

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

38. Schools

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

Source: Lake Elsinore Unified School District correspondence, GIS database

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

39. Libraries

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

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

40. Health Services

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

Source: Riverside County General Plan

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

RECREATION

41. Parks and Recreation

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

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

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

c) Is the project located within a Community Service Area (CSA) or recreation and park district with a Community Parks and Recreation Plan (Quimby fees)?

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

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

Findings of Fact:

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

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

42. Recreational Trails

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

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

Findings of Fact:

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

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

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

TRANSPORTATION/TRAFFIC Would the project

43. Circulation

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

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

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

Source: Riverside County General Plan

Findings of Fact:

- a) The project will not conflict with an applicable plan, ordinance or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit.
- b) The project will not conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways.
- c) The project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.
- d) The project will not alter waterborne, rail or air traffic.
- e) The project will not substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).

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

- f) The project will not cause an effect upon, or a need for new or altered maintenance of roads.
- g) The project will not cause an effect upon circulation during the project's construction.
- h) The project will not result in inadequate emergency access or access to nearby uses.
- i) The project will not conflict with adopted policies, plans or programs regarding public transit, bikeways or pedestrian facilities, or otherwise substantially decrease the performance or safety of such facilities.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

44. Bike Trails

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

Source: Riverside County General Plan

Findings of Fact:

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

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

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

UTILITY AND SERVICE SYSTEMS Would the project

45. Water

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

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

b) The project will have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

46. Sewer

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

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

Source: Department of Environmental Health Review

Findings of Fact:

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

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

47. Solid Waste

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

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

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

Findings of Fact:

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

a) The project will be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs.

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

48. Utilities

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

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

Source:

Findings of Fact:

Facilities constructed is anticipated with less than significant impact.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

49. Energy Conservation

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

Source:

Findings of Fact:

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

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

OTHER

50. Other:

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

Source: Staff review

Findings of Fact:

No other significant impacts were identified.

Mitigation: No mitigation measures are required.

Monitoring: No monitoring measures are required.

MANDATORY FINDINGS OF SIGNIFICANCE

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, Project Application Materials

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

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

Source: Staff review, project application

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

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

VI. EARLIER ANALYSES

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

Earlier Analyses Used, if any:

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

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

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

VI. AUTHORITIES CITED

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

Revised: 1/24/2011 11:36 AM
EA 2010.docx

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 USE - PROJECT DESCRIPTION

RECOMMND

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

10. EVERY. 2 USE - HOLD HARMLESS

RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

10. EVERY. 3 USE - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Conditional Use Permit No. 3439R1 shall be henceforth defined as follows:

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

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

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

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

10. EVERY. 4 USE - 90 DAYS TO PROTEST

RECOMMND

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

BS GRADE DEPARTMENT

10.BS GRADE. 1 USE - GENERAL INTRODUCTION

RECOMMND

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

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

RECOMMND

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

CONITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

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

RECOMMND

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

10.BS GRADE. 6 USE - NPDES INSPECTIONS

RECOMMND

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

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

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

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

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

10.BS GRADE. 8 USE - DUST CONTROL RECOMMND

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

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

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

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

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

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

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

10.BS GRADE. 13 USE - SLOPE SETBACKS RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

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

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

10.BS GRADE. 18 USE - OFFST. PAVED PKG RECOMMND

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

10.BS GRADE. 20 USE - RETAINING WALLS RECOMMND

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

10.BS GRADE. 23 USE - MANUFACTURED SLOPES RECOMMND

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

10.BS GRADE. 24 USE - FINISH GRADE RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

BS PLNCK DEPARTMENT

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

RECOMMND

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

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

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

E HEALTH DEPARTMENT

10.E HEALTH. 1 CUP 3439 R1 - COMMENTS

RECOMMND

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

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

FIRE DEPARTMENT

10.FIRE. 1 USE-#50-BLUE DOT REFLECTOR

RECOMMND

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

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

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

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

RECOMMND

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

FLOOD RI DEPARTMENT

10.FLOOD RI. 1 USE FLOOD HAZARD REPORT

RECOMMND

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

The northeast corner of the property is located within the 100-yr Zone AE floodplain limits of Temescal Wash as delineated on Panel No. 06065C-2006G of the Flood Insurance Rate Maps issued in conjunction with the National Flood Insurance Program administered by the Federal Emergency Management Agency (FEMA). The proposed site is lot 2 of PM 22735. The grading has been approved previously by the District under this parcel map. However, the FEMA map is not revised therefore the eastern half of the site is still designated as floodplain. No structure is proposed in the floodplain area, but placement of any structure in the future will require a revision to the floodplain. All the approved conditions for the original CUP are applicable to this revised permit. Since no new impervious areas proposed with this revised permit the approved Final Water Quality Management Plan (WQMP) on May 23, 2012 is still valid and the District has no objection to this proposal.

PLANNING DEPARTMENT

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

RECOMMND

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

The development of the premises shall conform substantially

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

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

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

10.PLANNING. 2 USE - FEES FOR REVIEW RECOMMND

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

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

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

10.PLANNING. 6 USE - HOURS OF OPERATION RECOMMND

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

10.PLANNING. 7 USE - BASIS FOR PARKING RECOMMND

Parking for this project was determined primarily on the basis of County Ordinance No. 348, Section 18.12. a.(2).b), 1 space/250 square feet of office area and an additional 1 space/500 square feet of garage area.

10.PLANNING. 9 USE - NO OUTDOOR ADVERTISING RECOMMND

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

10.PLANNING. 15 USE - RECLAIMED WATER RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

10.PLANNING. 16 USE - NO SECOND FLOOR

RECOMMND

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

10.PLANNING. 17 USE - NO RESIDENT OCCUPANCY

RECOMMND

No permanent occupancy shall be permitted within the property approved under this conditional use permit as a principal place of residence. No person shall use the premises as a permanent mailing address nor be entitled to vote using an address within the premises as a place of residence.

10.PLANNING. 19 USE - EXTERIOR NOISE LEVELS

RECOMMND

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

10.PLANNING. 20 USE - NOISE MONITORING REPORTS

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

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

Building and Safety. The noise monitoring report shall be approved by the Office of Industrial Hygiene of the Health Service Agency (the permittee or the permittee's successor-in-interest shall be required to place on deposit sufficient funds to cover the costs of this approval prior to commencing the required report).

10.PLANNING. 22 USE - CAUSES FOR REVOCATION RECOMMND

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

10.PLANNING. 23 USE - CEASED OPERATIONS RECOMMND

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

10.PLANNING. 24 USE - IND OCCUPANT CHANGE RECOMMND

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

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

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

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

COMPTIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

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

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

10.PLANNING. 29 USE - PERMIT SIGNS RECOMMND

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

10.PLANNING. 32 USE - BUSINESS LICENSING RECOMMND

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

TRANS DEPARTMENT

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

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

10.TRANS. 2 USE - COUNTY WEB SITE RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

10. GENERAL CONDITIONS

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

RECOMMND

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

10.TRANS. 3 USE - TS/EXEMPT

RECOMMND

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

10.TRANS. 4 USE - NO ADD'L ON-SITE R-O-W

RECOMMND

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

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

RECOMND

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

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 USE - LIFE OF THE PERMIT

RECOMMND

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

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

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

20. PRIOR TO A CERTAIN DATE

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

RECOMMND

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

60. PRIOR TO GRADING PRMT ISSUANCE

BS GRADE DEPARTMENT

60.BS GRADE. 1 USE - NPDES/SWPPP

RECOMMND

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

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

60.BS GRADE. 2 USE - GRADING SECURITY

RECOMMND

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

60.BS GRADE. 3 USE - IMPORT / EXPORT

RECOMMND

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

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

60. PRIOR TO GRADING PRMT ISSUANCE

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

RECOMMND

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

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

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

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

RECOMMND

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

60.BS GRADE. 6 USE - DRAINAGE DESIGN Q100

RECOMMND

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

60.BS GRADE. 7 USE - OFFSITE GRDG ONUS

RECOMMND

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

60.BS GRADE. 8 USE - NOTARIZED OFFSITE LTR

RECOMMND

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

COMPTIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

60. PRIOR TO GRADING PRMT ISSUANCE

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

plan.

60.BS GRADE. 11 USE - APPROVED WQMP RECOMMND

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

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

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

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

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

60.BS GRADE. 14 USE - SWPPP REVIEW RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

60. PRIOR TO GRADING PRMT ISSUANCE

PLANNING DEPARTMENT

60.PLANNING. 7 USE - SKR FEE CONDITION

RECOMMND

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

60.PLANNING. 10 USE - FEE STATUS

RECOMMND

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

80. PRIOR TO BLDG PRMT ISSUANCE

BS GRADE DEPARTMENT

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

RECOMMND

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

80.BS GRADE. 2 USE - ROUGH GRADE APPROVAL

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

80. PRIOR TO BLDG PRMT ISSUANCE

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

RECOMMND

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

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

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

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

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

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

E HEALTH DEPARTMENT

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

RECOMMND

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

FIRE DEPARTMENT

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

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 3 USE - CONFORM TO ELEVATIONS RECOMMND

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

80.PLANNING. 4 USE - CONFORM TO FLOOR PLANS RECOMMND

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

80.PLANNING. 5 USE - ROOF EQUIPMENT SHIELDING RECOMMND

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

80.PLANNING. 17 USE - SCHOOL MITIGATION RECOMMND

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

80.PLANNING. 18 USE - LIGHTING PLANS RECOMMND

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

80.PLANNING. 19 USE - FEE STATUS RECOMMND

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

TRANS DEPARTMENT

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

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

80. PRIOR TO BLDG PRMT ISSUANCE

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

Ordinance 461.

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

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

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

Prior to the issuance of a building permit, the project proponent shall comply with County requirements within public road rights-of-way, in accordance with Ordinance 461. Assurance of maintenance is required by filing an application for annexation to Landscaping and Lighting Maintenance District No. 89-1-Consolidated by contacting the Transportation Department at (951)955-6767, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division. Said annexation should include the following:

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

80. PRIOR TO BLDG PRMT ISSUANCE

80.TRANS. 4 USE - LIGHTING PLAN

RECOMMND

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

80.TRANS. 5 USE - LANDSCAPING

RECOMMND

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

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

80.TRANS. 6 USE - TUMF CREDIT AGREEMENT

RECOMMND

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

90. PRIOR TO BLDG FINAL INSPECTION

BS GRADE DEPARTMENT

90.BS GRADE. 1 USE - WQMP BMP INSPECTION

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

90. PRIOR TO BLDG FINAL INSPECTION

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

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

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

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

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

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

90.BS GRADE. 4 USE - BMP REGISTRATION RECOMMND

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

90. PRIOR TO BLDG FINAL INSPECTION

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

d. Inspection of the WQMP treatment control BMPs

90.BS GRADE. 6 USE - PRECISE GRDG APPROVAL RECOMMND

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

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

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

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

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

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

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

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

90. PRIOR TO BLDG FINAL INSPECTION

E HEALTH DEPARTMENT

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

Environmental Health Clearance prior to final inspection.

FIRE DEPARTMENT

90.FIRE. 1 USEFIRE PROTECTION REPORT RECOMMND

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

90.FIRE. 2 USE-#45-FIRE LANES RECOMMND

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

90.FIRE. 3 USE-#27-EXTINGUISHERS RECOMMND

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

PLANNING DEPARTMENT

90.PLANNING. 3 USE - PARKING PAVING MATERIAL RECOMMND

A minimum of eight (8) parking spaces shall be provided as shown on the APPROVED EXHIBIT A, unless otherwise approved by the Planning Department. The parking area shall be surfaced with asphaltic concrete or concrete to current standards as approved by the Department of Building and Safety.

90.PLANNING. 4 USE - ACCESSIBLE PARKING RECOMMND

A minimum of one (1) accessible parking space[s] for persons with disabilities shall be provided as shown on APPROVED EXHIBIT A. Each parking space reserved for persons with disabilities shall be identified by a

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

permanently affixed reflectorized sign constructed of porcelain on steel, beaded text or equal, displaying the International Symbol of Accessibility. The sign shall not be smaller than 70 square inches in area and shall be centered at the interior end of the parking space at a minimum height of 80 inches from the bottom of the sign to the parking space finished grade, or centered at a minimum height of 36 inches from the parking space finished grade, ground, or sidewalk. A sign shall also be posted in a conspicuous place, at each entrance to the off-street parking facility, not less than 17 inches by 22 inches, clearly and conspicuously stating the following:

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

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

90.PLANNING. 8 USE - ROOF EQUIPMENT SHIELDING

RECOMMND

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

90.PLANNING. 11 USE - UTILITIES UNDERGROUND

RECOMMND

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

90.PLANNING. 12 USE - CURBS ALONG PLANTERS

RECOMMND

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

90. PRIOR TO BLDG FINAL INSPECTION

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

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

90.PLANNING. 15 USE - TRASH ENCLOSURES RECOMMND

One (1) trash enclosure which is adequate to enclose a minimum of one (1) bin shall be located as shown on the APPROVED EXHIBIT A, and shall be constructed prior to the issuance of occupancy permits. The enclosure shall be a minimum of six (6) feet in height and shall be made with masonry block, landscaping screening, and a solid gate which screens the bins from external view. Additional enclosed area for collection of recyclable materials shall be located within, near or adjacent to each trash and rubbish disposal area. The recycling collection area shall be a minimum of fifty percent (50%) of the area provided for the trash/rubbish enclosure or as approved by the Riverside County Waste Management Department. All recycling bins shall be labeled with the universal recycling symbol and with signage indicating to the users the type of material to be deposited in each bin.

90.PLANNING. 18 USE - REMOVE OUTDOOR ADVERTISE RECOMMND

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

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

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

90.PLANNING. 23 USE - SKR FEE CONDITION RECOMMND

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

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

12/03/13
11:11

Riverside County LMS
CONDITIONS OF APPROVAL

Page: 26

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

90. PRIOR TO BLDG FINAL INSPECTION

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

RECOMMND

calculated on the approved development project which is anticipated to be 2.17 acres (gross) in accordance with APPROVED EXHIBIT A. If the development is subsequently revised, this acreage amount may be modified in order to reflect the revised development project acreage amount. In the event Riverside County Ordinance No. 663 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 663 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

90.PLANNING. 24 USE - CONDITION COMPLIANCE

RECOMMND

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

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

RECOMMND

Prior to the issuance of a certificate of occupancy, or upon building permit final inspection, whichever comes first, the applicant shall comply with the provisions of Riverside County Ordinance No. 810, which requires the payment of the appropriate fee set forth in the Ordinance. The amount of the fee will be based on the "Project Area" as defined in the Ordinance and the aforementioned Condition of Approval. The Project Area for Conditional Use Permit No. 3439R1 is calculated to be 1.59 net acres. In the event Riverside County Ordinance No. 810 is rescinded, this condition will no longer be applicable. However, should Riverside County Ordinance No. 810 be rescinded and superseded by a subsequent mitigation fee ordinance, payment of the appropriate fee set forth in that ordinance shall be required.

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

RECOMMND

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

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.

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

90. PRIOR TO BLDG FINAL INSPECTION

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

CONDITIONAL USE PERMIT Case #: CUP03439R1

Parcel: 391-480-021

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.	Regional Parks & Open Space District	1 st District Supervisor Jeffries
Riv. Co. Environmental Health Dept.	Riv. Co. Environmental Programs Division	1 st District Planning Commissioner Leach
Riv. Co. Public Health – Industrial Hygiene	P.D. Geology Section	City of Lake Elsinore
Riv. Co. Public Health	P.D. Landscaping Section	Lee Lake Water District
Riv. Co. Flood Control District	P.D. Archaeology Section	Southern California Edison
Riv. Co. Fire Department	Riv. Co. Sheriff's Dept.	Southern California Gas Co.
Riv. Co. Building & Safety – Grading	Riv. Co. Waste Management Dept.	
Riv. Co. Building & Safety – Plan Check	Temescal Canyon Municipal Advisory Council	

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: Northeasterly of I-15 Freeway, southwesterly 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.

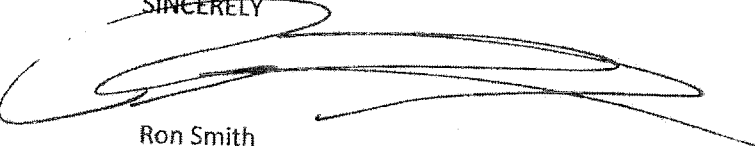
I do not think that anyone wants to go down that path.

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



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.

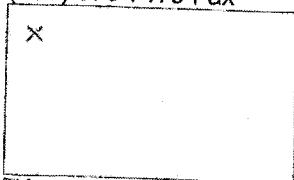
3 large storage tanks are proposed on the site. We worked closely with the Fire Department to design something that would alleviate the fears of a major incident. In order to come up with a system/design that would eliminate the possibility of a major incident we hired a leading natural gas consulting 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) 667-5152 Phone
(951) 973-7175 Fax

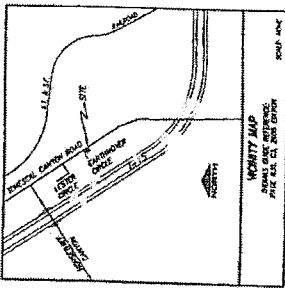


This message, together with any attachments, is intended only for the use of the individual or entity to which it has been addressed and may contain information that is legally privileged, confidential and exempt from disclosure. If you are not the intended recipient, you are hereby notified that any 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.

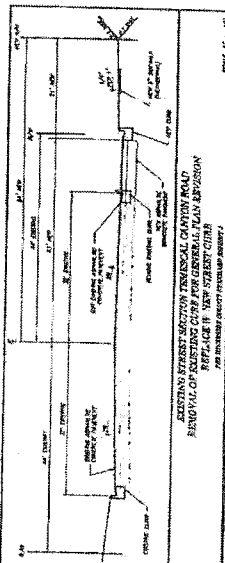
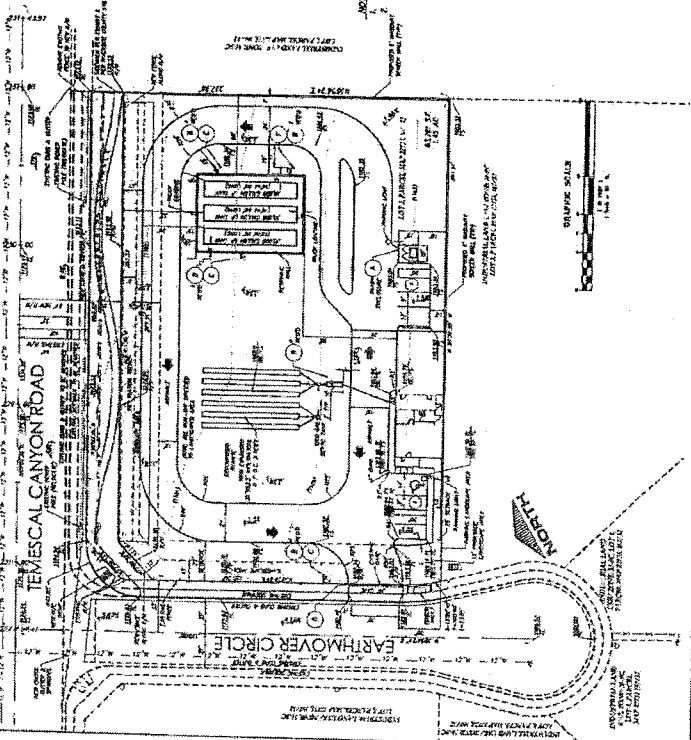
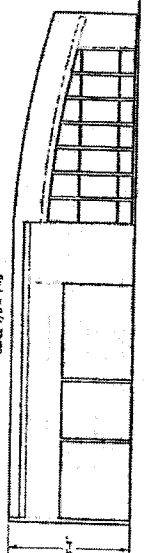
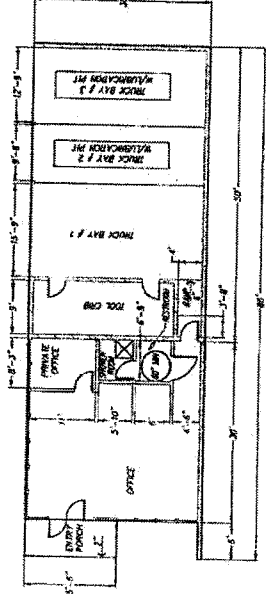
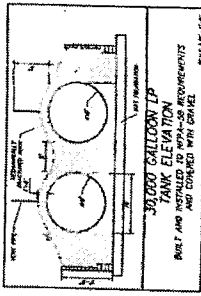
WHILE YOUR NUMBER RINGS

FOR	DATE	TIME	AM
Mr. <u>Ron</u>	<u>8/11/11</u>	<u>11:50</u>	<u>AM</u>
OF	<u>Stevie Rawlings</u>		
OF	<u>Rawlings Co.</u>		
PHONE	AREA CODE	NUMBER	EXTENSION
<input type="checkbox"/> FAX <input type="checkbox"/> MOBILE	<u>951</u>	<u>667</u>	<u>5152</u>
MESSAGE	<u>sent you an email</u>		
	<u>regarding KC propane on</u>		
	<u>Earthmover Co.</u>		
SIGNED	<u>SC</u>		
			AM 4008

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



ITEM	DESCRIPTION	DATE	BY
1	PROPOSED FACILITY	1/15/03	PLM
2	PROPOSED FACILITY	2/15/03	PLM
3	PROPOSED FACILITY	3/15/03	PLM
4	PROPOSED FACILITY	4/15/03	PLM
5	PROPOSED FACILITY	5/15/03	PLM
6	PROPOSED FACILITY	6/15/03	PLM
7	PROPOSED FACILITY	7/15/03	PLM
8	PROPOSED FACILITY	8/15/03	PLM
9	PROPOSED FACILITY	9/15/03	PLM
10	PROPOSED FACILITY	10/15/03	PLM



1. THE PROPOSED FACILITY SHALL BE DESIGNED AND CONSTRUCTED TO MEET ALL APPLICABLE CALIFORNIA AND FEDERAL REQUIREMENTS, INCLUDING BUT NOT LIMITED TO, THE FOLLOWING:

1. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE INTERNATIONAL BUILDING CODE (IBC).
2. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA FIRE CODE (CFC) AND THE INTERNATIONAL FIRE CODE (IFC).
3. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE (CPC) AND THE INTERNATIONAL PLUMBING CODE (IPC).
4. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA ELECTRICAL CODE (CEC) AND THE NATIONAL ELECTRICAL CODE (NEC).
5. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA MECHANICAL CODE (CMC) AND THE INTERNATIONAL MECHANICAL CODE (IMC).
6. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA GAS CODE (CGC) AND THE NATIONAL GAS CODE (NGC).
7. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA ENVIRONMENTAL CODE (CEC) AND THE NATIONAL ENVIRONMENTAL CODE (NEC).
8. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA SAFETY CODE (CSC) AND THE NATIONAL SAFETY CODE (NSC).
9. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA HEALTH CARE FACILITY ACT (CHCFA) AND THE NATIONAL HEALTH CARE FACILITY ACT (NHCFCA).
10. ALL STRUCTURES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE CALIFORNIA AIR QUALITY ACT (CAQA) AND THE NATIONAL AIR QUALITY ACT (NAQA).

LEGEND:
 - WALL
 - CEILING
 - FLOOR
 - ROOF
 - DOOR
 - WINDOW
 - FINISH
 - EQUIPMENT
 - UTILITY

APPROVED BY THE RIVERSIDE COUNTY FIRE DEPARTMENT

DATE: _____

APPROVED BY THE RIVERSIDE COUNTY PLUMBING DEPARTMENT

DATE: _____

COUNTY OF RIVERSIDE

PERMIT NO. 3439

PROJECT: PROPOSED FACILITY FOR K.C. PROpane

DATE: 1/15/03

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

DRAWN BY: PLM

CHECKED BY: PLM

APPROVED BY: PLM

DATE: 1/15/03

PROJECT: PROPOSED FACILITY FOR K.C. PROpane

COUNTY OF RIVERSIDE

PERMIT NO. 3439

PROJECT: PROPOSED FACILITY FOR K.C. PROpane

DATE: 1/15/03

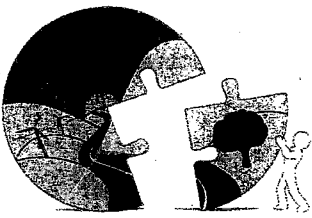
SCALE: 1/8" = 1'-0"

DRAWN BY: PLM

CHECKED BY: PLM

APPROVED BY: PLM

DATE: 1/15/03



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 FORNONE E-Mail: K.C. PROPAVE @ SBC GLOBAL .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@ogeinc.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 FORNONE E-Mail: K.C. PROPAVE @ SBC GLOBAL .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: LO 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): 391-480-031
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

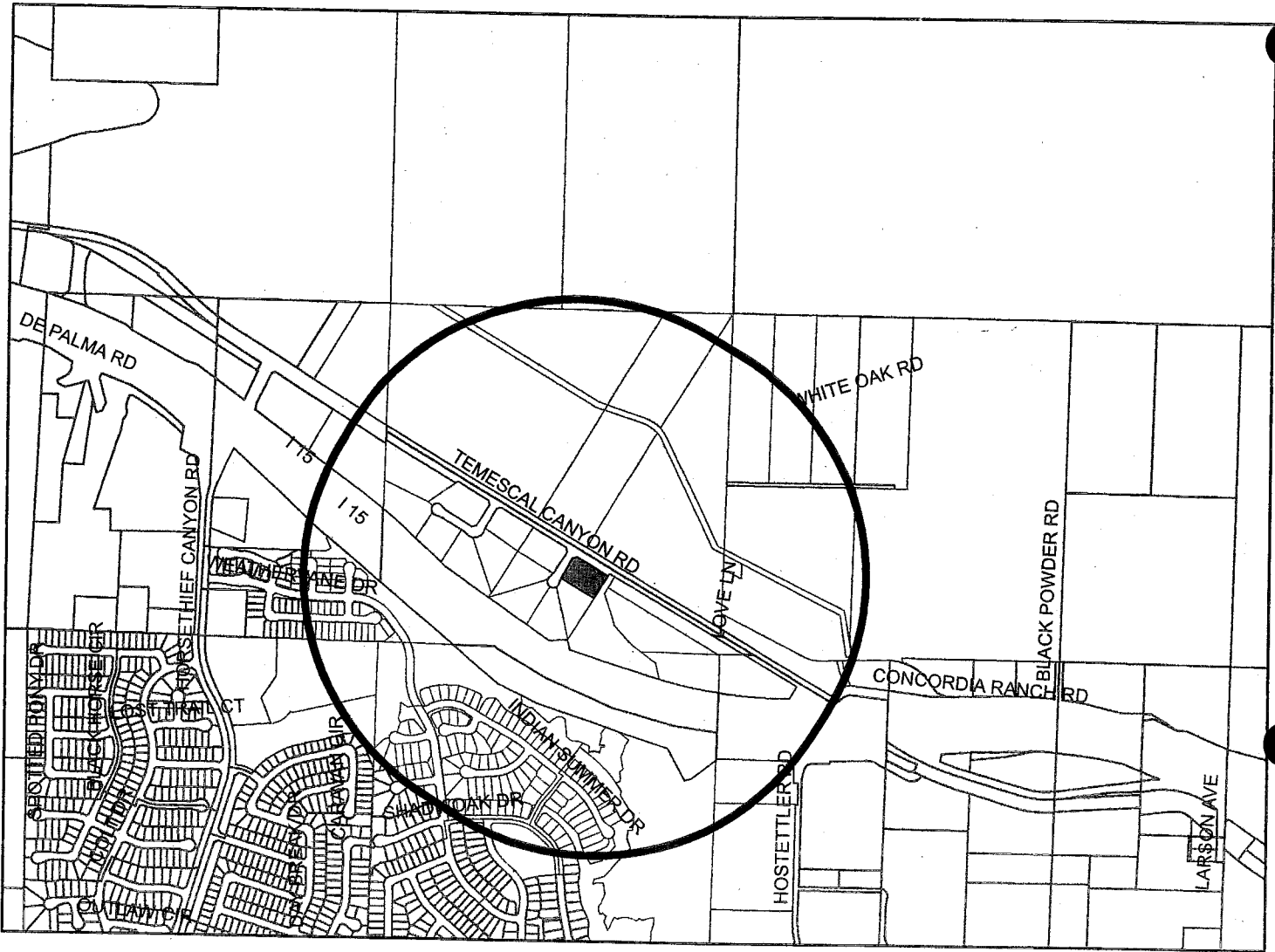
ADDRESS: 4080 Lemon Street 2nd Floor

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

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

ASMT: 391100040, APN: 391100040
WIGHT BUSCHLEN
3604 BUCHANAN AVE
RIVERSIDE CA 92503

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

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

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

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

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

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

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

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

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

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 CHIRKANIAN, 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

Etiquettes faciles à peler
Easily Peel Labels
www.avery.com

Sens de

Repliez à la hachure afin de

Use Avery® Template 5162®

Feed Paper

Bend along line to
expose Pop-up Edge™



AVERY® 5962®

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

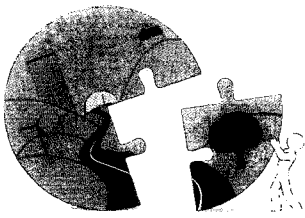
Southern California Edison
2244 Walnut Grove Ave., Rm 312
P.O. Box 600
Rosemead, CA 91770

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
Y:\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

1080 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!

ATTACHMENTS FILED
WITH
THE CLERK OF THE BOARD