the above information in mind, I would appreciate any input the Riverside County Planning Department could project to this owner that would result in a continuous 6 foot (SAFETY) Masonry wall separating our properties.

At this point I really feel that a intent to deceive by the owner or his representative was in play.

I do not think that anyone wants to go down that path.

As a final note: my mechanics in my yard have stated to me that when the existing propane tanks were first brought to KC Propanes site that on a few cold morning you could actually see the blow off and smell the propane hovering close to the ground in our yard.

ALL PRIOR MENTIONED DOCUMENTATION COPIES ENCLOSED.

Thank you for your time and consideration

SINCERELY



Ron Smith

President Earthmover Circle Ilc

e-mail ERTHWRK@AOL.COM

office # 714 221-1750

Property owner: 26372-26382-26385 Earthmover Circle, Riverside, CA

January 11-2014

Riverside County Planning Department
4080 Lemon Street , Riverside California, 92501

ATTENTION : Mr Jeff Childers

Re: Conditional Use Permit No. 3439

APN :391-480-013

Gentlemen

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

After hearing the magnitude of this proposed facility (180,000 gallons of liquid propane) I have very large concerns about the Safety and well being of the surrounding area , property, and workers.

I can only hope that the SAFETY FACTORS IN APPROVING A SITE LIKE THIS HAVE OR WILL BE STUDIED TO THE HIGHEST DEGREE.

As a SAFETY consideration and additional FIRE PROTECTION I would like to see a five to six foot block wall separating the proposed facility and my property.

I would also like to be assured that there was enough water hydrants in the immediate area to protect the surrounding facilities and property if needed .

SINCERELY

Ron Smith

President Earthmover Circle llc

Property owner: 26372-26382-26385 Earthmover Circle, Riverside, CA

9/25/2009

Subj: **Revised KC Propane Site Plan**
Date: 1/13/2011 10:49:47 A.M. Pacific Daylight Time
From: se.rawlings@verizon.net
To: erthwrk@aol.com
Hi Ron:



Per our conversation on Tuesday, we went ahead and made notes on the plan to show that KC Propane intends to construct a 6 foot high masonry wall around the project. Attached is the revised plan for your records.

Best regards,

Steve Rawlings

P.O. Box 96
Murrieta, CA 92564
(951) 667-5152 Phone
(951) 973-7175 Fax

RAWLINGS

This message, together with any attachments, is intended only for the use of the individual or entity to which it has been addressed and may contain information that is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message or any attachments, is strictly prohibited under law. If you have received this message in error, please notify the original sender immediately by telephone or by return E-mail and delete this message, along with any attachments from your inbox and computer. Thank you for your assistance as well as your full and complete cooperation.

Subj: **KC Propane**
Date: 1/10/2011 9:44:27 A.M. Pacific Standard Time
From: se.rawlings@verizon.net
To: erthwrk@aol.com
Hi Ron:

Attached is the plan for the KC Propane site on Earthmover Circle.

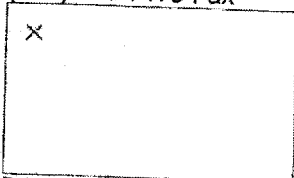
3 large storage tanks are proposed on the site. We worked closely with the Fire Department to design something that would alleviate the fears of a major incident. In order to come up with a system/design that would eliminate the possibility of a major incident we hired a leading natural gas consulting firm from Northern California. In addition to automatic sensors, our plan calls for the construction of a block wall around the tanks and to backfill and completely cover the tanks with very fine sand. By placing a block wall around the tanks and filling it with sand, direct flame impingement on the tanks is totally eliminated. With this design, the Fire Department is recommending approval of this plan.

If you have any questions, please give me a call.

Sincerely,

Steve Rawlings

P.O. Box 96
Murrieta, CA 92564
(951) 687-5152 Phone
(951) 973-7175 Fax



This message, together with any attachments, is intended only for the use of the individual or entity to which it has been addressed and may contain information that is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message or any attachments, is strictly prohibited under law. If you have received this message in error, please notify the original sender immediately by telephone or by return E-mail and delete this message, along with any attachments from your inbox and computer. Thank you for your assistance as well as your full and complete cooperation.

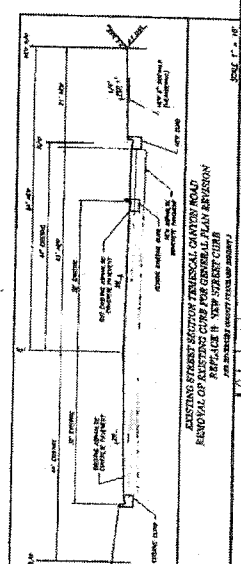
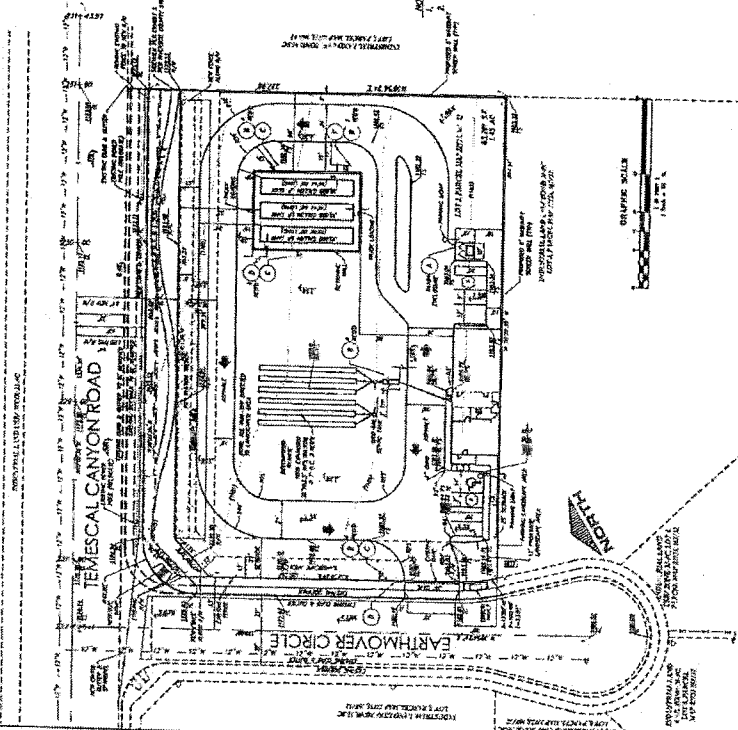
MOBILE YOUR MESSAGE (FREE)

FOR	DATE	TIME	1:50 AM
M	Steve Rawlings		
OF	Rawlings Co.		
PHONE	<input type="checkbox"/> FAX	951-667-5152	
	<input type="checkbox"/> MOBILE	NUMBER	EXTENSION
MESSAGE	sent you an email		
	regarding KC propane an		
	Earthmover Co.		
SIGNED	SC		

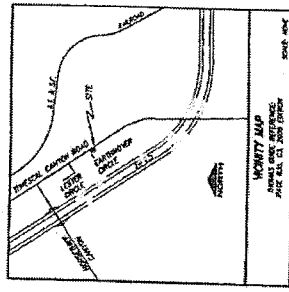
PHONED
RETURNED YOUR CALL
PLEASE CALL
WILL CALL AGAIN
I'VE TO SEE YOU
WANTS TO SEE YOU
M 4008

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

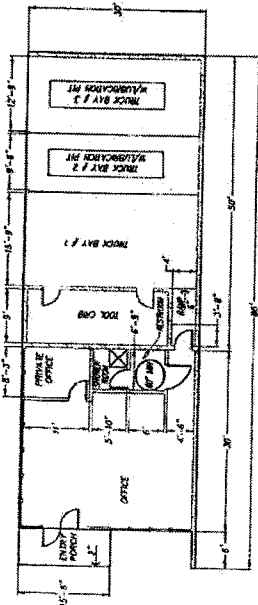
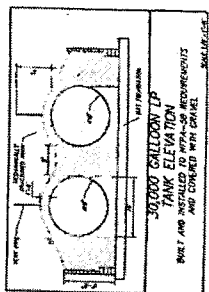
1. THE PROANE COMPANY HAS BEEN GRANTED A CONDITIONAL USE PERMIT FOR THE PROANE STATION, 1300 SOUTH GARDNER, RIVERSIDE COUNTY, CALIFORNIA.
2. THE PROANE STATION IS TO BE USED FOR THE STORAGE AND DISTRIBUTION OF LIQUEFIED PETROLEUM GAS (LPG) TO RESIDENTIAL, COMMERCIAL AND INDUSTRIAL CUSTOMERS.
3. THE PROANE STATION IS TO BE CONFORMED TO THE CALIFORNIA FIRE CODE AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 58, Liquefied Petroleum Gas Code.
4. THE PROANE STATION IS TO BE SITED IN AN OPEN AREA, AWAY FROM BUILDINGS AND OTHER STRUCTURES.
5. THE PROANE STATION IS TO BE PROTECTED BY A FIRE PROTECTION SYSTEM.
6. THE PROANE STATION IS TO BE MAINTAINED IN A SAFE AND SOUND CONDITION.
7. THE PROANE STATION IS TO BE OPERATED IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.



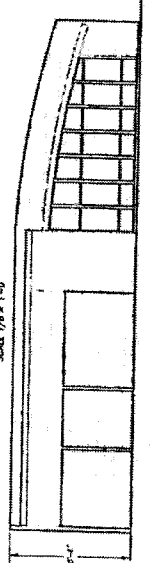
NO.	DATE	REVISION
1	10/15/04	ISSUED FOR PERMITTING
2	11/15/04	REVISED PER PERMITTING COMMENTS
3	12/15/04	REVISED PER PERMITTING COMMENTS
4	01/15/05	REVISED PER PERMITTING COMMENTS
5	02/15/05	REVISED PER PERMITTING COMMENTS
6	03/15/05	REVISED PER PERMITTING COMMENTS
7	04/15/05	REVISED PER PERMITTING COMMENTS
8	05/15/05	REVISED PER PERMITTING COMMENTS
9	06/15/05	REVISED PER PERMITTING COMMENTS
10	07/15/05	REVISED PER PERMITTING COMMENTS
11	08/15/05	REVISED PER PERMITTING COMMENTS
12	09/15/05	REVISED PER PERMITTING COMMENTS
13	10/15/05	REVISED PER PERMITTING COMMENTS
14	11/15/05	REVISED PER PERMITTING COMMENTS
15	12/15/05	REVISED PER PERMITTING COMMENTS
16	01/15/06	REVISED PER PERMITTING COMMENTS
17	02/15/06	REVISED PER PERMITTING COMMENTS
18	03/15/06	REVISED PER PERMITTING COMMENTS
19	04/15/06	REVISED PER PERMITTING COMMENTS
20	05/15/06	REVISED PER PERMITTING COMMENTS



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5	02/15/05	REVISED PER PERMITTING COMMENTS
6	03/15/05	REVISED PER PERMITTING COMMENTS
7	04/15/05	REVISED PER PERMITTING COMMENTS
8	05/15/05	REVISED PER PERMITTING COMMENTS
9	06/15/05	REVISED PER PERMITTING COMMENTS
10	07/15/05	REVISED PER PERMITTING COMMENTS
11	08/15/05	REVISED PER PERMITTING COMMENTS
12	09/15/05	REVISED PER PERMITTING COMMENTS
13	10/15/05	REVISED PER PERMITTING COMMENTS
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15	12/15/05	REVISED PER PERMITTING COMMENTS
16	01/15/06	REVISED PER PERMITTING COMMENTS
17	02/15/06	REVISED PER PERMITTING COMMENTS
18	03/15/06	REVISED PER PERMITTING COMMENTS
19	04/15/06	REVISED PER PERMITTING COMMENTS
20	05/15/06	REVISED PER PERMITTING COMMENTS



FLOOR PLAN
1300 SOUTH GARDNER
RIVERSIDE COUNTY, CALIFORNIA
SCALE: 1/8" = 1'-0"



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

NOTES:
1. ALL DIMENSIONS ARE 1/8" UNLESS SPECIFIED OTHERWISE.
2. MATERIALS SHALL BE AS SPECIFIED IN THE PERMITTING COMMENTS.

APPROVED BY THE ENGINEER (DATE) _____
DATE: 11/15/04
APPROVED BY THE PERMITTING AGENCY (DATE) _____
DATE: _____

SHEET 1 OF 1
INDEX
FILE SHEET - MAKE ONE

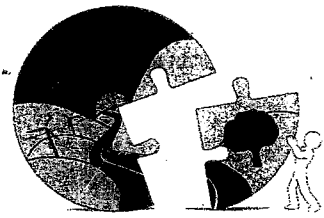
COUNTY OF RIVERSIDE
PLANS AND PERMITS
CONDITIONAL USE PERMIT NO. 3439 - PHASE 1
LPG DISTRIBUTION & STORAGE FACILITY

COUNTY OF RIVERSIDE
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CONDITIONAL USE PERMIT NO. 3439 - PHASE 1
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CONDITIONAL USE PERMIT NO. 3439 - PHASE 1
LPG DISTRIBUTION & STORAGE FACILITY



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

APPLICATION FOR LAND USE PROJECT

CHECK ONE AS APPROPRIATE:

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

PROPOSED LAND USE: _____

ORDINANCE NO. 348 SECTION AUTHORIZING PROPOSED LAND USE: _____

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

CASE NUMBER: CUP 3439 R1

DATE SUBMITTED: 7-30-2013

APPLICATION INFORMATION

Applicant's Name: MARIE OTTAVIO FORCONE

E-Mail: K.C. PROPRIVE@SBCGLOBAL.NET

Mailing Address: 634 SCOUT TRAIL
ANAHEIM CA 92807
City State ZIP

Daytime Phone No: (714) 240 6420 Fax No: (714) 637 1156

Engineer/Representative's Name: Glen Daigle E-Mail: glen@egeinc.net

Mailing Address: 25109 Jefferson Ave Ste 220
MURRIETA CA 92562
City State ZIP

Daytime Phone No: (951) 837 2222 Fax No: (951) 837 2213

Property Owner's Name: MARIE OTTAVIO FORCONE E-Mail: K.C. PROPRIVE@SBCGLOBAL.NET

Mailing Address: 634 SCOUT TRAIL
ANAHEIM CA 92807
City State ZIP

Daytime Phone No: (714) 240 6420 Fax No: (714) 637 1156

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

Desert Office • 38686 El Cerrito Road
Palm Desert, California 92211
(760) 863-8277 • Fax (760) 863-7555

APPLICATION FOR LAND USE PROJECT

Approximate Gross Acreage: 1.0 1.45

General location (nearby or cross streets): North of Lake Street, South of HORSETHIEF CANYON, East of 1-15, West of N/A

Thomas Brothers map, edition year, page number, and coordinates: _____

Project Description: (describe the proposed project in detail)

Replace earth mounding over tanks with fire detection and shut-off system

Related cases filed in conjunction with this application:

CUP 3439

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

yes, provide Case No(s). CUP 3439 (Parcel Map, Zone Change, etc.)

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

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

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

Is water service available at the project site: Yes No

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

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

Is sewer service available at the site? Yes No

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

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

How much grading is proposed for the project site?

Estimated amount of cut = cubic yards: GRADING PERMIT ISSUED

APPLICATION FOR LAND USE PROJECT

Estimated amount of fill = cubic yards GRADING PERMIT ISSUED

Does the project need to import or export dirt? Yes No

Import _____ Export _____ Neither _____

What is the anticipated source/destination of the import/export?

What is the anticipated route of travel for transport of the soil material?

How many anticipated truckloads? _____ truck loads.

What is the square footage of usable pad area? (area excluding all slopes) _____ sq. ft.

Is the project located within 8½ miles of March Air Reserve Base? Yes No

If yes, will any structure exceed fifty-feet (50') in height (above ground level)? Yes No

Is the project located within 1000 feet of a military installation, beneath a low-level flight path or within special use airspace as defined in Section 21098 of the Public Resources Code, and within an urbanized area as defined by Section 65944 of the Government Code? (See California Office of Planning and Research website: <http://cmluca.projects.atlas.ca.gov/>) Yes No

Is the project located within the boundaries of an Airport Land Use Compatibility Plan adopted by the Riverside County Airport Land Use Commission? Yes No

Does the project area exceed one acre in area? Yes No

Is the project located within any of the following watersheds (refer to Riverside County Land Information System (RCLIS) (<http://www3.tlma.co.riverside.ca.us/pa/rclis/index.html>) for watershed location)?

- Santa Ana River Santa Margarita River San Jacinto River Whitewater River

APPLICATION FOR LAND USE PROJECT

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

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

AUTHORIZATION FOR CONCURRENT FEE TRANSFER

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

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

OTTAVIO & MARIE FORCONI *[Signature]*
PRINTED NAME OF APPLICANT SIGNATURE OF APPLICANT

AUTHORITY FOR THIS APPLICATION IS HEREBY GIVEN:

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

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

[Signature] *[Signature]*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)
OTTAVIO FORCONI *[Signature]*
PRINTED NAME OF PROPERTY OWNER(S) SIGNATURE OF PROPERTY OWNER(S)

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

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

PROPERTY INFORMATION:

Assessor's Parcel Number(s): 391-430-021
Section: 17 Township: 55 Range: 5W

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

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

CONDITIONAL USE PERMIT NO. 3439, 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. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: January 15, 2014
PLACE OF HEARING: County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, CA 92501

For further information regarding this project, please contact project planner, Damaris Abraham at (951) 955-5719 or e-mail dabraham@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an MND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

The case file for the proposed project, and the final environmental impact report, may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

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

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

Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 10/22/2013.

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

APN (s) or case numbers CUPO3439R1 For

Company or Individual's Name Planning Department,

Distance buffered 2000'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

TITLE GIS Analyst

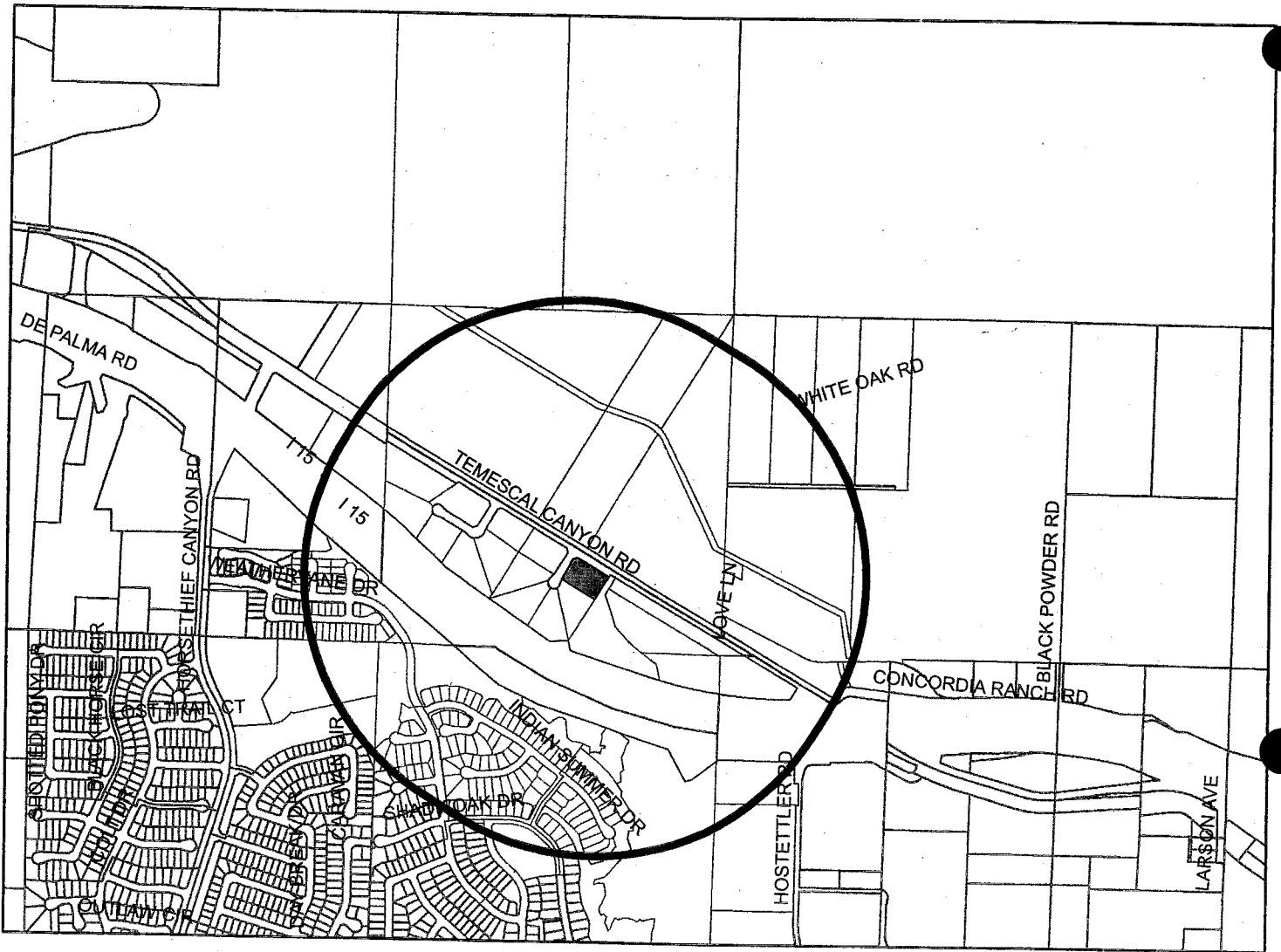
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*Copied
4/22/14*

CUP03439R1 (2000 feet buffer)



Selected Parcels

391-100-001	391-480-016	391-480-018	391-150-027	391-480-009	391-480-003	391-480-004	391-480-014	391-110-003	391-110-005
391-480-006	391-100-040	391-480-010	391-480-011	391-480-012	391-110-001	391-110-021	391-110-002	391-120-015	391-140-019
391-110-022	391-940-056	391-140-020	391-110-006	391-110-007	391-480-005	391-480-020	391-480-021	391-060-004	391-060-005
391-140-031	391-880-001	391-880-006	391-880-007	391-880-008	391-880-013	391-880-041	391-890-001	391-890-006	391-890-008
391-890-012	391-890-017	391-890-018	391-890-025	391-890-036	391-890-055	391-890-057	391-890-062	391-890-065	391-900-004
391-900-007	391-900-008	391-900-014	391-900-024	391-900-025	391-930-087	391-940-019	391-940-021	391-940-025	391-940-027
391-940-029	391-940-034	391-940-035	391-940-036	391-940-046	391-940-048	391-940-072	391-100-043	391-880-002	391-880-004
391-880-005	391-880-019	391-880-021	391-890-016	391-890-024	391-890-028	391-890-029	391-890-035	391-890-043	391-890-064
391-900-010	391-900-011	391-900-012	391-900-019	391-900-020	391-920-052	391-920-055	391-930-084	391-940-024	391-940-032
391-940-033	391-940-049	391-940-053	391-940-055	391-940-057	391-940-060	391-940-063	391-940-075	391-140-027	391-880-009
391-880-011	391-880-038	391-880-039	391-890-005	391-890-020	391-890-021	391-890-027	391-890-031	391-890-038	391-890-044
391-890-046	391-890-050	391-890-056	391-890-058	391-890-066	391-900-001	391-900-003	391-900-006	391-900-023	391-900-027

First 120 parcels shown



1,300 650 0 1,300 Feet

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

ASMT: 391060005, APN: 391060005
MICHAEL LISTON, ETAL
21501 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391120017, APN: 391120017
TEMESCAL CANYON LP
C/O NEAR CAL CORP
512 CHANEY ST
LAKE ELSINORE CA 92530

ASMT: 391100001, APN: 391100001
ACKER STONE INDUSTRIES
C/O LYNN MCALISTER
13296 TEMESCAL CANYON RD
CORONA CA 92883

ASMT: 391120018, APN: 391120018
SANDRA JAUREGUI
22349 AMBER EVE DR
CORONA CA 92883

ASMT: 391100035, APN: 391100035
SANDRA BROWN, ETAL
P O BOX 265
LAKE ELSINORE CA 92531

ASMT: 391120019, APN: 391120019
WILLIAN CROW
1466 EAST 1370 SOUTH
PROVO UT 84604

ASMT: 391100040, APN: 391100040
WIGHT BUSCHLEN
604 BUCHANAN AVE
RIVERSIDE CA 92503

ASMT: 391120026, APN: 391120026
SOUTHERN CALIF EDISON CO
C/O G BRIDGES ATTN: TAX DEPT
2244 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 391110005, APN: 391110005
SHANNON BEADOR, ETAL
C/O BEADOR CONST CO
26320 LESTER CIR
CORONA CA 92883

ASMT: 391140019, APN: 391140019
EVMWD
P O BOX 3000
LAKE ELSINORE CA 92531

ASMT: 391110007, APN: 391110007
JOANNE DERUYTER, ETAL
1136 HUMMINGBIRD LN
CORONA CA 92882

ASMT: 391140020, APN: 391140020
HORSETHIEF CANYON RANCH MAINTENANCE
C/O THE PRESLEY COMPANIES
22659 OLD CANAL RD
YORBA LINDA CA 92687

ASMT: 391120016, APN: 391120016
SOUTHERN CALIF EDISON CO
2ND FLOOR
81 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 391150019, APN: 391150019
SO CAL SANDBAGS INC
12620 BOSLEY LN
CORONA CA 92883

ASMT: 391150023, APN: 391150023
WILLIAM HANMER
P O BOX 2407
CORONA CA 92878

ASMT: 391150027, APN: 391150027
BFW CORONA
C/O CENTENNIAL FUNDING CORP
1131 E MAIN ST STE 207B
TUSTIN CA 92780

ASMT: 391480004, APN: 391480004
CORONA LESTER 11
16402 CONSTRUCTION CIR E
IRVINE CA 92606

ASMT: 391480005, APN: 391480005
JENNIFER CHIRKIANIAN, ETAL
26330 LESTER CIR
CORONA, CA. 92883

ASMT: 391480006, APN: 391480006
SHANNON BEADOR, ETAL
P O BOX 1
CORONA DEL MAR CA 92625

ASMT: 391480008, APN: 391480008
TERRY PARCELL, ETAL
9550 WARNER AVE STE 336
FOUNTAIN VALLEY CA 92708

ASMT: 391480009, APN: 391480009
WADE RASMUSSEN, ETAL
C/O WADE RASMUSSEN
3250 RANCHO DEL MONICO RD
COVINA CA 91724

ASMT: 391480011, APN: 391480011
EARTHMOVER CIRCLE
C/O RONALD C SMIT
205 W BRISTOL LN
ORANGE CA 92886

ASMT: 391480014, APN: 391480014
CORONA PROP CORP
2550 S SANTA FE AVE
VISTA CA 92084

ASMT: 391480015, APN: 391480015
WESTERN RIVERSIDE CO REG CONSERV AUT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 391480018, APN: 391480018
ADAD
2118 WILSHIRE BLV NO 1142
SANTA MONICA CA 90403

ASMT: 391480020, APN: 391480020
LEVEL 3 COMMUNICATIONS
14023 DENVER WEST PKWY
GOLDEN CO 80401

ASMT: 391480021, APN: 391480021
MARIE FORCONE, ETAL
634 S SCOUT TRAIL
ANAHEIM CA 92807

ASMT: 391940075, APN: 391940075
HILL COUNTRY S A LTD, ETAL
3161 MICHELSON DR STE 425
IRVINE CA 92612



City of Lake Elsinore
130 Main St.
Lake Elsinore, CA 92530

Southern California Gas Company
3460 Orange St.
Riverside, CA 92506

Lee Lake Water District
22646 Temescal Canyon Rd.
Corona, CA 92883-4106

Lake Elsinore Unified School District
545 Chaney St.
Lake Elsinore, CA 92530

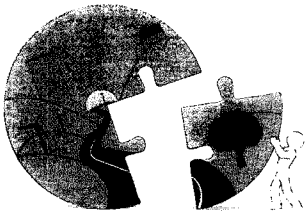
Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

Applicant/Owner:
Marie Ottavio Forcone
634 Scout Trail
Anaheim, CA 92807

Eng-Rep:
Glen Daigle
25109 Jefferson Ave, Suite 220
Murrieta, CA 92562

Applicant/Owner:
Marie Ottavio Forcone
634 Scout Trail
Anaheim, CA 92807

Eng-Rep:
Glen Daigle
25109 Jefferson Ave, Suite 220
Murrieta, CA 92562



RIVERSIDE COUNTY PLANNING DEPARTMENT

Carolyn Syms Luna
Director

TO: Office of Planning and Research (OPR)
P.O. Box 3044
Sacramento, CA 95812-3044
 County of Riverside County Clerk

FROM: Riverside County Planning Department
 4080 Lemon Street, 12th Floor
P. O. Box 1409
Riverside, CA 92502-1409

38686 El Cerrito Road
Palm Desert, California 92211

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

EA42613/CUP03439R1

Project Title/Case Numbers

Damaris Abraham
County Contact Person

951-955-5719
Phone Number

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

Marie Ottavio Forcone
Project Applicant

634 Scout Trail, Anaheim, CA 92807
Address

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.
Project 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.
Project Description

This is to advise that the Riverside County Planning Commission, as the lead agency, has approved the above-referenced project on January 15, 2014, and made the following determinations regarding that project:

1. The project WILL NOT have a significant effect on the environment.
2. An Addendum to adopted EA No. 39785 was prepared for the project pursuant to the provisions of the California Environmental Quality Act Proof of prior payment + \$50.00.
3. Mitigation measures WERE made a condition of the approval of the project.
4. A Mitigation Monitoring and Reporting Plan/Program WAS adopted.
5. A statement of Overriding Considerations WAS NOT adopted for the project.

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

Signature

Title

Date

Date Received for Filing and Posting at OPR: _____

DM/dm
Revised 12/09/2013
\\Planning Case Files-Riverside office\CUP03439R1\DH-PC-BOS Hearings\PC\NOD Form.CUP03439R1.docx

Please charge deposit fee case#: ZEA42613 ZCFG5989

FOR COUNTY CLERK'S USE ONLY

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

J* REPRINTED * R1100844

080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: FORCONE OTTAVIO/MARIE \$2,044.00
paid by: CK 2413
CFG FOR EA39785
paid towards: CFG03256 CALIF FISH & GAME: DOC FEE
at parcel: 26362 EARTHMOVER CIR COR
appl type: CFG3

By _____ Feb 01, 2011 09:15
MGARDNER posting date Feb 01, 2011

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$2,044.00

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

COUNTY OF RIVERSIDE
SPECIALIZED DEPARTMENT RECEIPT
Permit Assistance Center

O* REPRINTED * R1307128

4080 Lemon Street
Second Floor
Riverside, CA 92502
(951) 955-3200

39493 Los Alamos Road
Suite A
Murrieta, CA 92563
(951) 694-5242

38686 El Cerrito Rd
Indio, CA 92211
(760) 863-8271

Received from: FORCONE OTTAVIO AND MARIE
paid by: VI 01374G
EA42613

\$50.00

paid towards: CFG05989 CALIF FISH & GAME: DOC FEE
at parcel: 26362 EARTHMOVER CIR COR
appl type: CFG3

By MGARDNER Jul 30, 2013 16:50
posting date Jul 30, 2013

Account Code	Description	Amount
658353120100208100	CF&G TRUST: RECORD FEES	\$50.00

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

NOTICE OF PUBLIC HEARING
and
**INTENT TO CONSIDER AN ADDENDUM TO A
MITIGATED NEGATIVE DECLARATION (MND)**

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

CONDITIONAL USE PERMIT NO. 3439, 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. (Quasi-judicial)

TIME OF HEARING: 9:00 a.m. or as soon as possible thereafter.
DATE OF HEARING: January 15, 2014
PLACE OF HEARING: County Administrative Center
4080 Lemon Street, 1st Floor Board Chambers
Riverside, CA 92501

For further information regarding this project, please contact project planner, Damaris Abraham at (951) 955-5719 or e-mail dabraham@rctlma.org, or go to the County Planning Department's Planning Commission agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described project will not have a significant effect on the environment and has recommended certification of an addendum to an MND. The Planning Commission will consider the proposed project, and the proposed addendum, at the public hearing.

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Please send all written correspondence to:

RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Damaris Abraham
P.O. Box 1409, Riverside, CA 92502-1409

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I, VINNIE NGUYEN, certify that on 10/22/2013.

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

APN (s) or case numbers CUPO3439R1 For

Company or Individual's Name Planning Department,

Distance buffered 2000'.

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NAME: Vinnie Nguyen

TITLE GIS Analyst

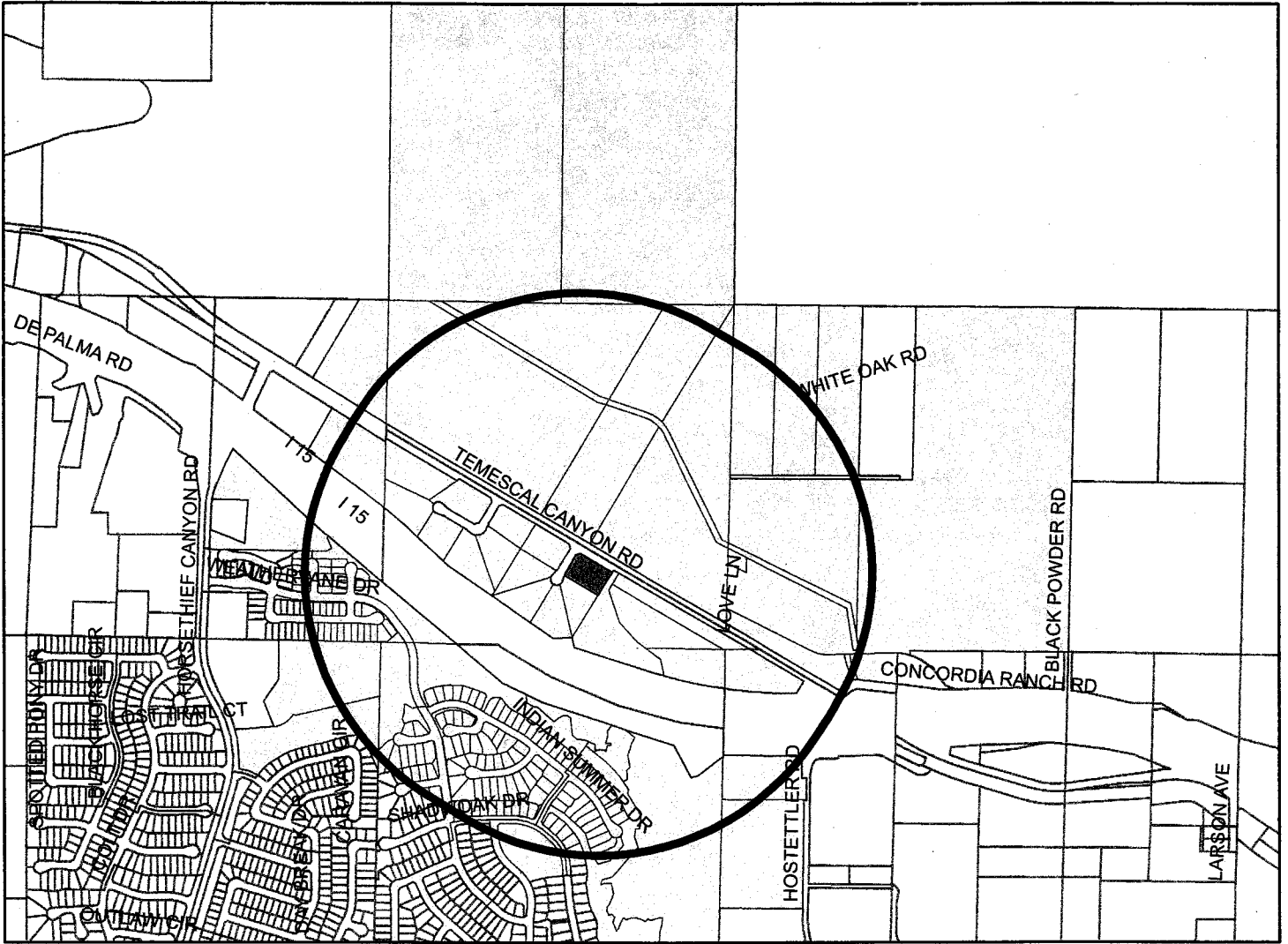
ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

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

*copies
4/22/14*

CUP03439R1 (2000 feet buffer)



Selected Parcels

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391-940-033	391-940-049	391-940-053	391-940-055	391-940-057	391-940-060	391-940-063	391-940-075	391-140-027	391-880-009
391-880-011	391-880-038	391-880-039	391-890-005	391-890-020	391-890-021	391-890-027	391-890-031	391-890-038	391-890-044
391-890-046	391-890-050	391-890-056	391-890-058	391-890-066	391-900-001	391-900-003	391-900-006	391-900-023	391-900-027

First 120 parcels shown



1,300 650 0 1,300 Feet

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ACKER STONE INDUSTRIES
C/O LYNN MCALISTER
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22349 AMBER EVE DR
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PROVO UT 84604

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DWIGHT BUSCHLEN
3604 BUCHANAN AVE
RIVERSIDE CA 92503

ASMT: 391120026, APN: 391120026
SOUTHERN CALIF EDISON CO
C/O G BRIDGES ATTN: TAX DEPT
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C/O BEADOR CONST CO
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HORSETHIEF CANYON RANCH MAINTENANCE
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SOUTHERN CALIF EDISON CO
2ND FLOOR
2131 WALNUT GROVE AVE
ROSEMEAD CA 91770

ASMT: 391150019, APN: 391150019
SO CAL SANDBAGS INC
12620 BOSLEY LN
CORONA CA 92883



TO: [Name] FROM: [Name] SUBJECT: [Subject]

DATE: [Date]

[Section Header]

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[Section Header]

[Main body of text, second section]

[Section Header]

[Main body of text, third section]

[Signature/Stamp]

ASMT: 391150023, APN: 391150023
WILLIAM HANMER
P O BOX 2407
CORONA CA 92878

ASMT: 391480011, APN: 391480011
EARTHMOVER CIRCLE
C/O RONALD C SMIT
205 W BRISTOL LN
ORANGE CA 92886

ASMT: 391150027, APN: 391150027
BFW CORONA
C/O CENTENNIAL FUNDING CORP
1131 E MAIN ST STE 207B
TUSTIN CA 92780

ASMT: 391480014, APN: 391480014
CORONA PROP CORP
2550 S SANTA FE AVE
VISTA CA 92084

ASMT: 391480004, APN: 391480004
CORONA LESTER 11
16402 CONSTRUCTION CIR E
IRVINE CA 92606

ASMT: 391480015, APN: 391480015
WESTERN RIVERSIDE CO REG CONSERV AUT
3133 MISSION INN AVE
RIVERSIDE CA 92507

ASMT: 391480005, APN: 391480005
JENNIFER CHIRKANIEN, ETAL
26330 LESTER CIR
CORONA, CA. 92883

ASMT: 391480018, APN: 391480018
ADAD
2118 WILSHIRE BLV NO 1142
SANTA MONICA CA 90403

ASMT: 391480006, APN: 391480006
SHANNON BEADOR, ETAL
P O BOX 1
CORONA DEL MAR CA 92625

ASMT: 391480020, APN: 391480020
LEVEL 3 COMMUNICATIONS
14023 DENVER WEST PKWY
GOLDEN CO 80401

ASMT: 391480008, APN: 391480008
TERRY PARCELL, ETAL
9550 WARNER AVE STE 336
FOUNTAIN VALLEY CA 92708

ASMT: 391480021, APN: 391480021
MARIE FORCONE, ETAL
634 S SCOUT TRAIL
ANAHEIM CA 92807

ASMT: 391480009, APN: 391480009
WADE RASMUSSEN, ETAL
C/O WADE RASMUSSEN
3250 RANCHO DEL MONICO RD
COVINA CA 91724

ASMT: 391940075, APN: 391940075
HILL COUNTRY S A LTD, ETAL
3161 MICHELSON DR STE 425
IRVINE CA 92612



STATE OF TEXAS
COUNTY OF DALLAS

Know all men by these presents, that _____

of the County of _____ State of Texas, for and in consideration of the sum of _____ Dollars, to _____ in hand paid by _____ the receipt of which is hereby acknowledged, have granted, sold and conveyed, and by these presents do grant, sell and convey unto the said _____ of the County of _____ State of Texas, all that certain _____

WITNESSED my hand and seal of office this _____ day of _____, 20____.

**Riverside County Board of Supervisors
Request to Speak**

Submit request to Clerk of Board (right of podium),
Speakers are entitled to three (3) minutes, subject
to Board Rules listed on the reverse side of this form.

SPEAKER'S NAME: GARRY GRANT

Address: _____
(only if follow-up mail response requested)

City: _____ **Zip:** _____

Phone #: _____

Date: MAR 11⁰¹⁴ **Agenda #** 1-2

PLEASE STATE YOUR POSITION BELOW:

Position on "Regular" (non-appealed) Agenda Item:

Support **Oppose** **Neutral**

Note: If you are here for an agenda item that is filed
for "Appeal", please state separately your position on
the appeal below:

Support **Oppose** **Neutral**

I give my 3 minutes to: _____

BOARD RULES

Requests to Address Board on "Agenda" Items:

You may request to be heard on a published agenda item. Requests to be heard must be submitted to the Clerk of the Board before the scheduled meeting time.

Requests to Address Board on items that are "NOT" on the Agenda:

Notwithstanding any other provisions of these rules, member of the public shall have the right to address the Board during the mid-morning "Oral Communications" segment of the published agenda. Said purpose for address must pertain to issues which are under the direct jurisdiction of the Board of Supervisors. YOUR TIME WILL BE LIMITED TO THREE (3) MINUTES.

Power Point Presentations/Printed Material:

Speakers who intend to conduct a formalized Power Point presentation or provide printed material must notify the Clerk of the Board's Office by 12 noon on the Monday preceding the Tuesday Board meeting, insuring that the Clerk's Office has sufficient copies of all printed materials and at least one (1) copy of the Power Point CD. Copies of printed material given to the Clerk (by Monday noon deadline) will be provided to each Supervisor. If you have the need to use the overhead "Elmo" projector at the Board meeting, please insure your material is clear and with proper contrast, notifying the Clerk well ahead of the meeting, of your intent to use the Elmo.

Individual Speaker Limits:

Individual speakers are limited to a maximum of three (3) minutes. Please step up to the podium when the Chairman calls your name and begin speaking immediately. Pull the microphone to your mouth so that the Board, audience, and audio recording system hear you clearly. Once you start speaking, the "green" podium light will light. The "yellow" light will come on when you have one (1) minute remaining. When you have 30 seconds remaining, the "yellow" light will begin flash, indicating you must quickly wrap up your comments. Your time is up when the "red" light flashes. The Chairman adheres to a strict three (3) minutes per speaker. **Note: If you intend to give your time to a "Group/Organized Presentation", please state so clearly at the very bottom of the reverse side of this form.**

Group/Organized Presentations:

Group/organized presentations with more than one (1) speaker will be limited to nine (9) minutes at the Chairman's discretion. The organizer of the presentation will automatically receive the first three (3) minutes, with the remaining six (6) minutes relinquished by other speakers, as requested by them on a completed "Request to Speak" form, and clearly indicated at the front bottom of the form.

Addressing the Board & Acknowledgement by Chairman:

The Chairman will determine what order the speakers will address the Board, and will call on all speakers in pairs. The first speaker should immediately step to the podium and begin addressing the Board. The second speaker should take up a position in one of the chamber aisles in order to quickly step up to the podium after the preceding speaker. This is to afford an efficient and timely Board meeting, giving all attendees the opportunity to make their case. Speakers are prohibited from making personal attacks, and/or using coarse, crude, profane or vulgar language while speaking to the Board members, staff, the general public and/or meeting participants. Such behavior, at the discretion of the Board Chairman may result in removal from the Board Chambers by Sheriff Deputies.



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.

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,

- | | |
|-----------------------------------|--|
| 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

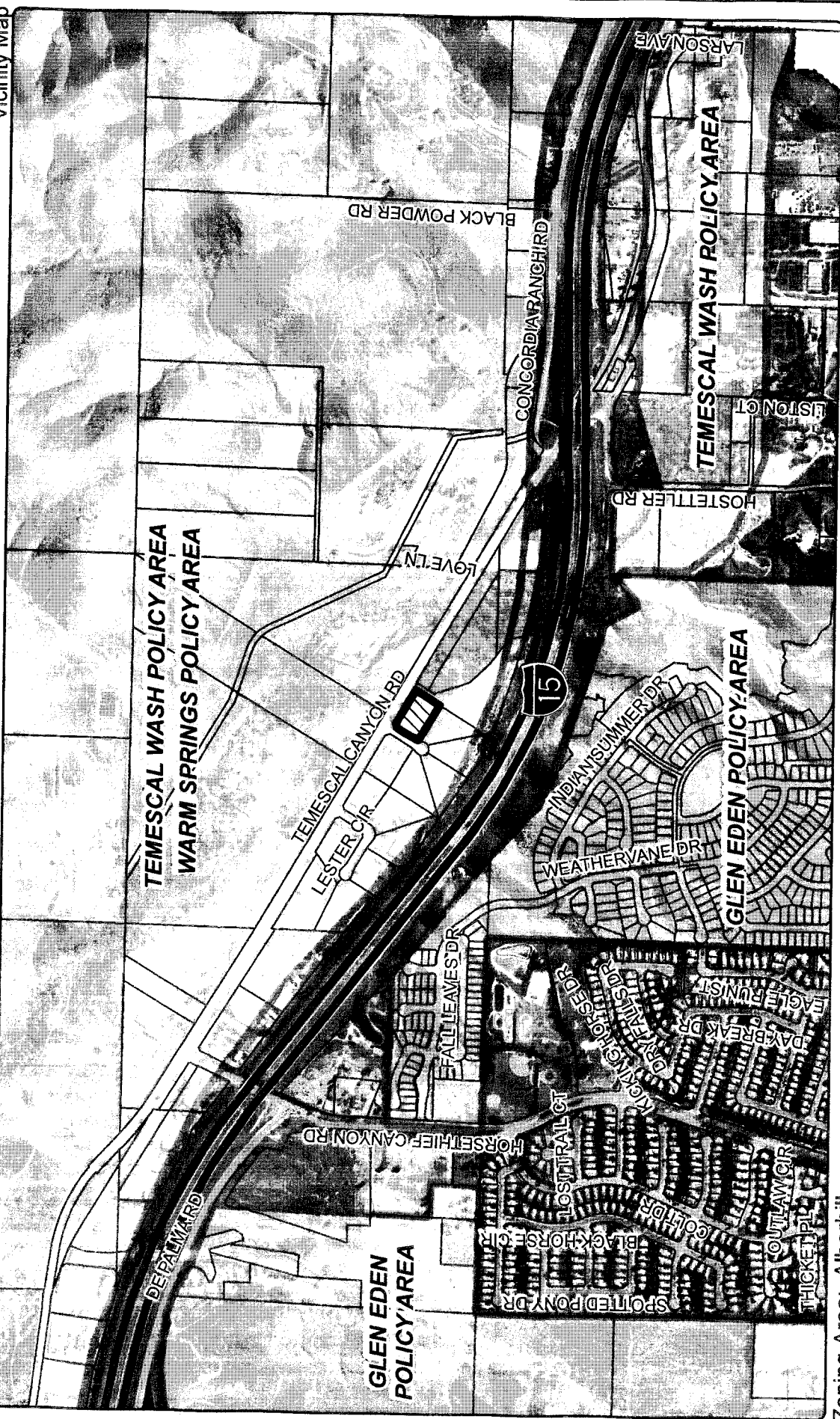
Date Prepared: 08/29/13

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 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 more information, please contact the Riverside County Planning Department offices in Riverside at (951) 355-5200 (Western County), or in Indio at (760) 863-8277 (Eastern County) or website at <http://www.planning.riverside.ca.us/index2.html>

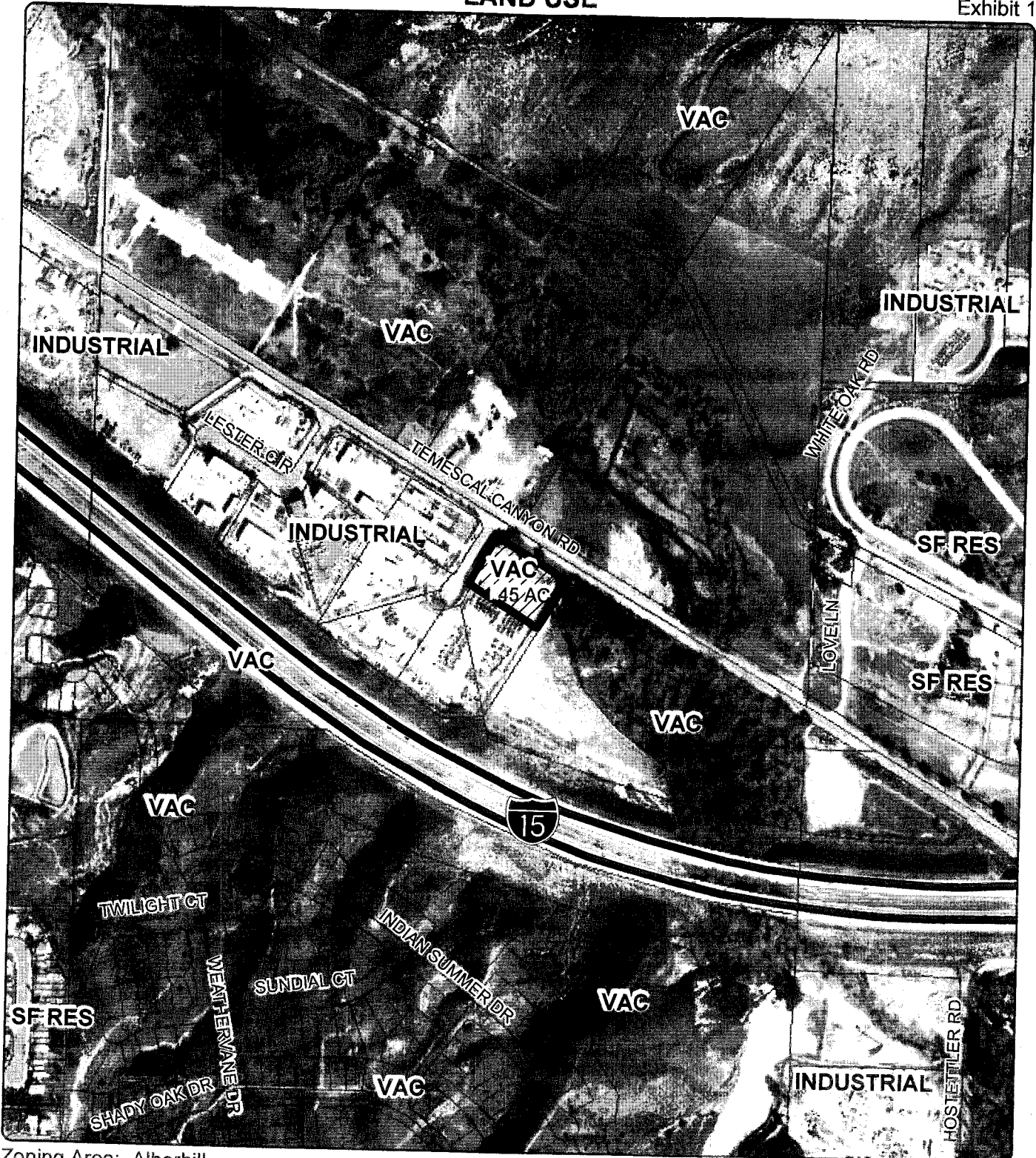
RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03439R1

LAND USE

Supervisor Jeffries
District 1

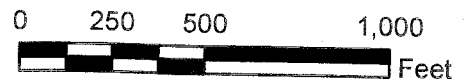
Date Drawn: 10/25/13
Exhibit 1



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



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



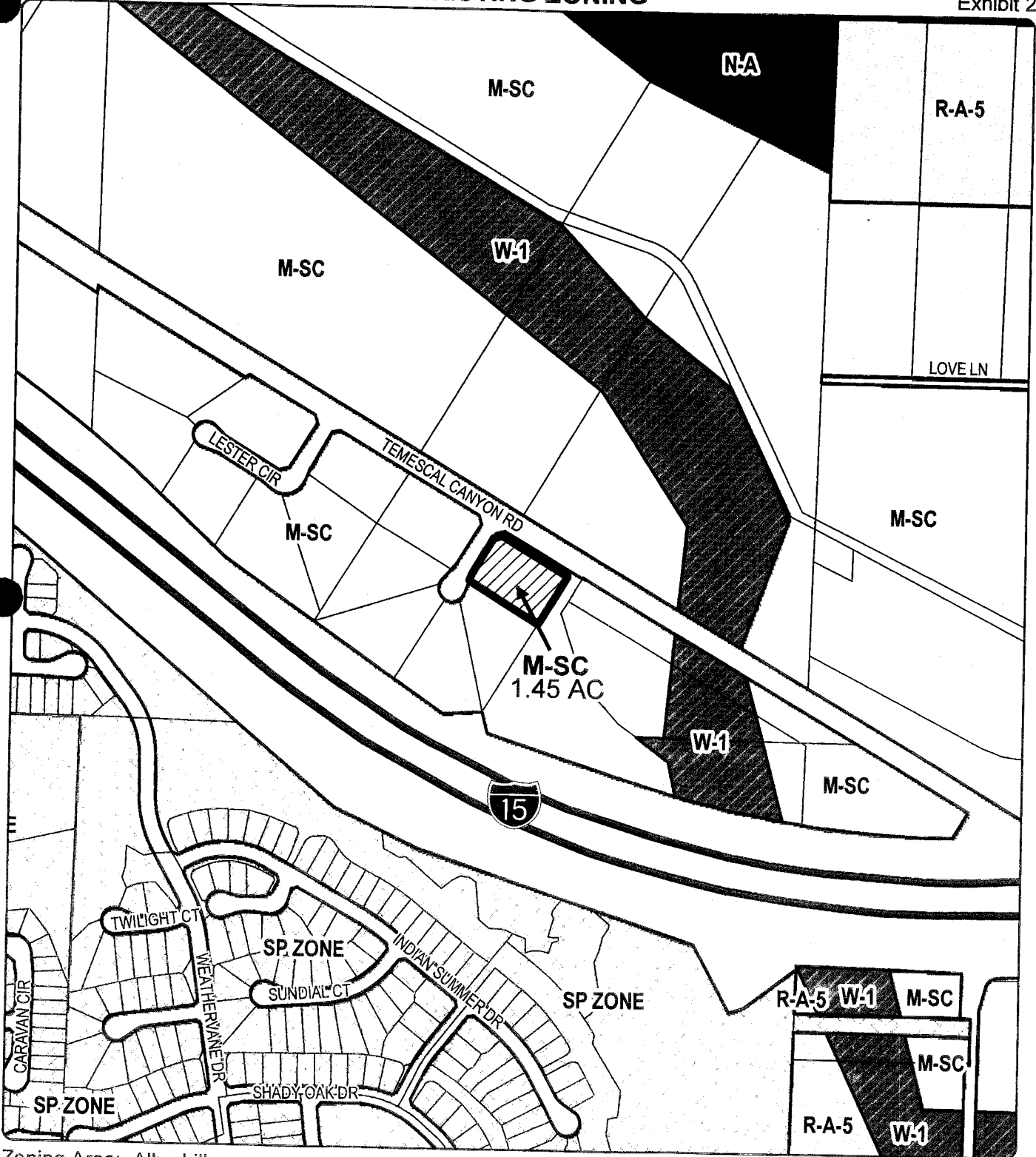
DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200 (Western County), or in Indio at (760) 865-6277 (Eastern County) or website at <http://www.tlms.co.riverside.ca.us/index.html>.

RIVERSIDE COUNTY PLANNING DEPARTMENT

CUP03439R1
EXISTING ZONING

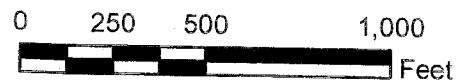
Supervisor Jeffries
District 1

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



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RIVERSIDE COUNTY PLANNING DEPARTMENT

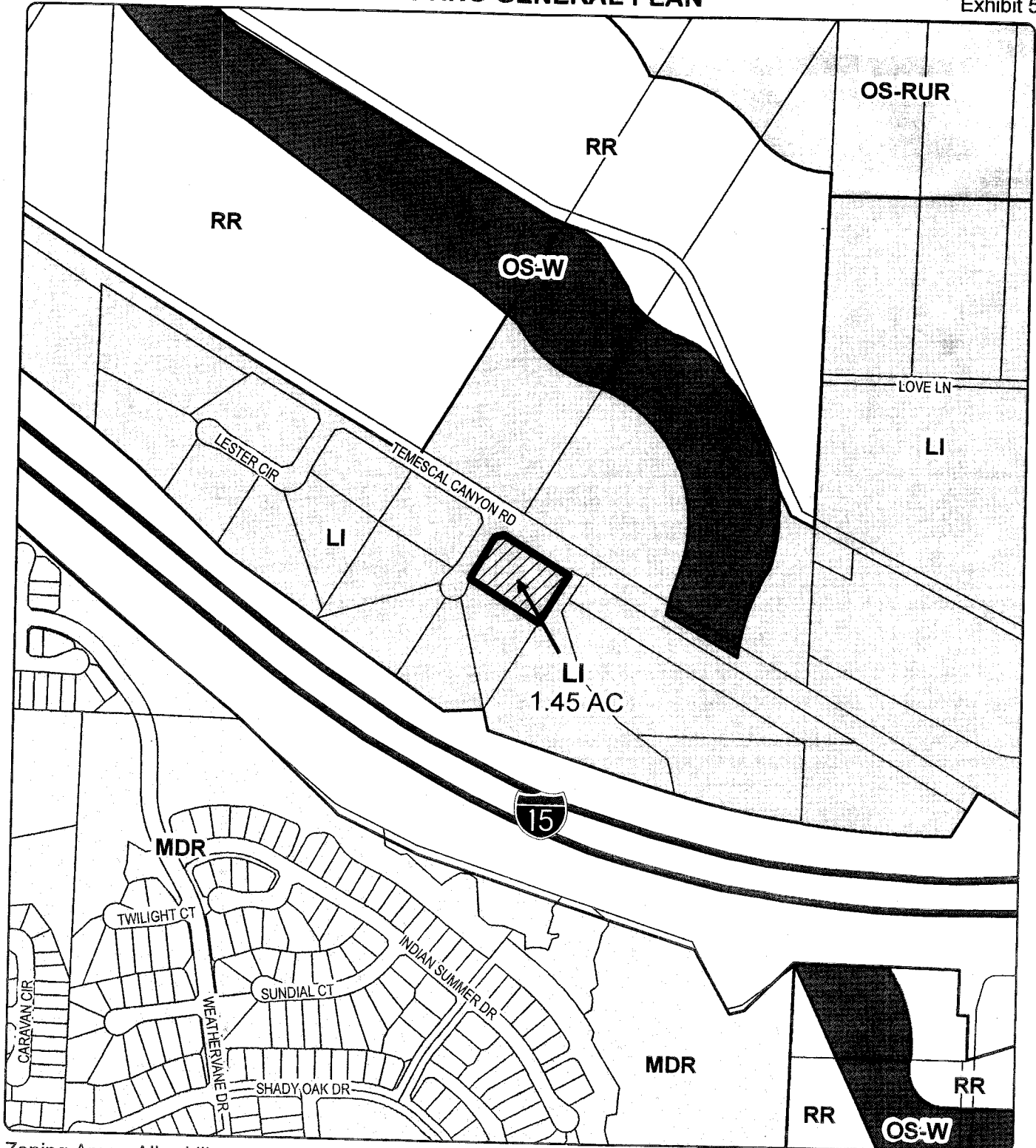
CUP03439R1

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



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.tlma.co.riverside.ca.us/index.html>

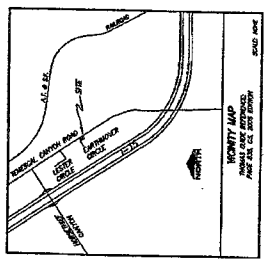
CASE: JP03439R1, AMD.#1
 EXHIBIT: A-1
 DATE: 10/28/13
 PLANNER: D. ABRAHAM



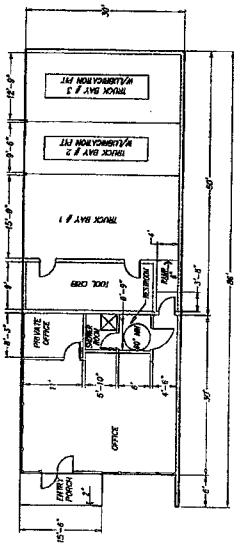
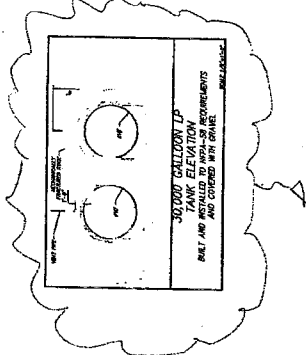
**CONDITIONAL USE PERMIT 3439
 FOR
 K.C. PROPANE
 RIVERSIDE COUNTY, CALIFORNIA**

- 1. THE PROPOSED USE IS A CONDITIONAL USE PERMIT AS SET FORTH IN THE RIVERSIDE COUNTY ZONING ORDINANCES.
- 2. THE PROPOSED USE IS COMPATIBLE WITH THE SURROUNDING LAND USES AND DOES NOT CONFLICT WITH THE ZONING ORDINANCES.
- 3. THE PROPOSED USE IS IN ACCORDANCE WITH THE RIVERSIDE COUNTY ZONING ORDINANCES.
- 4. THE PROPOSED USE IS IN ACCORDANCE WITH THE RIVERSIDE COUNTY ZONING ORDINANCES.
- 5. THE PROPOSED USE IS IN ACCORDANCE WITH THE RIVERSIDE COUNTY ZONING ORDINANCES.
- 6. THE PROPOSED USE IS IN ACCORDANCE WITH THE RIVERSIDE COUNTY ZONING ORDINANCES.
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- 10. THE PROPOSED USE IS IN ACCORDANCE WITH THE RIVERSIDE COUNTY ZONING ORDINANCES.

ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
 1. THE PROPOSED USE IS A CONDITIONAL USE PERMIT AS SET FORTH IN THE RIVERSIDE COUNTY ZONING ORDINANCES.
 2. THE PROPOSED USE IS COMPATIBLE WITH THE SURROUNDING LAND USES AND DOES NOT CONFLICT WITH THE ZONING ORDINANCES.
 3. THE PROPOSED USE IS IN ACCORDANCE WITH THE RIVERSIDE COUNTY ZONING ORDINANCES.
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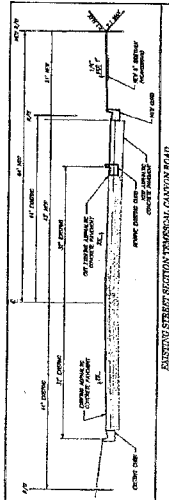
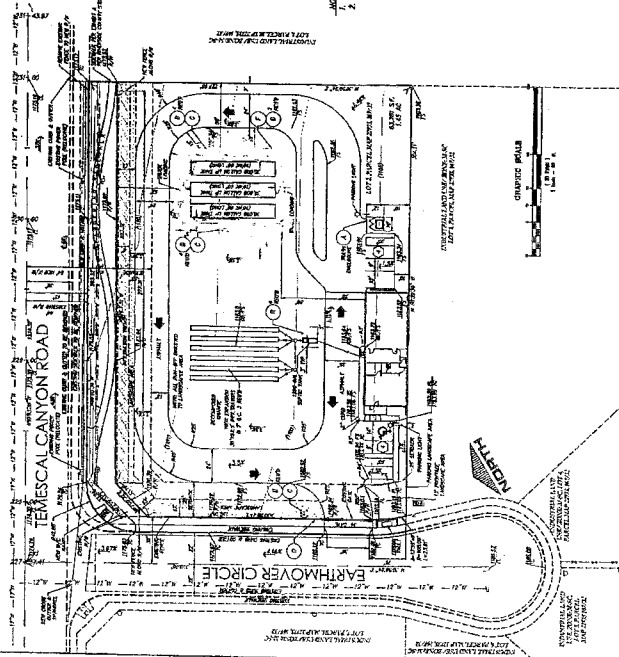
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	10/28/13	DA
2	FINAL PLAN	10/28/13	DA
3	REVISIONS	10/28/13	DA
4	REVISIONS	10/28/13	DA
5	REVISIONS	10/28/13	DA
6	REVISIONS	10/28/13	DA
7	REVISIONS	10/28/13	DA
8	REVISIONS	10/28/13	DA
9	REVISIONS	10/28/13	DA
10	REVISIONS	10/28/13	DA



FLOOR PLAN
 1500 SQ. FT. GROUND
 1500 SQ. FT. TOTAL
 1500 SQ. FT. TOTAL



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

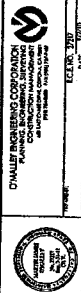


CROSS SECTION
 SCALE: 1/4" = 1'-0"

LEGEND
 1. WALL
 2. WINDOW
 3. DOOR
 4. ROOF
 5. FLOOR
 6. CEILING

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

SHEET: _____ OF _____
 TITLE: _____
 DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____



UNIVERSITY OF CALIFORNIA
 RIVERSIDE COUNTY HEALTH DEPARTMENT

UNIVERSITY OF CALIFORNIA
 RIVERSIDE COUNTY HEALTH DEPARTMENT

UNIVERSITY OF CALIFORNIA
 RIVERSIDE COUNTY HEALTH DEPARTMENT

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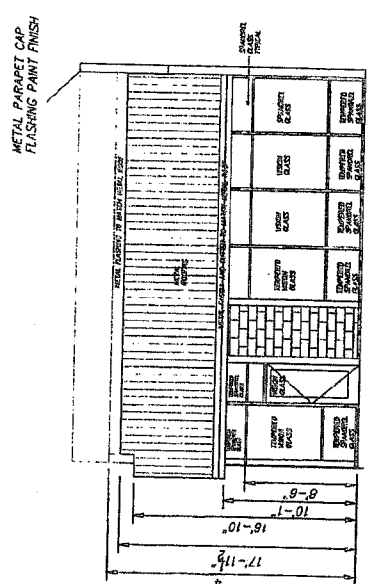
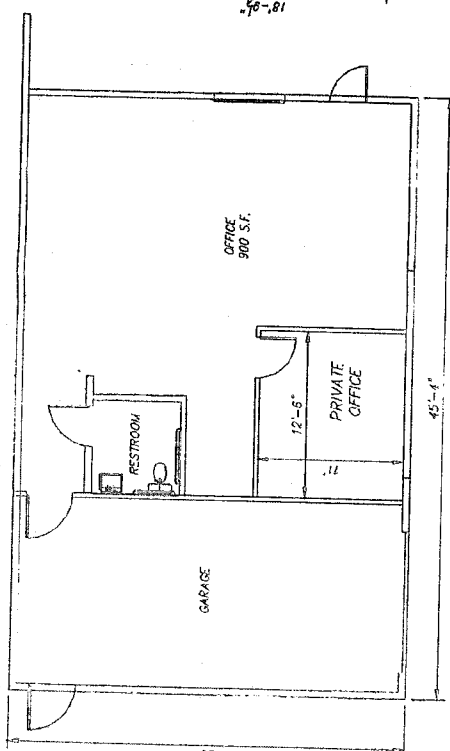
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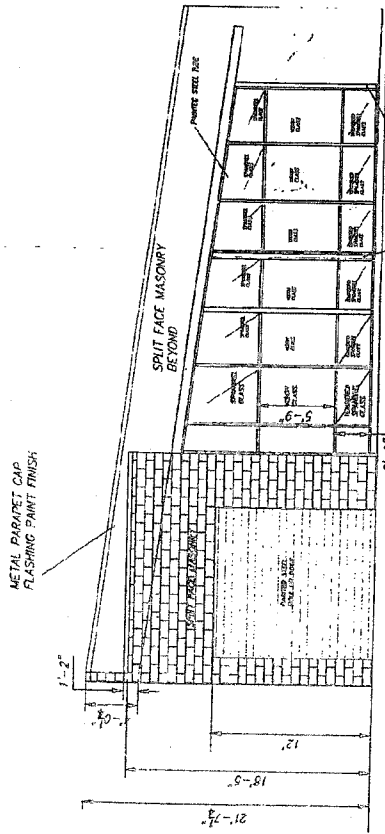
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SIDE ELEVATION



FRONT ELEVATION

EXHIBIT NO. B & C
CASE NO. CUP0343951
DATE 4/25/13 SIGNATURE [Signature]

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



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NO.	DESCRIPTION	DATE	BY	CHK
1	ISSUED FOR PERMITS	10/28/13	DA	DA
2	ISSUED FOR PERMITS	10/28/13	DA	DA
3	ISSUED FOR PERMITS	10/28/13	DA	DA
4	ISSUED FOR PERMITS	10/28/13	DA	DA



O'HALLER ENGINEERING CORPORATION
 PLANNING & DESIGN
 CONSTRUCTION MANAGEMENT
 1000 WEST 1000 SOUTH, SUITE 200
 SALT LAKE CITY, UT 84119
 (801) 466-1111

BASE DRAWINGS
 THE BASIS OF PERMITS FOR THIS MAP
 IS A REVIEW OF THE SUBMITTALS
 CONFORMING WITH THE CITY OF SALT LAKE CITY
 ZONING ORDINANCE, CHAPTER 21A, ARTICLE 21A-1
 AND 21A-2.0307

COUNTY OF DAVENPORT
 PARCEL: 2 PM 22735
 SUBSTANTIAL PERFORMANCE NO. 3439
 LPG DISTRIBUTION & STORAGE FACILITY

DATE: 10/28/13
 SCALE: 1/8" = 1'-0"

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:	Units:	Projected No. of Residents:
Commercial Acres:	Sq. Ft. of Bldg. Area:	Est. No. of Employees:
Industrial Acres: 1.45	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.

Damaris Abraham
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"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create cut or fill slopes greater than 2:1 or higher than 10 feet?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in grading that affects or negates subsurface sewage disposal systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

a-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.

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

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

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

Source: 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

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

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

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

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

<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:

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

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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 were not included, as a part of this review or approval and this approval is not intended, and should not be misconstrued as approval for grading permit. Engineering and other building code parameters will be reviewed and additional comments and/or conditions may be imposed by the Building and Safety Department upon application for grading and/or building permits.

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

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

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

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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

- 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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source: Project Materials, SB 97, State CEQA Guidelines Revisions (State adopted Jan. 1, 2010)

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

HAZARDS AND HAZARDOUS MATERIALS Would the project

22. Hazards and Hazardous Materials

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 like hood of fire within the immediate area. In order to ensure the significant risk of loss, injury or death involving wildland fires, the applicant shall comply with Fire Department conditions related to building construction.

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

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

HYDROLOGY AND WATER QUALITY Would the project

25. Water Quality Impacts

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				
d) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Place housing within a 100-year flood hazard area, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Include new or retrofitted stormwater Treatment Control Best Management Practices (BMPs) (e.g. water quality treatment basins, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors or odors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

26. Floodplains

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

NA - Not Applicable U - Generally Unsuitable R - Restricted

	NA - Not Applicable <input checked="" type="checkbox"/>	U - Generally Unsuitable <input type="checkbox"/>	R - Restricted <input type="checkbox"/>	No Impact <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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Changes in absorption rates or the rate and amount of surface runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam (Dam Inundation Area)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Changes in the amount of surface water in any water body?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

27. Land Use

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

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

28. Planning

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

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

Findings of Fact:

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

b) The project will be compatible with existing surrounding zoning

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MINERAL RESOURCES Would the project

29. Mineral Resources

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

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

Findings of Fact:

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

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

NOISE Would the project result in

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

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

NA - Not Applicable

A - Generally Acceptable

B - Conditionally Acceptable

C - Generally Unacceptable

D - Land Use Discouraged

30. Airport Noise

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

NA A B C D

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

NA A B C D

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

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

31. Railroad Noise

NA A B C D

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

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

32. Highway Noise

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

Source: On-site Inspection, Project Application Materials

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

33. Other Noise

NA A B C D

Source: Project Application Materials, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

34. Noise Effects on or by the Project

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

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

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

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

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

Findings of Fact:

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

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

c) The project will not provide exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

POPULATION AND HOUSING Would the project

35. Housing

a) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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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"/>
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d) Affect a County Redevelopment Project Area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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"/>
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Source: Project Application Materials, GIS database, Riverside County General Plan Housing Element

Findings of Fact:

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- d) The project will not affect a County Redevelopment Project Area.
- e) The project will not cumulatively exceed official regional or local population projections.
- f) The project will not induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

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

36. Fire Services

Source: Riverside County General Plan Safety Element

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

37. Sheriff Services

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.