

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



ITEM: 21.2  
(ID # 12077)

**MEETING DATE:**

Tuesday, April 07, 2020

**FROM:** TLMA-PLANNING:

**SUBJECT:** PUBLIC HEARING on GPA No. 190005, CUP No. 190003 - Intent to Adopt a Negative Declaration for Environmental Assessment No. CEQ 190051 – Applicant: Inland Propane Tank, Inc.- Engineer: Rawlings Consulting - Third Supervisorial District- Harvest Valley / Winchester Area Plan – Location: North of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue. – 2.21 Gross Acres – Zoning: Manufacturing- Service Commercial (M-SC) – REQUEST: General Plan Amendment No. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). Conditional Use Permit No. 190003 is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets. APN 463-021-002. District 3. [Applicant Fees 100%]

**RECOMMENDED MOTION:** That the Board of Supervisors:

1. **ADOPT** a **NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. CEQ 190051**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;

**ACTION: Policy**

Charles London, Assistant TLMA Director

3/26/2020

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**MINUTES OF THE BOARD OF SUPERVISORS**

On motion of Supervisor Washington, seconded by Supervisor Spiegel and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt  
Nays: None  
Absent: None  
Date: April 7, 2020  
xc: Planning

Kecia R. Harper  
Clerk of the Board

By:   
Deputy

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

2. **TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190005**, to change the land use designation of the project site from Low Density Residential (LDR) to Light Industrial (LI), in accordance with Exhibit No. 6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and
  
3. **APPROVE CONDITIONAL USE PERMIT NO. 190003**, based upon the findings and conclusions incorporated into the staff report, subject to the attached advisory notification document, conditions of approval, and final approval of General Plan Amendment No. 190005.

<b>FINANCIAL DATA</b>	<b>Current Fiscal Year:</b>	<b>Next Fiscal Year:</b>	<b>Total Cost:</b>	<b>Ongoing Cost</b>
<b>COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>NET COUNTY COST</b>	\$ N/A	\$ N/A	\$ N/A	\$ N/A
<b>SOURCE OF FUNDS:</b> Applicant Fees 100%			<b>Budget Adjustment:</b>	No
			<b>For Fiscal Year:</b>	N/A

**C.E.O. RECOMMENDATION:** Approve

**BACKGROUND:**

**Summary**

The proposed propane facility is seeking to locate its operation on the project site from an existing site currently located in the City of Menifee. The project site was identified as an option based on the site's current zoning classification of Manufacturing – Service Commercial (M-SC). However, the General Plan land use designation of Low Density Residential currently applies to the site, which the existing M-SC zone is not consistent with. Therefore a General Plan Amendment was applied for to modify the land use designation to Light Industrial to allow the proposed propane facility use. All required findings for the General Plan Amendment are provided in the Planning Commission staff report.

When the proposed facility initially submitted a Pre-Application Review (PAR), it was identified that the facility could require additional substantial dedication to accommodate a potential realignment for Winchester Road. Winchester Road has been analyzed by the Transportation Department for the potential realignment of Winchester Road in the future. This is a study and there are no plans to realign at the moment. The project has been given a 10-year life span, when and if this is analyzed for the realignment of Winchester Road in the future.

**Planning Commission Action**

The General Plan Amendment and Conditional Use Permit were heard by the Planning Commission on January 29, 2020. At the Planning Commission hearing Commissioner Thornhill had questions regarding the type and location of landscape screening for the proposed

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STATE OF CALIFORNIA**

facility. Commissioner Thornhill made a motion to recommend the General Plan Amendment and Conditional Use Permit for approval to the Board of Supervisors, but noted a desire to evaluate further options for enhanced landscape screening for views from the north and west. On January 29, 2020, the Planning Commission recommended the Board of Supervisors approve the project on a 5-0 vote with the direction for the applicant and staff to evaluate enhanced landscaping prior to consideration by the Board of Supervisors. A revised conceptual landscape plan has been prepared and reviewed by staff and it meets the intent of the direction of the Planning Commission and it is included for consideration by the Board of Supervisors.

**Impact on Citizens and Businesses**

All potential project impacts have been studied under CEQA and noticed to the public pursuant to the requirements of the County.


**SUPPLEMENTAL:**

**Additional Fiscal Information**

All fees are paid by the applicant. There is no General Fund obligation.

**ATTACHMENTS:**

- A. Planning Commission Minutes
- B. Planning Commission Resolution
- C. Planning Commission Staff Report Package
- D. Conditional Use Permit No. 190003 Revised Conceptual Landscape Plan
- E. Conditional Use Permit No. 190003 Planning Commission Exhibits

  
\_\_\_\_\_  
Jason Farin, Senior Management Analyst      4/1/2020



*Charissa Leach, P.E.  
Assistant TLMA Director*

**RIVERSIDE COUNTY**  
**PLANNING DEPARTMENT**

*Clerk's  
original*

## Memorandum

**DATE:** April 7, 2020  
**TO:** Board of Supervisors  
**FROM:** Russell Brady, Project Planner  
**RE:** Item 21.2 – Public Comments and Responses

Attached are comments received via email from a neighbor to the project along with staff responses to the comments for consideration by the Board.

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

Desert Office · 77588 El Duna Court, Suite H  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7040

*04/07/2020  
21.2*

## Brady, Russell

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**From:** Brady, Russell  
**Sent:** Thursday, April 2, 2020 3:00 PM  
**To:** B E  
**Subject:** RE: Illegal Business at proposed location  
**Attachments:** NFPA 58.pdf

Attached is the 1998 version National Fire Protection Association (NFPA) Code 58 that I was personally provided related to propane storage. The project would be held to any current version of NFPA 58 to provide for adequate safety on the site and surrounding area. I will provide you with any other details regarding their safety requirements and procedures as I receive them.

Russell Brady  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-3025



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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[www.IECounts.org](http://www.IECounts.org)

**From:** Brady, Russell  
**Sent:** Thursday, April 2, 2020 1:03 PM  
**To:** B E <brockessick@gmail.com>  
**Subject:** FW: Illegal Business at proposed location

See below emails.

Russell Brady  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-3025



RIVERSIDE COUNTY  
PLANNING DEPARTMENT

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**From:** Brady, Russell  
**Sent:** Tuesday, March 31, 2020 5:09 PM  
**To:** B E <[brockessick@gmail.com](mailto:brockessick@gmail.com)>  
**Subject:** RE: Illegal Business at proposed location

Also, I forgot to ask, but can you let me know where you live in reference to the project? I want to confirm whether you were included in the mailed noticing and I know that the applicant did do some door to door outreach, so I just want to see if you had fallen within either of those.

Thanks

Russell Brady  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-3025



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**From:** Brady, Russell  
**Sent:** Tuesday, March 31, 2020 3:51 PM  
**To:** B E <[brockessick@gmail.com](mailto:brockessick@gmail.com)>  
**Subject:** RE: Illegal Business at proposed location

Thank you for sending these. I actually went out to the site myself this morning to see for myself.

At this point although they do not currently have an approved land use permit. They have submitted a Conditional Use Permit and General Plan Amendment and processed up to this point for ultimate consideration by the Board of Supervisors. If approved, it would provide them the proper Land Use permitting to for operation of the use, although subsequent building permits would need to be submitted and approved as well. If the Conditional Use Permit and General Plan Amendment were denied by the Board of Supervisors, then that would prompt them to need to cease operations.

For businesses that are operating without a proper Land Use permit (i.e. a Conditional Use Permit in this business' case) but have a feasible path forward to gain approval, we typically allow them to continue to operate as long as there is diligent progress on the business' side to process the permit. In such cases, we do seek to minimize any conflicts or potential for nuisance in the meantime while a permit is being processed. I was unaware of their operation until you brought it to my attention and I have requested information from the business operator for information as to why they begun operations on the site before obtaining approval of the Conditional Use Permit. A propane storage and delivery business does prompt some obvious questions regarding safety if they have begun operation potentially without proper building permit review, so I am checking with my superiors to see if in this circumstance we require them to stop operations.

I am re-confirming with the business operator some of the details regarding their operations and how their operations and equipment would not present any safety concerns to the neighboring residents. Once I receive that I will provide that to you. Generally though the project is subject to a number of local, state, and federal requirements regarding the storage, handling, and transportation of propane that will be confirmed through the permitting process for the facility going forward.

Although the project includes a General Plan Amendment to change the land use designation from Low Density Residential to Light Industrial, that change to Light Industrial is intended to match the existing zoning on the site which is Manufacturing – Service Commercial. The Manufacturing – Service Commercial zone has existed on this property since approximately the mid 1980s. This zone does allow for a number of industrial type uses, including the propane facility with approval of a Conditional Use Permit. The project has been reviewed by the Fire Department, Environmental Health Department, and Building & Safety in particular and they have recommended approval of the project based on the project not presenting a hazard to the surrounding properties with the implementation of certain conditions of approval through the building permit process. Additionally, an initial study/negative declaration was also prepared for the project to analyze the potential impacts of the project on the environment. I have attached that here for your reference as well as the staff report that was prepared for when this went to the Planning Commission on January 29<sup>th</sup>.

As far as the Board hearing for this for April 7<sup>th</sup>, I have made my superiors aware of the concerns on this and there continues to be discussion with the Clerk of the Board on how the public may be able to participate in the hearing on the 7<sup>th</sup>. If there is an option to participate remotely in some fashion I will let you know as soon as I know.

Let me know if you have any further questions or concerns in the meantime.

Russell Brady  
Riverside County Planning  
4080 Lemon Street 12th Floor  
Riverside, CA 92501  
951-955-3025



**How are we doing?** Click the Link and tell us

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**From:** B E [<mailto:brockessick@gmail.com>]  
**Sent:** Tuesday, March 31, 2020 1:40 PM  
**To:** Brady, Russell <[rbrady@RIVCO.ORG](mailto:rbrady@RIVCO.ORG)>  
**Subject:** Illegal Business at proposed location

9th and Washington. We do not want industrial in our. They have been active for the last 30 days as a business. They are already demonstrating a lack of respect for the law and the local community. Our community is changing and we do not want the existing community to suffer for the development. Regardless, this is currently an illegal business that should be shut down immediately.

The presence of the business is obvious from a distance while driving by so it is hard to believe that the county is currently not aware of its operations.

100k gallons of propane is very dangerous. I did not invest in this property over the last 12 years to have it compromised and devalued by a new illegal business. Our community safety and property values are more important than the revenue of one business. This is horrific community planning.

Pictures attached. I have video of them filling tanks. Multiple workers laboring at the property currently.

[Brockessick@gmail.com](mailto:brockessick@gmail.com)

Brock Essick

9th street resident, Winchester ca 92596





**PLANNING COMMISSION  
MINUTE ORDER  
JANUARY 29, 2020**

**I. AGENDA ITEM 4.1**

**Conditional Use Permit No. 190003 and General Plan Amendment No. 190005 – Intent to Adopt a Negative Declaration** – CEQ190051 – Applicant: Inland Propane Tank, Inc. – Engineer: Rawlings Consulting – Third Supervisorial District – Harvest Valley/Winchester Area Plan – Location: Northerly of 9<sup>th</sup> Avenue, southerly of Grand Avenue, easterly of Washington Avenue, and westerly of Highway 79 – 2.21 Gross Acres – Zoning: Manufacturing - Service Commercial (M-SC).

**II. PROJECT DESCRIPTION:**

General Plan Amendment No. 190005 is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI). Conditional Use Permit No. 190003 is a proposal for the construction and operation of a propane distribution facility, which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets.

**III. MEETING SUMMARY:**

The following staff presented the subject proposal: Larry Ross, Principle Planner  
Project Planner: David Alvarez at (951) 955-5719 or email at [daalvarez@rivco.org](mailto:daalvarez@rivco.org).

Spoke in favor:  
Steve Rawlings, Applicant's Representative

No one spoke in opposition or in a neutral position.

**IV. CONTROVERSIAL ISSUES:**

None.

**V. PLANNING COMMISSION ACTION:**

Public Comments: Closed  
Motion by Commissioner Thornhill, 2<sup>nd</sup> by Commissioner Shaffer  
A vote of 5-0

**ADOPT** Planning Commission Resolution No. 2020-001; and,

The Planning Commission Recommend the Following Actions to the Board of Supervisors:

**ADOPT** a Mitigated Negative Declaration for Environmental Assessment No. CEQ190051; and,

**TENTATIVELY** Approve General Plan Amendment No. 190005; and,

**APPROVED** Conditional Use Permit No. 190003, subject to the conditions of approval as modified at hearing.

2  
3 **RESOLUTION No. 2020-001**

4 **RECOMMENDING ADOPTION OF GENERAL PLAN AMENDMENT NO. 190005**

5  
6 **WHEREAS**, pursuant to the provisions of Government Code Section 65350, a public hearing was  
7 held before the Riverside County Planning Commission in Riverside, California on January 29, 2020, to  
8 consider the above-captioned matter; and,

9 **WHEREAS**, all the provisions of the California Environmental Quality Act and the Riverside  
10 County CEQA implementing procedures have been satisfied; and,

11 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by staff,  
12 the public and affected government agencies; now, therefore,

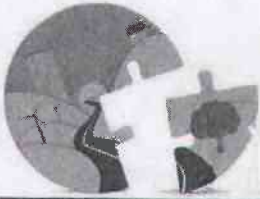
13 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Planning Commission  
14 of the County of Riverside, in regular session assembled on January 29, 2020 that is has reviewed and  
15 considered the staff report, staff’s presentation and input from the public, and recommends the following  
16 based on the staff report’s findings and conclusions:

17  
18 **ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-001** recommending  
19 approval of General Plan Amendment No. 190005, an Entitlement/Policy Amendment, as  
shown on Exhibit No. 6 to the Board of Supervisors; and,

20 **THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF**  
21 **SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

22 **ADOPT** a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO.  
23 CEQ 190051, based on the findings and conclusions provided in the initial study, attached  
24 hereto, and the conclusion that the project will not have a significant effect on the  
environment;

25 **TENTATIVELY APPROVE** GENERAL PLAN AMENDMENT NO. 190005, to change  
26 the land use designation of the project site from Low Density Residential (LDR) to Light  
27 Industrial (LI), in accordance with Exhibit No. 6, based on the findings and conclusions  
28 incorporated in the staff report, subject to adoption of the General Plan Cycle Resolution by  
the Board of Supervisors.



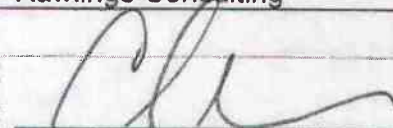
**COUNTY OF RIVERSIDE  
PLANNING DEPARTMENT  
STAFF REPORT**

Agenda Item No.

**4.1**

Planning Commission Hearing: January 29, 2020

**PROPOSED PROJECT**

<b>Case Number(s):</b>	Conditional Use Permit No. 190003; General Plan Amendment No. 190005	<b>Applicant(s):</b> Inland Propane and Tank, Inc.
<b>EA No.:</b>	CEQ190051	<b>Representative(s):</b> Rawlings Consulting
<b>Area Plan:</b>	Harvest Valley/Winchester	
<b>Zoning Area/District:</b>	Winchester Area	
<b>Supervisory District:</b>	Third District	
<b>Project Planner:</b>	David Alvarez	
<b>Project APN(s):</b>	463-021-002	Charissa Leach, P.E. Assistant TLMA Director

**PROJECT DESCRIPTION AND LOCATION**

**GENERAL PLAN AMENDMENT NO. 190005** is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI).

**CONDITIONAL USE PERMIT NO. 190003** is a proposal for the construction and operation of a propane distribution facility, also known as an above ground petroleum and bulk fuel storage, on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets.

The project site is located north of 9<sup>th</sup> Avenue, south of Grand Avenue, east of Washington Avenue, and west of Winchester Road.

**PROJECT RECOMMENDATION**

**STAFF RECOMMENDATIONS:**

**THAT THE PLANNING COMMISSION TAKE THE FOLLOWING ACTIONS:**

**ADOPT PLANNING COMMISSION RESOLUTION NO. 2020-001** recommending approval of General Plan Amendment No. 190005, an Entitlement/Policy Amendment, as shown on Exhibit No. 6 to the Board of Supervisors; and,

**THAT THE PLANNING COMMISSION RECOMMENDS THAT THE BOARD OF SUPERVISORS TAKE THE FOLLOWING ACTIONS:**

**ADOPT a NEGATIVE DECLARATION for ENVIRONMENTAL ASSESSMENT NO. CEQ 190051**, based on the findings and conclusions provided in the initial study, attached hereto, and the conclusion that the project will not have a significant effect on the environment;

**TENTATIVELY APPROVE GENERAL PLAN AMENDMENT NO. 190005**, to change the land use designation of the project site from Low Density Residential (LDR) to Light Industrial (LI), in accordance with Exhibit No. 6, based on the findings and conclusions incorporated in the staff report, subject to adoption of the General Plan Cycle Resolution by the Board of Supervisors; and,

**APPROVE CONDITIONAL USE PERMIT NO. 190003**, based upon the findings and conclusions incorporated into the staff report, subject to the attached advisory notification document, conditions of approval, and final approval of General Plan Amendment No. 190005..

<b>PROJECT DATA</b>
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**Land Use and Zoning:**

Specific Plan:	N/A
Specific Plan Land Use:	N/A
Existing General Plan Foundation Component:	Community Development
Proposed General Plan Foundation Component:	N/A
Existing General Plan Land Use Designation:	Low Density Residential (LDR)
Proposed General Plan Land Use Designation:	Light Industrial (LI)
Policy / Overlay Area:	Highway 79
Surrounding General Plan Land Uses	
North:	Low Density Residential (LDR) and Very Low Density Residential (VLDR)
East:	Low Density Residential (LDR)
South:	Mixed Use Area (MU)
West:	Low Density Residential (LDR)
Existing Zoning Classification:	Manufacturing- Service Commercial (M-SC)
Proposed Zoning Classification:	N/A
Surrounding Zoning Classifications	
North:	Rural Residential (R-R)
East:	Rural Residential (R-R)
South:	Mixed Use (MU)
West:	Rural Residential (R-R) and Multiple Family Dwellings (R-2)
Existing Use:	Vacant
Surrounding Uses	
North:	Residential and Vacant
South:	Vacant
East:	Residential and Vacant

West: Residential

**Project Details:**

<i>Item</i>	<i>Value</i>	<i>Min./Max. Development Standard</i>
Project Site (Acres):	2.21 Gross Acres	10,000 square feet minimum
Setbacks:	85 and 110 feet (tanks)	25 feet minimum
Height:	Storage Tanks- 8'-6" high	40 feet maximum

**Located Within:**

City's Sphere of Influence:	No
Community Service Area ("CSA"):	Yes – CSA 146
Special Flood Hazard Zone:	No
Agricultural Preserve:	No
Liquefaction Area:	Yes – Moderate
Subsidence Area:	Yes – Susceptible
Fault Zone:	No
Fire Zone:	Yes – Very High
Mount Palomar Observatory Lighting Zone:	Yes – Zone B
WRCMSHCP Criteria Cell:	No
CVMSHCP Conservation Boundary:	No
Stephens Kangaroo Rat ("SKR") Fee Area:	Yes
Airport Influence Area ("AIA"):	No

**PROJECT LOCATION MAP**



Figure 1: Project Location Map

**PROJECT BACKGROUND AND ANALYSIS**

**Background:**

On November 30, 2018, the applicant submitted Pre-Application No. 180054 for a propane distribution facility.

On May 22, 2019, the applicant submitted applications for General Plan Amendment No. 190005 and Conditional Use Permit No. 190003 for the construction and operation of a propane distribution facility, which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, and a parking area to store propane vehicles. This also includes a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI).

Winchester Road has been analyzed by the Transportation Department for the potential realignment of Winchester Road in the future. This is a study and there are no plans to realign at the moment. The project has been given a 10-year life span, when and if this is analyzed for the realignment of Winchester Road in the future.

## **ENVIRONMENTAL REVIEW / ENVIRONMENTAL FINDINGS**

An Initial Study (IS) and a Negative Declaration (ND) have been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The IS and ND represent the independent judgment of Riverside County. The documents were circulated for public review per the California Environmental Quality Act Statute and Guidelines Section 15105.

As of the date of writing of this staff report, no comment letters in response to the circulated IS and ND were received. Therefore, no mitigation measures were required and the IS/ND was not recirculated per California Environmental Quality Act Statute and Guidelines Section 15073.5(c).

Riverside County Climate Action Plan, as revised on December 17, 2019, includes Measure R2-E10 which requires renewable energy generation by projects of over 100,000 gross square feet. However, this project is not proposing any building structures and is less than the required 100,000 square feet, therefore this does not apply.

## **FINDINGS AND CONCLUSIONS**

**In order for the County to approve the proposed project, the following findings are required to be made:**

### **Land Use Findings:**

1. The project site currently has a General Plan Land Use Designation of Community Development: Low Density Residential (CD:LDR). The project includes a General Plan Amendment that proposes to change the current Land Use Designation of CD:LDR to Community Development: Light Industrial (CD:LI). The proposed GP Land Use Designation change is consistent with the GP Foundational Component. The land uses proposed by the Conditional Use Permit are consistent with the Light Industrial (LI) land use designation that allows for "a wide variety of industrial and related uses, including assembly and light manufacturing, repair and other service facilities, warehousing, distribution centers, and supporting retail uses." The project site is located within the Highway 79 Policy Area, and policy HVWAP 7.2 requires a maximum residential density of the midpoint of the density range of the existing designation minus 9%. The project is for an industrial use, not a residential use. Therefore, HVWAP 7.2 does not apply to the proposed project.
2. The project site has an existing Zoning Classification of Manufacturing- Service Commercial (M-SC), which is consistent with the proposed General Plan Land Use Designation of Light Industrial (LI), since the Manufacturing – Service Commercial (M-SC) zone allows for a variety of industrial and related uses that are allowed in the Light Industrial (LI) Land Use Designation.
3. The project is an allowable use within the Manufacturing - Service Commercial (M-SC) Zoning Classification since "petroleum and bulk fuel storage, above ground" and "natural gas storage, above ground" are permitted uses with the approval of a Conditional Use Permit in the Manufacturing – Service Commercial (M-SC) zone.

**General Plan Amendment**

For an Entitlement/Policy General Plan Amendment, the following findings are required to be made:

Pursuant to Ordinance No. 348, Section 2.4.C.2., the first two (1 – 2) findings are required and one additional finding is also required. The finding pursuant to Ordinance No. 348, Section 2.4.C.2.c. and f are selected as the additional findings.

1. The proposed changes do not involve a change in or conflict with:
  - a. The Riverside County Vision.

The General Plan Vision Statement, in its introductory discussion on Risk, provides, "We readily acknowledge that there is a certain degree of risk and uncertainty regarding future expectations, especially as they relate to land resources and how we manage them. At the same time, through the unique planning opportunities present here, we seek to make the risks known and avoid arbitrary and capricious decision making that aggravates the normal risks in human affairs." The project as proposed is not without its risks and potential impacts to the environment, but these have been documented in the Environmental Assessment and made available for the public and for decision makers on the project to consider. On the introductory discussion of Employment, the General Plan Vision Statement provides, "We acknowledge gainful employment as one of the most basic individual needs and value a growing and diversified job base within which our residents may find a wide range of income opportunities in the agricultural, commercial, industrial, office, tourism, and institutional sectors of our economy." The proposed project, would continue to support employment in the area and in a type of use that is needed in the area based on the desire of the applicant to locate in this area to serve existing and prospective customers. With the growing population and demand for propane for more rural areas of Riverside County, expansion of the business will provide additional employment opportunities.

On the topic of Air Quality, the General Plan Vision Statement provides, "Air quality is viewed as such an important factor in quality of life that its measurements are used as a major factor in evaluating the Plan's performance." The General Plan Amendment will change the project site's land use designation from Low Density Residential to Light Industrial. The project's Environmental Assessment provides that the operation of the proposed propane facility would generate a relatively minimal amount of commercial vehicle trips for the propane facility and therefore would not generate a substantial amount of vehicle emissions, likely similar to what would be proposed with development under the existing land use designation of Low Density Residential. The project site is not open to the public, so no additional vehicle emissions would be generated.

On the topic of Sustainability and Global Environmental Stewardship, the General Plan Vision Statement provides, "Measures that reduce carbon emissions and increase energy efficiency are now routinely included in all areas of growth within Riverside County – new development, retrofitting of existing structures, as well as new and ongoing operations." As is shown in the Environmental Assessment, the project is not proposing any buildings, however the site is proposing three propane tanks to the site and would have a relatively low amount of vehicle trips. Therefore carbon emissions will remain low as analyzed in the air quality and greenhouse gases sections of the Environmental Assessment.



On the topic of Jobs and the Economy, the General Plan Vision Statement provides, "Implementation of the RCIP provides a clear picture of the fiscal implications of land use policies and documents the financial, as well as physical and social viability of communities in Riverside County." The proposed project would continue to support employment in the area in that propane is a needed source of fuel for residential and commercial uses. The delivery of propane to commercial businesses and growing population to the vicinity will increase the number of jobs created in the future. Additionally, the project has been designed in consideration of the surrounding area to design and operate the project to minimize impacts to the surrounding area, which is detailed in the project's Environmental Assessment.

This is simply a sampling of the General Plan Vision Statement topics that the General Plan Amendment is consistent with and not an exhaustive list of Vision topics. There are no other provisions or statements within the Riverside County Vision that the General Plan Amendment is inherently inconsistent with. Therefore, the proposed General Plan Amendments would not conflict with the Riverside County Vision.

b. Any General Planning Principle Set forth in General Plan Exhibit B:

General Plan Principle I.C provides for Maturing Communities for every community to mature in its own way, at its own pace and within its own context. Policies and programs should be tailored to local needs in order to accommodate the particular level of anticipated maturation in any given community. This Principle highlights that communities are not fixed in their development patterns, but that over time may transition, in particular to more urban uses and intensities, while still respecting the existing communities where they meet by transitioning densities and providing buffers where appropriate. Such maturing communities may require changes to land use designations to accommodate for expanding markets in certain industries.

General Plan Principles in Section VII provide for Economic Development, which aims to expand the current and future economic and employment base within the County to allow residents to both live and work within the County. Additionally, the Principles for Economic Development encourage locating industrial uses in proximity to freeways and arterial highways, which the project is doing with its location off of State Highway 79/Winchester Road.

This is simply a sampling of the Principles that the proposed General Plan Amendment is consistent with and not an exhaustive list of all consistent Principles. There are no Principles that the General Plan Amendment inherently conflicts with. Therefore, the proposed General Plan Amendment would not conflict with the Riverside County General Planning Principles set forth in General Plan Exhibit B.

c. Any Foundation Component designation in the General Plan except as otherwise expressly allowed.

The proposed land use designation is within the same Foundation Component of the General Plan. Thus, the proposed General Plan Amendment is consistent with the Community Development Foundation.

2. The proposed amendment would either contribute to the achievement of the purposes of the General Plan or, at a minimum, would not be detrimental to them.

The purposes of General Plan are to set direction for land use and development in strategic locations, provide for the development of the economic base, establish a framework of the transportation system, and the preservation of extremely valuable natural and cultural resources. The project is located along Winchester Road, a heavily traveled road, which is prime location for commercial and industrial businesses. The proposed project will allow trucks to deliver propane to existing residential and commercial uses and having direct access to Winchester Road will not burden smaller roads intended for residential traffic because the project has been conditioned to pay for Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824. Therefore, the proposed General Plan Amendments are not detrimental to the purposes of the General Plan and specifically implement it by strategically planning for land uses in specific locations.

3. Special circumstances or conditions have emerged that were unanticipated in preparation of the General Plan.

The project site was designated as Low Density Residential in 2003 and was again approved with the County's update to the General Plan that began in 2008 and was approved in 2015. Since that last update began in 2008, the County approved large areas within the Winchester area immediately south of the Project site as Mixed Use to foster additional density and housing construction to meet the County's housing needs. Although this change did not include the Project site, this change in land use designation to areas immediately south puts the areas nearby with Low Density Residential land use designations in a different context that Low Density Residential style of development may not be as compatible with the recently designated Mixed Use land use designations to the south and that a more intense and possibly non-residential land use designation may be appropriate for the area. The Project site's location along State Highway 79/Winchester Road provides a means of access and routing to other areas of the County that make non-residential development feasible. While the proposed land use designation of Light Industrial could accommodate a variety of uses, any particular uses proposed would still need to show their compatibility for the surrounding existing and planned area, which to the north and west is currently planned for and developed with lower density single-family residences. The specific use proposed at this time with the Project for a propane distribution facility is low impact to the surrounding area in terms of no buildings are being proposed and a relatively minimal amount of traffic would occur from and to the site on a daily basis as analyzed in the Environmental Assessment.

4. An amendment is required to expand basic employment job opportunities (jobs that contribute directly to the County's economic base) and that would improve the ratio of jobs-to-workers in the County.

The project site has generally been vacant since its designation as Low Density Residential in 2003 and has temporarily been used as a contractor's storage yard. Based on that, the project site has been unable to attract a viable residential development or project with its current land use designation. The proposed project presents a viable use for the site with a Light Industrial land use designation, with a business to the unincorporated area of Riverside County. This business would incrementally bring additional jobs based to unincorporated Riverside County that would improve the ratio of jobs-to-workers in unincorporated Riverside County. The existing operation is an established business and is located in the City of Menifee. The expansion of the business has resulted in proposing a larger facility by the Project compared to the existing facility in Menifee, with the creation of additional jobs. Additionally, since the applicant serves a particular customer area, location is important to adequately serve their customers. County staff has worked with the applicant on alternative sites within the area between Menifee, Hemet, and Murrieta, and few sites fit the needs of the applicant and none more so than the proposed site to be able to move the operation to unincorporated Riverside County.

### **Conditional Use Permit**

The following findings are required to approve the Conditional Use Permit.

1. The proposed use conforms to all the requirements of the General Plan, and with all applicable requirements of State law and the ordinances of Riverside County. Findings on consistency with the General Plan and County Zoning Ordinance are provided above in the Land Use Findings and the findings for the General Plan Amendment. The project conforms to all applicable requirements of state law and other ordinances of Riverside County.
2. The overall development of the land shall be designed for the protection of—and shall not be detrimental to—the public health, safety and general welfare, because, as detailed in the proposed Negative Declaration, impacts would be either no impact or less than significant Conditions of approval incorporated for the CUP will further ensure that public health, safety and general welfare are protected.
3. The proposed use conforms to the logical development of the land and is compatible with the present and future logical development of the surrounding property, as the project site is currently zoned for the proposed petroleum and bulk fuel storage, above ground, pursuant to County Ordinance No. 546 with approval of a CUP. The surrounding area has a mixture of residential, commercial, and vacant uses. Natural gas service is not available to all properties located within the Winchester and other surrounding areas, thus need propane for service and the proposed use serves that need to the greater area in terms of compatibility.
4. That plan for the proposed use shall consider the location and need for dedication and improvement of necessary streets and sidewalks, including the avoidance of traffic congestion; and shall take into account topographical and drainage conditions, including the need for dedication and improvements of necessary structures as a part thereof. The proposed project has been conditioned by the Transportation Department to comply with County requirements within public road right-of-way and WQMP requirements per conditions of approval that require the project proponent to comply with County requirements within public road right-of-way, in accordance with Ordinance No. 461 and a WQMP is not required with this entitlement.
5. All use permits which permit the construction of more than one structure on a single legally divided parcel shall, in addition to all other requirements, be subject to a condition which prohibits the sale of any existing or subsequently constructed structures on the parcel until the parcel is divided and a final map recorded in accordance with Ordinance No. 460 in such a manner that each building is located on a separate legally divided parcel. The proposed project will be located within an existing vacant parcel. There are no proposed buildings on the project site. However, the project site will accommodate three propane tanks and store vehicles for operations.

### **Development Standards**

1. The proposed use is consistent with Ordinance No. 348, in particular the development standards of the Manufacturing - Service Commercial (M-SC) zone as detailed below.
  - a. *Lot Size. The minimum lot size shall be 10,000 square feet with a minimum average width of 75 feet, except that a lot size not less than 7,000 square feet and an average width of not less*

than 65 feet may be permitted when sewers are available and will be utilized for the development. The proposed project will be utilizing a vacant lot of 2.21 acres in size and no subdivision or other alteration to the arrangement of the parcel is proposed that would potentially conflict with these development standards.

- b. *Setbacks. Where the front, side, or rear yard adjoins a lot zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, the minimum setback shall be 25 feet from the property line. The project abuts existing residential zones across Washington Avenue and 9<sup>th</sup> Avenue, however, the proposed project will not include the development of any buildings. The proposed propane storage tanks for the facility are setback approximately 85 feet along Washington Avenue and approximately 110 feet along 9<sup>th</sup> Avenue.*
- c. *Height Requirements. The height of structures, including buildings, shall be as follows. 1) Structures shall not exceed 40 feet at the yard setback line; 2) Buildings shall not exceed 50 feet unless a height up to 75 feet is approved pursuant to Section 18.34. of this ordinance; 3) Structures other than buildings shall not exceed 50 feet unless a height up to 105 feet is approved pursuant to Section 18.34. of this ordinance; 4) Broadcasting antennas shall not exceed 50 feet unless a greater height is approved pursuant to Section 18.34. of this ordinance. The proposed project will not include the development of any buildings, however the propane storage tanks are considered a structure and are 8'-6" in height.*
- d. *Masonry Wall. Prior to occupancy of any industrial use permitted in this article, a six foot high solid masonry wall or combination landscaped earthen berm and masonry wall shall be constructed on each property line that adjoins any parcel specifically zoned for residential use, unless otherwise approved by the hearing officer or body. The project has an existing fence and is screened by existing landscape. The project site will also landscape the existing perimeter to minimize visibility. This provision of fencing and landscaping in-lieu of a masonry wall that is typically required is based on the details of the project which are that there is not a substantial amount of noise that would be generated from the facility that a wall will help attenuate and that there are no buildings proposed that would need screening. The proposed project will install three propane storage tanks and the project site has an existing fencing with proposed landscape that would adequately screen any views from surrounding areas and thus meets the intent of the standard that typically requires a wall.*
- e. *Landscaping.*
  - 1) *A minimum of ten percent of the site proposed for development shall be landscaped and irrigated. The project site proposes three propane storage tanks and no developments. The perimeter will be landscaped to reduce visibility and the project site will have approximately 2,529 square feet of landscaping. The project has also been conditioned to comply with the 10 percent.*
  - 2) *A minimum ten foot strip adjacent to street right-of-way lines shall be appropriately landscaped and maintained, except for designated pedestrian and vehicular access ways. Said landscaped strip shall not include landscaping located within the street right-of-way. The project proposes a 38-foot landscape buffer along Washington Avenue, and a 10-foot buffer along 9<sup>th</sup> Avenue and Winchester Road.*

- 3) *A minimum 20 foot strip adjacent to lots zoned R-R, R-1, R-A, R-2, R-3, R-4, R-6, R-T, R-T-R, or W-2-M, or separated by a street from a lot with said zoning, shall be landscaped and maintained, unless a tree screen or other buffer treatment is approved by the hearing officer or body. However, in no case shall said landscaping be less than ten feet wide excluding curbing.* Landscape screening will provided on three sides as shown on the Landscape Plan. The project site will not include the development of any structures. The proposed propane storage tanks will be setback approximately 167 feet from the nearest residential property line. There are currently large trees along that property line to the north creating a buffer. However, the project has been conditioned to provide a landscape strip adjacent to the residential zoned property to the north.
- f. *Parking Areas. Parking areas shall be provided as required by Section 18.12. of this ordinance.* The proposed project will not include the development of any buildings or other structures and this will not be open to the public that would generate a need for regular parking spaces. The proposed project will include parking for six vehicles that consist of the operations fleet of vehicles for propane delivery.
- g. *Trash Collection Areas. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.* The proposed project will not include the development of any building structures, only the installation of 3 propane storage tanks and would not include any uses that would generate trash, therefore trash collection areas requirements do not apply.
- h. *Outside Storage and Service Areas. Outside storage and service areas shall be screened by structures or landscaping.* The project site will be screened by landscaping around the perimeter fence to reduce visibility.
- i. *Utilities. Utilities shall be installed underground except electrical lines rated at 33kV or greater.* The project site will be conditioned to underground any lines less than 33 kV, if proposed in the future.
- j. *Mechanical Equipment. Mechanical equipment used in the manufacturing process shall be required to be enclosed in a building, and roof-mounted accessory equipment may be required to be screened from view.* The proposed project will not include the development of any structures, therefore these requirements do not apply.
- k. *Lighting. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed, and arranged to prevent glare or direct illumination on streets or adjoining property.* The proposed project will not include the development of any structures. The project will be required and has been conditioned to comply with Ordinance No. 655 and Ordinance No. 915 that require lighting to be directed downward and to not spill onto adjacent properties.

**Other Findings:**

1. The project site is not located within a Criteria Cell of the Western Riverside County Multiple Species Habitat Conservation Plan.

2. The project site is not located within a Sphere of Influence.
3. The project site is not located within an Airport Influence Area ("AIA") boundary and is therefore not subject to the Airport Land Use Commission ("ALUC") review.
4. The project is on compliance with Assembly Bill 52 (AB52). Notices regarding this project were mailed to eight requesting tribes on July 1, 2019. Consultation was not requested or no comments were provided and concluded consultation.
5. The project site is located within Zone B of the Mount Palomar Observatory Lighting Zone boundary, as identified by Ordinance No. 655 (Mt. Palomar). As provided in the Conditions of Approval, the project is required to comply with all lighting standards specified within Ordinance No. 655, pursuant to Zone B
6. The project site is located within the Fee Assessment Area for the Stephen's Kangaroo Rat Habitat Conservation Plan (SKRHCP). Per County Ordinance No. 663 and the SKRHCP, all applicants for development permits within the boundaries of the Fee Assessment Area who cannot satisfy mitigation requirements through on-site mitigation, as determined through the environmental review process, shall pay a Mitigation Fee of \$500.00 per gross acre of the parcels proposed for development. Payment of the SKRHCP Mitigation Fee for this Project, instead of on-site mitigation, will not jeopardize the implementation of the SKRHCP as all core reserves required for permanent Stephen's Kangaroo Rat habitat have been acquired and no new land or habitat is required to be conserved under the SKRHCP.

**Conclusion:**

1. For the reasons discussed above, as well as the information provided in the Initial Study, the proposed project conforms to all the requirements of the General Plan and with all applicable requirements of State law and the ordinances of Riverside County. Moreover, the proposed project would not be detrimental to the health, safety or general welfare of the community.

**PUBLIC HEARING NOTIFICATION AND COMMUNITY OUTREACH**

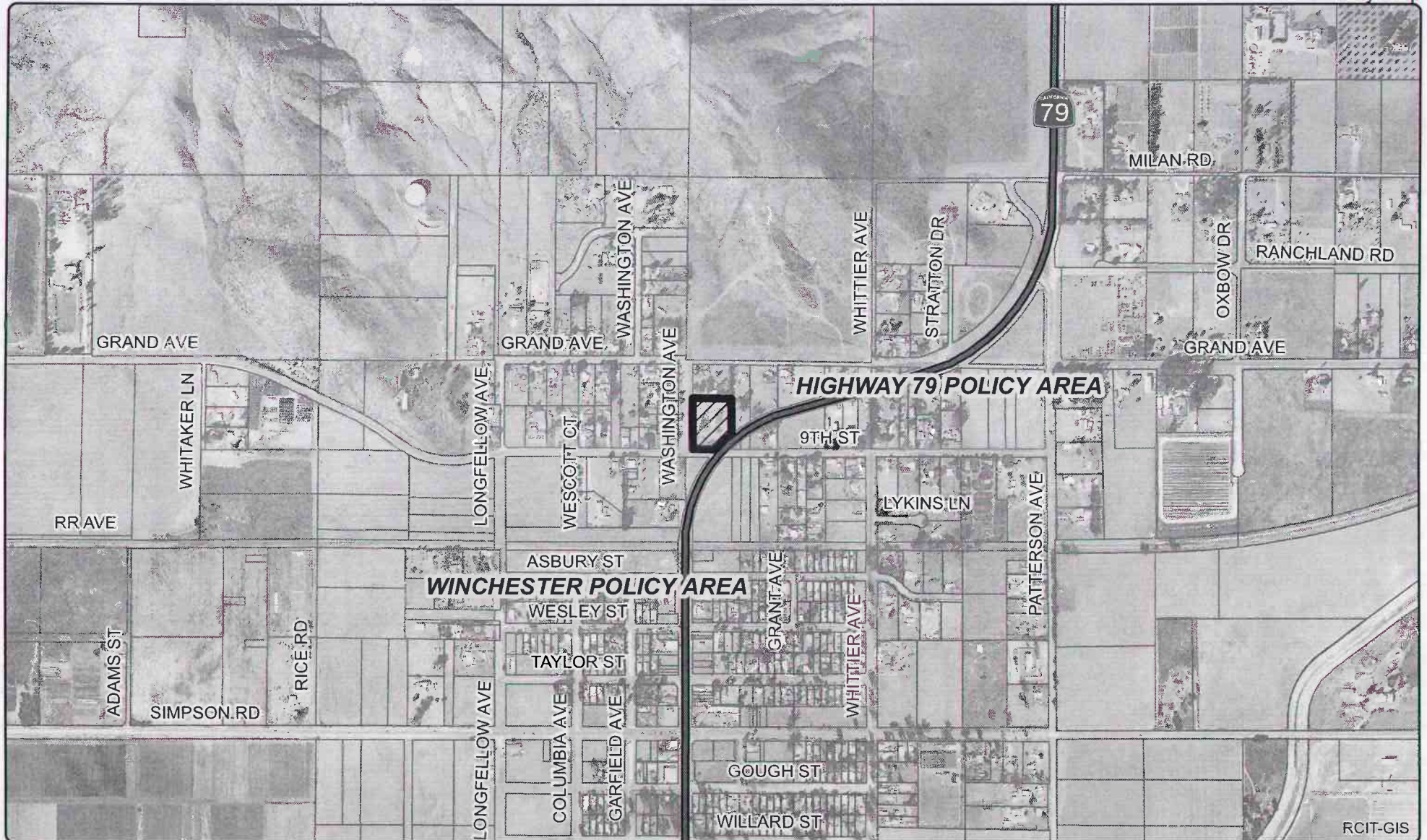
This project was advertised in the Press Enterprise Newspaper. Additionally, public hearing notices were mailed to property owners within 600 feet of the project site. As of the writing of this report, Planning Staff has not received written communication/phone calls who indicated support/opposition to the proposed project.

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**RIVERSIDE COUNTY PLANNING DEPARTMENT**  
**GPA190005 CUP190003**  
**VICINITY/POLICY AREAS**

Supervisor: Washington  
 District 3

Date Drawn: 11/12/2019  
 Vicinity Map



Zoning Area: Winchester

Author: Vinnie Nguyen



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different type of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951)955-3200 (Western County) or in Palm Desert at (760)965-8277 (Eastern County) or Website <http://planning.rcctims.org>

RIVERSIDE COUNTY PLANNING DEPARTMENT

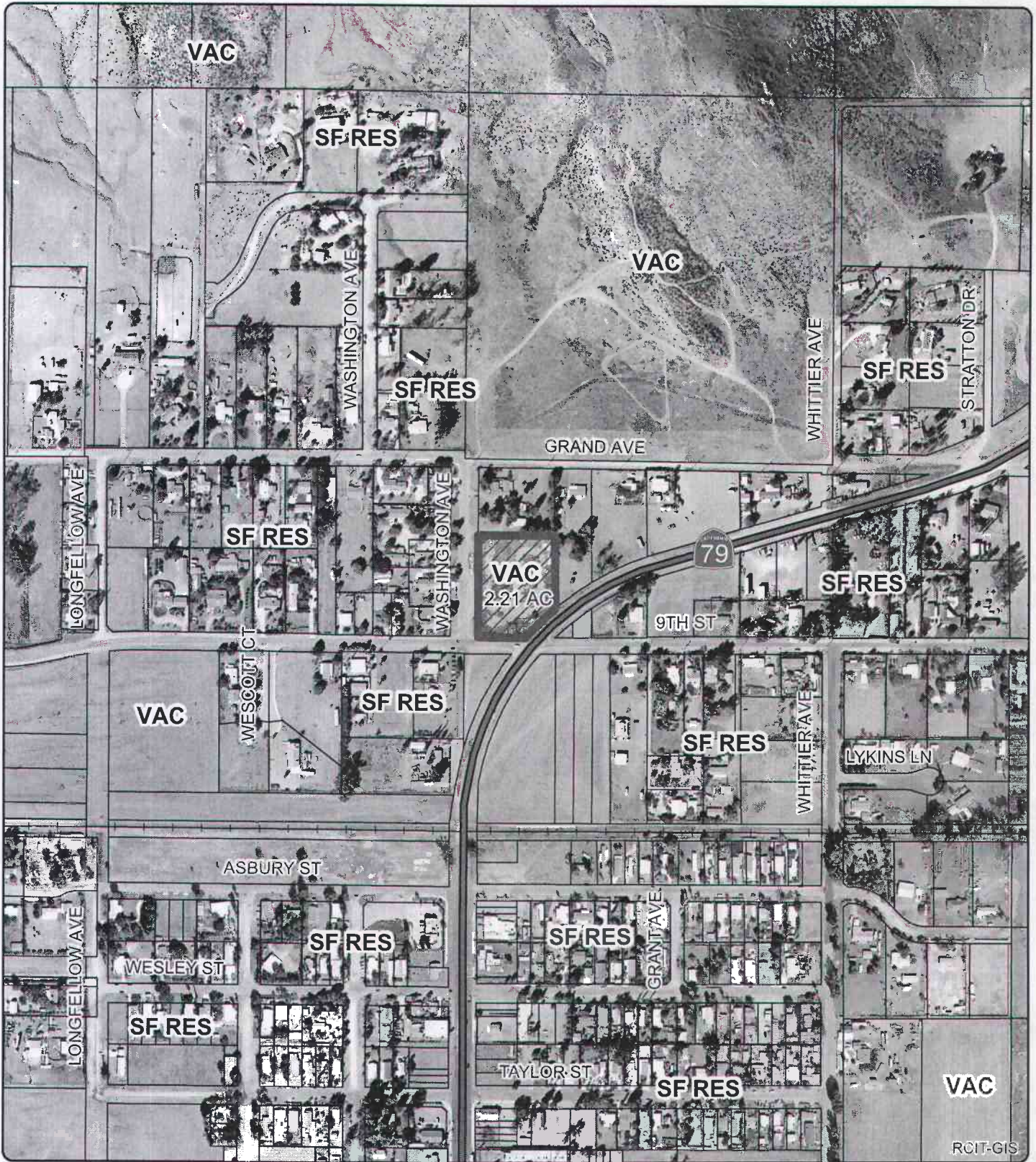
GPA190005 CUP190003

Supervisor: Washington  
District 3

LAND USE

Date Drawn: 11/12/2019

Exhibit 1



Zoning Area: Winchester

Author: Vinnie Nguyen



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# RIVERSIDE COUNTY PLANNING DEPARTMENT

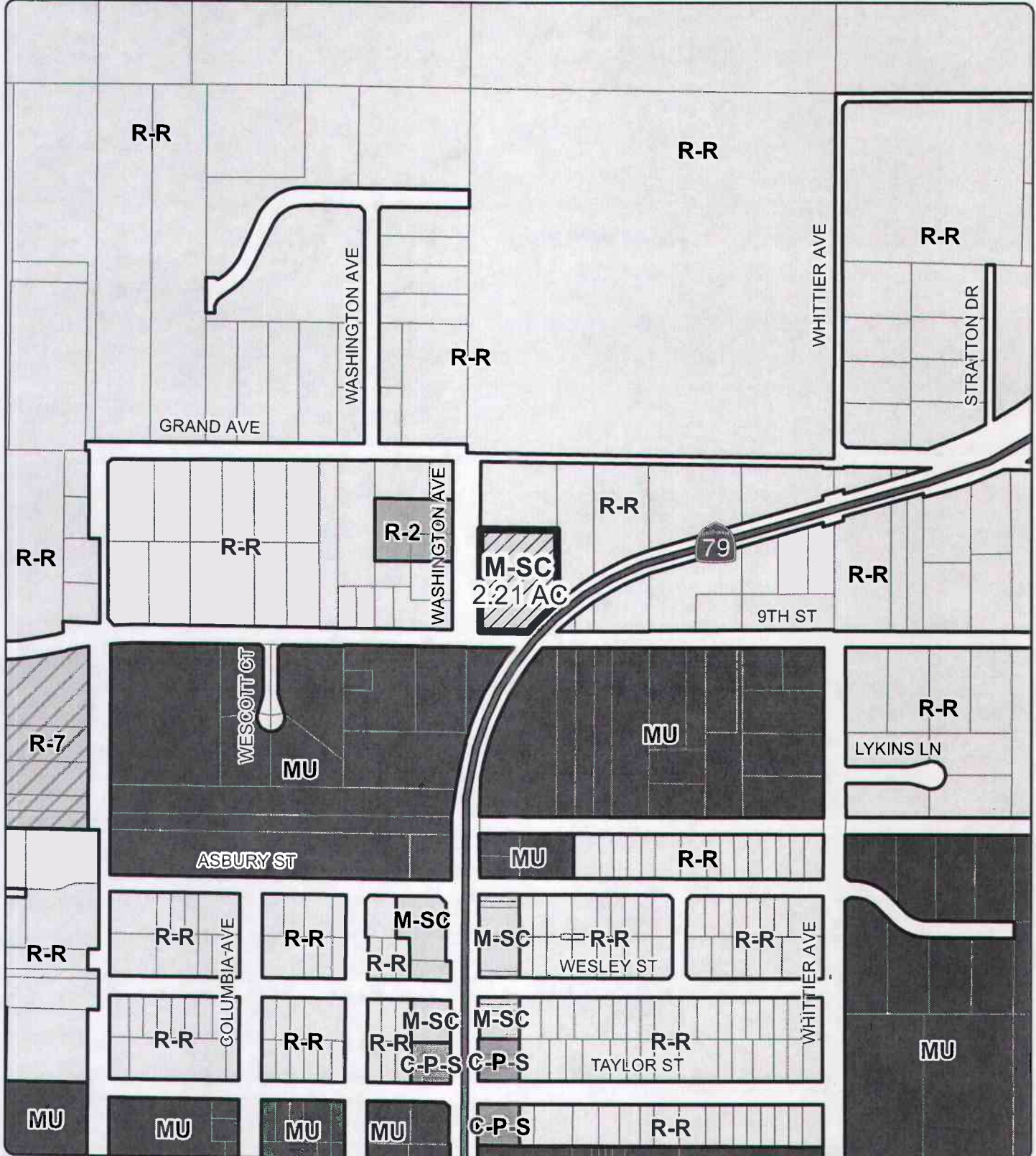
## GPA190005 CUP190003

Supervisor: Washington  
District 3

Date Drawn: 11/12/2019

### EXISTING ZONING

Exhibit 2



Zoning Area: Winchester

Author: Vinnie Nguyen

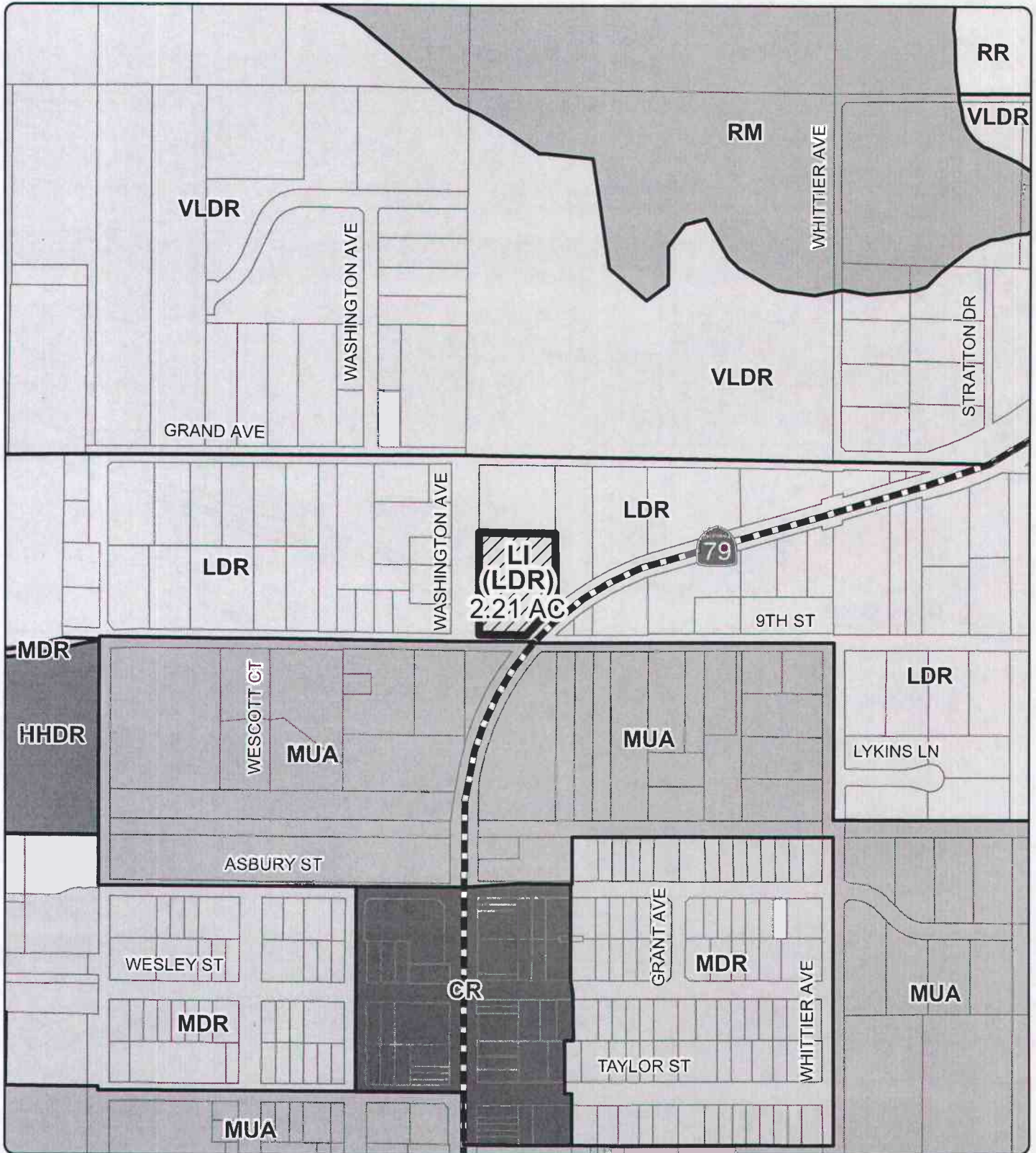
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RIVERSIDE COUNTY PLANNING DEPARTMENT  
**GPA190005 CUP190003**  
**PROPOSED GENERAL PLAN**

Supervisor: Washington  
 District 3

Date Drawn: 11/12/2019  
 Exhibit 6



Zoning Area: Winchester

Author: Vinnie Nguyen



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# CONDITIONAL USE PERMIT INLAND PROPANE

## OWNER & APPLICANT

AGRI TRANSPORT INC  
ANDREW NADALI (951) 526-7747  
ONE 3909650607 ZON NET  
31509 GRAPE ST  
LAKE ELSTONRE, CA 92532

## SITE INFORMATION

28125 WINCHESTER RD, WINCHESTER, CA 92596  
APN: 463-021-002  
AREA: 2.209 AC 96,234 SQ SF NET AND GROSS  
7.5 S, R 2 # SECT 27  
THOMAS GROS, 839 GRID F5  
CAGK WASHINGTON DISTRICT 3 EXISTING AND PROPOSED ZONING-M-SC  
EXISTING LAND USE IS LDR  
VERY HIGH FIRE AREA  
NOT IN A FEMA MAPPED FLOOD PLAIN

## EXHIBIT PREPARER

REN CIVIL ENGINEERING  
RODNEY MANEY PE PLS  
(951) 551-6532 CELL  
EXHIBIT DATE: 4/20/19  
RUDHR@REN CIVIL.COM

## CONSTRUCTION NOTES

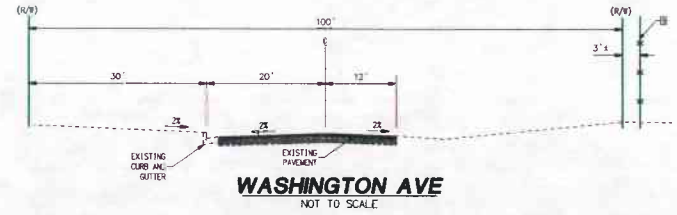
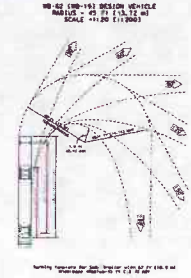
- 1 PROPOSED 3-8 5'x66" L 30,000 GAL PROPANE TANKS
- 2 FIRE EXIT/ENTRANCE ONLY
- 3 PROPOSED DRIVEWAY WIDTH PER PLAN
- 4 EXISTING SIGN PROTECT IN PLACE
- 5 EXISTING 24"x24" 4-POST CAR PORT PROTECT IN PLACE
- 6 EXISTING 8" WATER LINE (EMWD)
- 7 EXISTING FIRE HYDRANT 2" X 7 1/2"
- 8 PROPOSED PROPANE DELIVERY TRUCK SWEPT PATH OF TRAVEL
- 9 EXISTING 6" HIGH CHAIN LINK FENCE TO REMAIN
- 10 EXISTING CONCRETE PAD TO REMAIN
- 11 PROPOSED 5' WIDE LANDSCAPE BUFFER
- 12 REMOVE EXISTING RAMP

NOTE: THE EXISTING SITE IS COMPLETELY COVERED WITH CLASS 2 BASE

## LEGAL DESCRIPTION

THAT PORTION OF LOT 6A OF WINCHESTER VILLA LOTS, AS SHOWN BY A MAP ON FILE IN BOOK 2 PAGE 11 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF WINCHESTER ROAD EXCEPTING THE NORTHERLY 242 FEET THEREOF.

PROPERTY LINE DATA TABLE	BEARING/DELTA	LENGTH	RADIUS
1	N 81°38'00" E	180.00	---
2	N 00°21'00" W	35.33	---
3	N 89°36'49" W	276.95	---
4	S 00°22'58" W	263.30	---
5	S 62°37'22" E	138.58	CAG DC

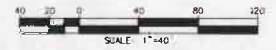
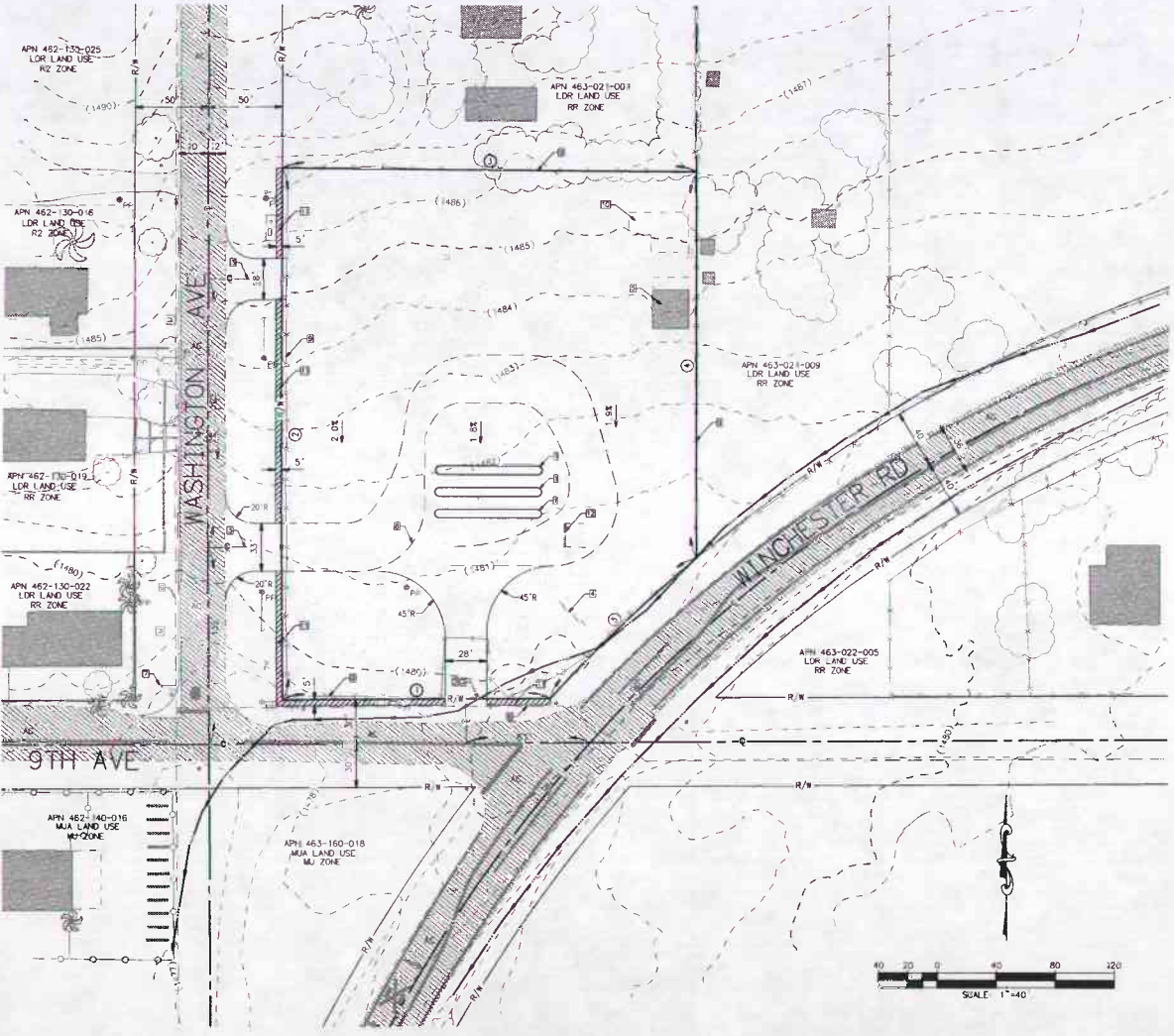


## UTILITY PURVEYOR

- |  |  |
|--|--|
| EASTERN MUNICIPAL WATER DISTRICT<br>2270 TRAMBLE ROAD<br>PERRIS, CA 92572-9300<br>(951) 928-3777 | VERIZON<br>110 EAST 3RD STREET<br>PERRIS, CA 92370<br>(909) 637-1388 |
| SOUTHERN CALIFORNIA EDISON COMPANY<br>28100 NEWFLEX ROAD<br>ROMA, CA 92380<br>(909) 943-6262     | SOUTHERN CALIFORNIA GAS COMPANY<br>(951) 309-4582                    |
- HEMET UNIFIED SCHOOL DISTRICT  
1291 W ACACIA AVE  
HEMET, CA 92345  
(951) 765-5100

## NOTES:

- 14 SINGLE LOT
- 17 NOT WITHIN A SPECIFIC PLAN
- 18 WATER IS AVAILABLE AT PROJECT SITE, HOWEVER IS AVAILABLE 0.89 MILES SOUTH ON INTERSECTION OF OLIVE AND WINCHESTER
- 19 THERE ARE NO EXISTING EASEMENTS
- 21 THERE ARE NO EXISTING EASEMENTS
- 23 COUNTY SERVICE AREA  
LAKEVIEW/NAEVO/ROMA/LAND/HOMELAND  
OF 46" LIGHTING LIBRARY
- 28 THERE IS NO PROPOSED GRADING
- 30 SUBSURFACE SEPTIC IS NOT PROPOSED
- 31 NOT IN A FAULT ZONE, MODERATE LIQUEFACTION SUSCEPTIBLE, NOT SUBJECT TO INUNDATION, OVERFLOW, OR FLOOD HAZARDS
- 33 NO GRADING IS PROPOSED
- 34 THERE ARE NO OPEN SPACEDS
- 35 THERE ARE NO PROPOSED BUILDINGS
- 36 THERE ARE NO PROPOSED BUILDINGS
- 38 THERE IS NO PROPOSED PARKING
- 41 THERE ARE NO PROPOSED BUILDINGS
- 42 THERE ARE NO PROPOSED BUILDINGS OR PAVED AREAS
- 43 THERE ARE NO PROPOSED LANDSCAPE AREAS
- 44 THERE ARE NO BUILDINGS PROPOSED
- 45 THERE ARE NO BUILDINGS PROPOSED
- 46 THERE ARE NO BUILDINGS PROPOSED
- 47 THERE ARE NO PERVIOUS SURFACES PROPOSED



**UNDERGROUND SERVICE ALERT**  
CALL TOLL FREE 1-800-227-2600

PROFESSIONAL SEAL  
NO. 055655  
Exp. 02/28/20  
CIVIL  
STATE OF CALIFORNIA

**REN CIVIL**  
ENGINEERING & LAND PLANNING  
2807-B GARDEN STREET, BURNETT, CA 95926  
916.996.0002 916.996.0001 FAX

MARK	REVISIONS	APPN DATE
DESIGNED BY: REN	DRAWN BY: REN	CHECKED BY: JET

County of Riverside

APPROVED BY: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_

CUP Exhibit  
Inland Propane  
41105 HIGHWAY 75  
TEMECULA, CA 92592

HORIZ SCALE: AS SHOWN VERT SCALE: AS SHOWN

ACCOUNT NO: \_\_\_\_\_  
SHEET 1 of 1  
JUN 4317

# General Plan Amendment Exhibit

## OWNER & APPLICANT

AGM TRANSPORT INC  
ANDREW NADEAU (951) 526-7747  
DREW@AGMVERTIZON.NET  
31500 GRAPE ST  
LAKE ELSINORE, CA 92532

## SITE INFORMATION

28125 WINCHESTER RD, WINCHESTER, CA 92596  
APN 463-021-002  
AREA 2 209 AC 86,234.29 SF NET AND GROSS  
1.5 S. R. 2 W. SECT 27  
THOMAS BRIDG. 650 GROSS FT  
CHECK WASHINGTON DISTRICT 3 EXISTING AND PROPOSED ZONING/H-1C  
EXISTING LAND USE IS LDR AND PROPOSED LAND USE DESIGNATION IS  
VERY HIGH FINE AREA  
NOT IN A FEMA MAPPED FLOOD PLAIN

## EXHIBIT PREPARER

REN CIVIL ENGINEERING  
RUDY MARCEY P.E. S.  
(951) 551-6932 CELL  
EXHIBIT DATE: 4/20/19  
RUDY@RENCIVIL.COM

## CONSTRUCTION NOTES

- 1 PROPOSED 3-8 5/8" x 66" L. 30,000 GAL. PROPANE TANKS
- 2 FIRE EXIT/ENTRANCE ONLY
- 3 PROPOSED DRIVEWAY WIDTH PER PLAN
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NOTE: THE EXISTING SITE IS COMPLETELY COVERED WITH CLASS 2 BASE

## LEGAL DESCRIPTION

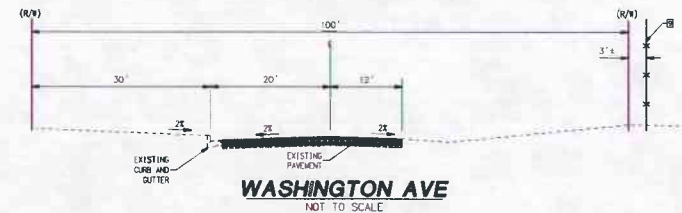
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NO.	BEARING/Delta	LENGTH	RADIUS
1	N 89° 36' 00" E	180.46	--
2	N 00° 21' 00" W	363.32	--
3	N 89° 36' 49" W	279.95	--
4	N 00° 22' 58" W	763.70	--
5	2407.37 22'	138.36	1040.00

NO. 46 000-100 DESIGN VEHICLE  
MAXIMUM GVW OF 131,120 LB  
SCALE: 1/4" = 1'-0"



PLAN VIEW OF PROPOSED DRIVEWAY



**WASHINGTON AVE**  
NOT TO SCALE

## UTILITY PURVEYOR

EASTERN MUNICIPAL WATER DISTRICT  
2270 TRABLE ROAD  
PERRIS, CA 92572-8300  
(951) 928-3777

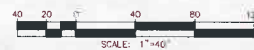
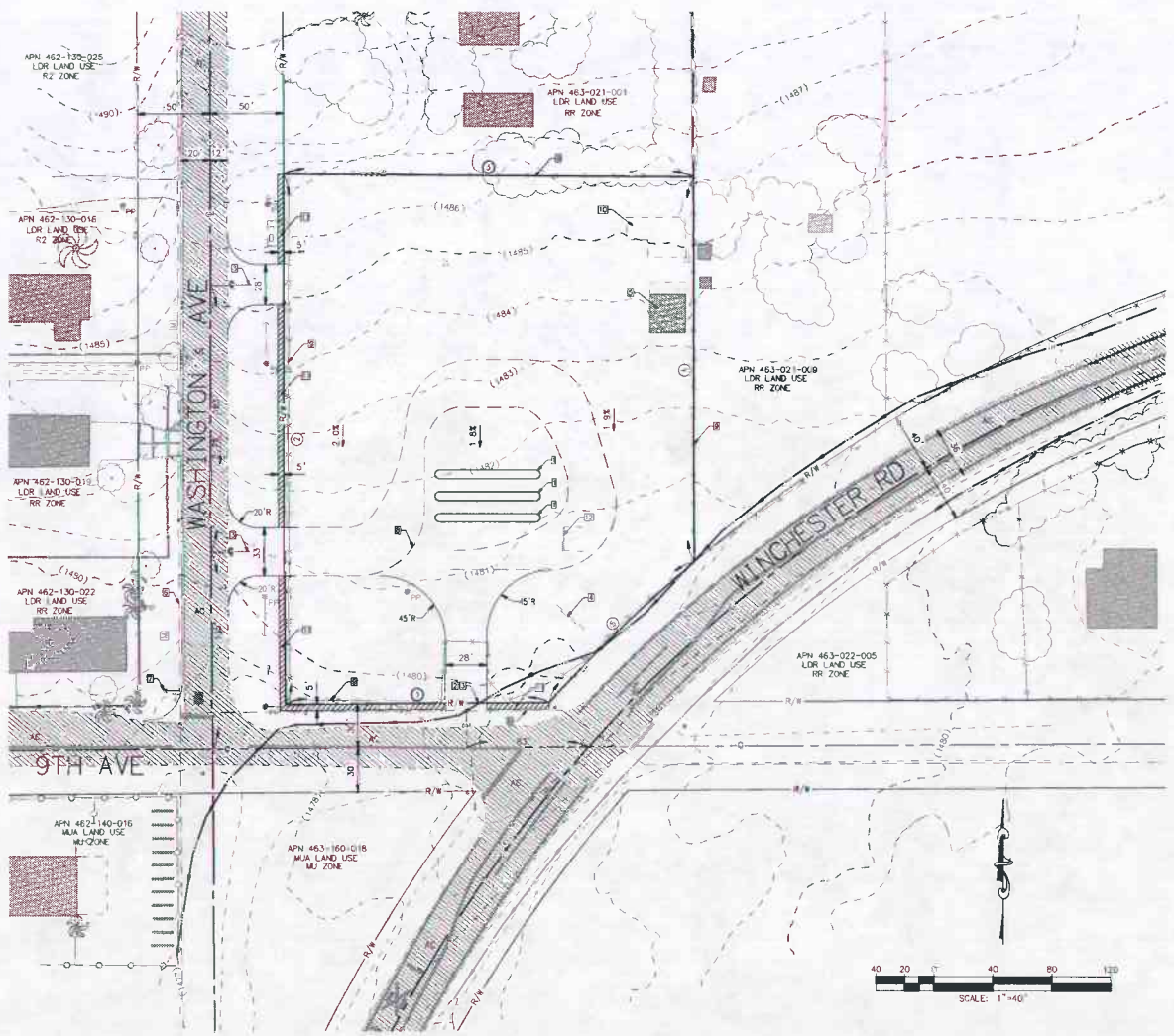
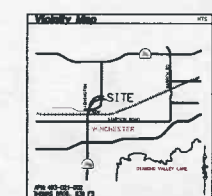
SOUTHERN CALIFORNIA Edison COMPANY  
26100 MONTEFEE ROAD  
ROMLAND, CA 92380  
(909) 343-9025

HEMET UNITED SCHOOL DISTRICT  
1791 W. ACACIA AVE.  
HEMET, CA 92345  
(951) 765-5100

AMENDMENT DESCRIPTION  
AMEND HARVEST VALLEY/WINCHESTER AREA PLAN FROM LOW DENSITY RESIDENTIAL TO LIGHT INDUSTRIAL

## NOTES

- 14 SINGLE LOT
- 17 NOT WITHIN A SPECIFIC PLAN
- 18 WATER IS AVAILABLE AT PROJECT SITE
- 19 SEWER IS AVAILABLE 0.89 MILES SOUTH ON INTERSECTION OF OLIVE AND WINCHESTER
- 21 THERE ARE NO EXISTING EASEMENTS
- 23 COUNTY SERVICE AREA
- 24 LIBRARY/ARCHIVE/ROOM AND/HOMELAND D#146-LIGHTING/LIBRARY
- 28 THERE IS NO PROPOSED GRADING
- 30 SUBSURFACE SEPTIC IS NOT PROPOSED
- 31 PORTABLE RESTROOMS ARE PLANNED
- 31 NOT IN A FAULT ZONE - MODERATE LIQUEFACTION SUSCEPTIBLE - SUSCEPTIBLE, NOT SUBJECT TO INUNDATION, OVERFLOW, OR FLOOD HAZARDS
- 33 NO GRADING IS PROPOSED
- 34 THERE ARE NO OPEN CHANNELS
- 35 THERE ARE NO PROPOSED BUILDINGS
- 36 THERE ARE NO PROPOSED BUILDINGS
- 38 THERE IS NO PROPOSED PARKING
- 41 THERE ARE NO PROPOSED BUILDINGS
- 42 THERE ARE NO PROPOSED BUILDINGS OR PAVED AREAS
- 43 THERE ARE NO PROPOSED LANDSCAPE AREAS
- 44 THERE ARE NO BUILDINGS PROPOSED
- 45 THERE ARE NO BUILDINGS PROPOSED
- 46 THERE ARE NO BUILDINGS PROPOSED
- 47 THERE ARE NO PAVEMENT SURFACES PROPOSED



UNDERGROUND SERVICE ALERT  
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NO. 055695  
Exp. 12/31/20  
CIVIL  
STATE OF CALIFORNIA

**REN CIVIL**  
ENGINEERING & SURVEYING & LAND SURVEYING  
20631-B REDDEN STREET, ALHAMBRA CA 91802  
951.908.0002 951.908.0001 FAX

MARK	REVISIONS	APPR. DATE
	DESIGNED BY: RDM	
	DRAWN BY: REN	CHECKED BY: RDM

County of Riverside

APPROVED BY: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_  
DATE: \_\_\_\_\_

General Plan Amendment Exhibit  
Inland Propane

ACCOUNT NO. \_\_\_\_\_  
SHEET 1 of 1  
J.H. 4317



**COUNTY OF RIVERSIDE**  
**ENVIRONMENTAL ASSESSMENT FORM: INITIAL STUDY**

**Environmental Assessment (CEQ / EA) Number:** CEQ190051

**Project Case Type (s) and Number(s):** General Plan Amendment No. 190005 and Conditional Use Permit No. 190003

**Lead Agency Name:** Riverside County Planning Department

**Address:** P.O. Box 1409, Riverside, CA 92502-1409

**Contact Person:** David Alvarez

**Telephone Number:** (951) 955-5719

**Applicant's Name:** Inland Propane and Tank, Inc.

**Applicant's Address:** 31500 Grape Street, Lake Elsinore, CA 92532

**I. PROJECT INFORMATION**

**Project Description:**

**GENERAL PLAN AMENDMENT NO. 190005** is a proposal to change the General Plan Land Use Designation of the project site from Low Density Residential (LDR) to Light Industrial (LI).

**CONDITIONAL USE PERMIT NO. 190003** is a proposal for the construction and operation of a propane distribution facility on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets.

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

**B. Total Project Area:**

<b>Residential Acres:</b> N/A	<b>Lots:</b> N/A	<b>Units:</b> N/A	<b>Projected No. of Residents:</b> N/A
<b>Commercial Acres:</b> N/A	<b>Lots:</b> N/A	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b> N/A
<b>Industrial Acres:</b> 2.21	<b>Lots:</b> 1	<b>Sq. Ft. of Bldg. Area:</b> N/A	<b>Est. No. of Employees:</b>
<b>Other:</b> N/A			

**C. Assessor's Parcel No(s):** 463-021-002

**D. Street References:** North of 9<sup>th</sup> Avenue, south of Grand Avenue, east of Washington Avenue, and west of Winchester Road

**E. Section, Township & Range Description or reference/attach a Legal Description:**  
Township 5 South, Range 2 West, Section 27

**F. Brief description of the existing environmental setting of the project site and its surroundings:** The project site is currently vacant with scattered residential and vacant parcels to the north, east, south, and west of the project site.

**II. APPLICABLE GENERAL PLAN AND ZONING REGULATIONS**

**A. General Plan Elements/Policies:**

- 1. Land Use:** The project site has a current General Plan Land Use designation of Low Density Residential (CD: LDR). The applicant has submitted an application to change the Land use from Low Density Residential (LDR) to Light Industrial (LI). The project has an existing zoning on Manufacturing- Service Commercial, which is consistent with the proposed Light

Industrial Land Use Designation and with all other sections of the Riverside County General Plan Land Use Element.

2. **Circulation:** The project is surrounded by existing road to provide circulation and is consistent with all policies of the Riverside County Circulation Element. The proposed project will make street improvements and provide new road to accommodate the proposed subdivision.
  3. **Multipurpose Open Space:** The proposed project is for a commercial based business. No Open Space is proposed with this application and is not required.
  4. **Safety:** The proposed project is within a high fire hazard area. The proposed project has allowed for sufficient provision of emergency response services to the future users of this project through the project design and payment of development impact fees.
  5. **Noise:** The project will not generate noise levels in excess of standards established in the Riverside County General Plan or Noise Ordinance. The project meets all other applicable Noise Element Policies.
  6. **Housing:** The proposed project is for an industrial based business, therefore this does not apply.
  7. **Air Quality:** The proposed project has been conditioned to control any fugitive dust during grading and construction activities. The proposed project meets all other applicable Air Quality element policies.
  8. **Healthy Communities:** The proposed Project meets all applicable Healthy Community policies because this is an industrial based project.
- B. General Plan Area Plan(s):** Harvest Valley/Winchester
- C. Foundation Component(s):** Community Development
- D. Land Use Designation(s):** Low Density Residential (LDR)
- E. Overlay(s), if any:** N/A
- F. Policy Area(s), if any:** Highway 79
- G. Adjacent and Surrounding:**
1. **General Plan Area Plan(s):** Harvest Valley/Winchester
  2. **Foundation Component(s):** Community Development (CD)
  3. **Land Use Designation(s):** Low Density Residential (LDR)
  4. **Overlay(s), if any:** N/A
  5. **Policy Area(s), if any:** Highway 79
- H. Adopted Specific Plan Information**

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

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

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

J. Proposed Zoning, if any: N/A

K. Adjacent and Surrounding Zoning: Residential and Vacant Lots to the north and east, vacant to the south, residential to the west.

### III. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

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

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

### IV. DETERMINATION

On the basis of this initial evaluation:

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS NOT PREPARED

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project, described in this document, have been made or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

#### A PREVIOUS ENVIRONMENTAL IMPACT REPORT/NEGATIVE DECLARATION WAS PREPARED

I find that although the proposed project could have a significant effect on the environment, **NO NEW ENVIRONMENTAL DOCUMENTATION IS REQUIRED** because (a) all potentially significant effects of the proposed project have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, (b) all potentially significant effects of the proposed project have been avoided or mitigated pursuant to that earlier EIR or Negative Declaration, (c) the proposed project will not result in any new significant environmental effects not identified in the earlier EIR or Negative Declaration, (d) the proposed project will not substantially increase the severity of the environmental effects identified in the earlier EIR or Negative Declaration, (e) no considerably different mitigation measures have been identified and (f) no mitigation measures found infeasible have become feasible.



I find that although all potentially significant effects have been adequately analyzed in an earlier EIR or Negative Declaration pursuant to applicable legal standards, some changes or additions are necessary but none of the conditions described in California Code of Regulations, Section 15162 exist. An **ADDENDUM** to a previously-certified EIR or Negative Declaration has been prepared and will be considered by the approving body or bodies.

I find that at least one of the conditions described in California Code of Regulations, Section 15162 exist, but I further find that only minor additions or changes are necessary to make the previous EIR adequately apply to the project in the changed situation; therefore a **SUPPLEMENT TO THE ENVIRONMENTAL IMPACT REPORT** is required that need only contain the information necessary to make the previous EIR adequate for the project as revised.

I find that at least one of the following conditions described in California Code of Regulations, Section 15162, exist and a **SUBSEQUENT ENVIRONMENTAL IMPACT REPORT** is required: (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any the following:(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR or negative declaration;(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives; or,(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR or negative declaration would substantially reduce one or more significant effects of the project on the environment, but the project proponents decline to adopt the mitigation measures or alternatives.

\_\_\_\_\_  
Signature

Dave Alvarez  
\_\_\_\_\_  
Printed Name

December 30, 2019

\_\_\_\_\_  
Date

For: Charissa Leach, P.E.  
Assistant TLMA Director  
\_\_\_\_\_

## V. ENVIRONMENTAL ISSUES ASSESSMENT

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>AESTHETICS</b> Would the project:				
<b>1. Scenic Resources</b>				
a) Have a substantial effect upon a scenic highway corridor within which it is located?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features; obstruct any prominent scenic vista or view open to the public; or result in the creation of an aesthetically offensive site open to public view?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure C-10 "Scenic Highways"

### Findings of Fact:

- a) The project site is located along Highway 79. As indicated on Figure C-10 "Scenic Highways", Highway 79 along the project site is not designated as "Scenic Highways." Portions of Highway 79 are a County Eligible scenic highway, however, the portion of the highway located adjacent to the project site is not classified as such as indicated on Riverside County General Plan Figure C-10 "Scenic Highways." The project will not have a substantial effect upon this highway, therefore the project will have a less than significant impact.
- b) The project site is located in an unincorporated area of Riverside County and is currently vacant with relatively flat topography. The proposed project will not damage scenic resources, including, but not limited to, trees, rock outcroppings and unique or landmark features, open to the public, as these features do not exist on the project site. Additionally, the project will not result in the creation of an aesthetically offensive site open to public view since the project proposes a propane facility with no structures that is consistent with the existing Manufacturing- Service Commercial zoning of the site and would be required to comply with applicable zoning requirements and the Countywide

Design Standards and Guidelines, which will ensure the development will not be aesthetically offensive. Therefore, the project will have a less than significant impact.

- c) The project site is located in an urbanized area composed of primarily single-family residences, vacant lots, and commercial properties with relatively flat topography. The proposed project will not conflict with applicable zoning and other regulations governing scenic quality as all proposed developments within the tract shall adhere to standards established in the Countywide Design Standards and Guidelines. As such, the project will have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**2. Mt. Palomar Observatory**

a) Interfere with the nighttime use of the Mt. Palomar Observatory, as protected through Riverside County Ordinance No. 655?

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

Findings of Fact:

- a) As indicated on the GIS database, the proposed project site is located approximately 27 miles from the Mt. Palomar Observatory. The project site is located within the designated Zone B of the Special Lighting area that surrounds the Mt. Palomar Observatory. In accordance with Riverside County Ordinance No. 655, the project design and development will be subject to specific methods of installation, definition, requirements for lamp source and shielding, prohibition and exceptions. Through the incorporation of project lighting requirements outlined in Riverside County Ordinance No. 655, the impacts due to nighttime lighting will be reduced to a level of less than significant. In addition, a note shall be placed on the Environmental Constraints Sheet that identifies the project site is located within Zone B of County Ordinance No. 655 and the project will be designed to incorporate lighting requirements of Riverside County Ordinance No. 655. Therefore impacts are less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**3. Other Lighting Issues**

a) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

b) Expose residential property to unacceptable light levels?

Source(s): On-site Inspection, Project Application Description

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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a-b) The proposed project will only result in a new source of light and glare from the vehicular lighting from cars traveling on the project site and adjacent roadways. Furthermore, in order to avoid potential impacts related to new sources of light, the project has been conditioned to hood and direct any new sources of light away from neighboring properties so as not to shine directly onto adjoining properties or public roadway right-of-ways. This is a standard requirement pursuant to County Ordinance Nos. 655 and 915 and is not considered mitigation pursuant to CEQA. In result, this project will be designed to be consistent with existing neighboring residential developments. Therefore impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**AGRICULTURE & FOREST RESOURCES** Would the project:

**4. Agriculture**

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

Source(s): Riverside County General Plan Figure OS-2 "Agricultural Resources," GIS database, Project Application Materials

Findings of Fact:

a) According to Figure OS-2 "Agricultural Resources", the project site has a farmland designation of Other Lands. The defining factors of the farmland designations are as follows:

Prime Farmland – Farmland with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the mapping date.

Unique Farmland – Farmland of lesser quality soils used for the production of the state's leading agricultural crops. This land is usually irrigated, but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the mapping date.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Other Lands – Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits and water bodies smaller than 40 acres.

The project site will not convert Prime Farmland, Unique Farmland, Other Lands, or Farmland of Statewide Importance, therefore the projects impacts will be less than significant.

- b) According to “Map My County,” there are no lands on the Project site or in the off-site improvement, such as street improvements, areas that are located within an agricultural preserve. Thus, no land on the Project site is subject to a Williamson Act contract. The nearest lands within an agricultural preserve are located approximately 1 mile southeast of the Project site. The Project would have no impacts to any Riverside County Agricultural Preserves. Therefore impacts would be less than significant.
- c) The project site is designated as Other Land. As previously addressed above, the project site is surrounded by scattered single-family residential dwellings and vacant lots to the north, east, south and west. The project will not cause development of non-agricultural uses within 300 feet of agriculturally zoned property, therefore impacts will be less than significant.
- d) The proposed Project does not involve other changes in the existing environment which, due to their location or nature, would result in conversion of Farmland, to non-agricultural use. The existing site is not used for farming nor is it located in close proximity to farmland as discussed in the analysis above. Therefore impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>5. Forest</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure OS-3a “Forestry Resources Western Riverside County Parks, Forests, and Recreation Areas,” Figure OS-3b “Forestry Resources Eastern Riverside County Parks, Forests, and Recreation Areas,” Project Application Materials

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

- a) The project has no designation of “forest land” (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Govt. Code section 51104(g)). The project is located in a mostly urbanized area and not located near forest lands. Therefore, the proposed project will not impact land designated as forest land, timberland, or timberland zoned Timberland Production. Therefore there are no impacts.
- b) Refer to response 5 a) above. The project is not located within forest land and will not result in the loss of forest land or conversion of forest land to non-forest use; therefore, no impact will occur as a result of the proposed project.
- c) The project will not involve other changes in the existing environment which, due to their location or nature, could result in conversion of forest land to non-forest use. Thus, no impacts would occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**AIR QUALITY** Would the project:

**6. Air Quality Impacts**

a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors, which are located within one (1) mile of the project site, to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Air Quality and Greenhouse Gas Impact Study prepared by Ldn Consulting, dated August 5, 2019, and Riverside County General Plan, SCAQMD CEQA Air Quality Handbook

**Findings of Fact:**

- a) A significant impact could occur if the proposed project conflicts with or obstructs implementation of the South Coast Air Basin 2016 Air Quality Management Plan (AQMP). Conflicts and obstructions that hinder implementation of the AQMP can delay efforts to meet attainment deadlines for criteria pollutants and maintaining existing compliance with applicable air quality standards. Pursuant to the methodology provided in Chapter 12 of the 1993 South Coast Air Quality Management District CEQA Air Quality Handbook, consistency with the South Coast Air Basin 2016 AQMP is affirmed when a project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP. Consistency review is presented below:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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(1) The proposed project will result in short-term construction and long-term pollutant emissions that are less than the CEQA significance emissions thresholds established by the SCAQMD, as demonstrated by the analysis conducted for the proposed site, as mentioned below; therefore, the project will not result in an increase in the frequency or severity of any air quality standards violation and will not cause a new air quality standard violation.

(2) The CEQA Air Quality Handbook indicates that consistency with AQMP growth assumptions must be analyzed for new or amended General Plan Elements, Specific Plans, and significant projects. Significant projects include airports, electrical generating facilities, petroleum and gas (including propane gas) refineries, designation of oil drilling districts, water ports, solid waste disposal sites, and off-shore drilling facilities. The project is proposing a General Plan Amendment from Low Density Residential (LDR) to Light Industrial (LI), however, no residential is proposed as part of this project that would increase emission thresholds.

According to the Air Quality Analysis prepared for the proposed project and the consistency analysis presented above, the proposed project will not conflict with the AQMP; therefore impacts are considered less than significant.

- b) A project may have a significant impact if project-related emissions exceed federal, state, or regional standards or thresholds, or if project-related emissions substantially contribute to existing or project air quality violations. The proposed project is located within the South Coast Air Basin, where efforts to attain state and federal air quality standards are governed by the SCAQMD. Both the state of California (state) and the federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as 'criteria pollutants'). These pollutants include ozone (O3), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead (Pb). The state has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the state and federal standards differ, California AAQS are more stringent than the national AAQS.

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to federal or state AAQS are required to prepare plans and implement measures that will bring the region into attainment. The table 6-1 below summarizes the attainment status in the project area for the criteria pollutants. Discussion of potential impacts related to construction impacts and long-term area source and operational impacts are presented in Table 6-1.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TABLE 6-1: SCREENING THRESHOLD FOR CRITERIA POLLUTANTS**

Pollutant	Total Emissions (Pounds per Day)
<b>Construction Emissions</b>	
Respirable Particulate Matter (PM <sub>10</sub> and PM <sub>2.5</sub> )	150 and 55
Nitrogen Oxide (NO <sub>x</sub> )	100
Sulfur Oxide (SO <sub>x</sub> )	150
Carbon Monoxide (CO)	550
Volatile Organic Compounds (VOCs)	75
<b>Operational Emissions</b>	
Respirable Particulate Matter (PM <sub>10</sub> and PM <sub>2.5</sub> )	150 and 55
Nitrogen Oxide (NO <sub>x</sub> )	55
Sulfur Oxide (SO <sub>x</sub> )	150
Carbon Monoxide (CO)	550
Lead and Lead Compounds	3.2
Volatile Organic Compounds (VOCs)	55

As show on Table 6-1, 6-2, and 6-3 the proposed project would have minimal AQ emissions and would not exceed any daily thresholds, as noted in the Greenhouse Gases Section. The project anticipates on-site operational noise sources for this proposed project will primarily be one to two propane delivery trucks a week along with two smaller propane distribution trucks that will fill up at the site daily. It is anticipated that each week there the delivery trucks would be on-site Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. These trucks were assumed to travel 20 miles each way or a 40-mile round trip.

The project will not construct any buildings and since the project would generate a relatively small number of trips, AQ emissions should be expected to be low and primarily from mobile sources via the Truck Trips. Based on the CalEEMod, version 2016.3.2, outputs, the project would be expected generate less than significant impacts which are shown on Tables 6-2 and 6-3 below, as it does not exceed the thresholds.

**TABLE 6-2: OPERATIONAL UNMITIGATED – SUMMER DAILY POLLUTANT GENERATION**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emission Estimates (Lb/Day)	0.00	0.00	0.00	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	0.06	2.83	0.35	0.01	0.22	0.07
<b>Total (Lb/Day)</b>	<b>0.06</b>	<b>2.83</b>	<b>0.35</b>	<b>0.01</b>	<b>0.22</b>	<b>0.07</b>
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**TABLE 6-3: OPERATIONAL UNMITIGATED – WINTER DAILY POLLUTANT GENERATION**

	ROG	NO <sub>x</sub>	CO	SO <sub>x</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area Source Emission Estimates (Lb/Day)	0.00	0.00	0.00	0.00	0.00	0.00
Energy Emission Estimates (Lb/Day)	0.00	0.00	0.00	0.00	0.00	0.00
Mobile Emission Estimates (Lb/Day)	0.06	2.86	0.41	0.01	0.22	0.07
<b>Total (Lb/Day)</b>	<b>0.06</b>	<b>2.86</b>	<b>0.41</b>	<b>0.01</b>	<b>0.22</b>	<b>0.07</b>
SCAQMD Thresholds	55	55	550	150	150	55
Significant?	No	No	No	No	No	No

The project would install three (3) - 30,000-gallon tanks and would not install any permanent buildings or other facilities. Given this minimal construction emissions would be generated that would not exceed any daily emission thresholds for construction. Operational air quality emissions have been analyzed and were found to be less than significant when compared to SCAQMD air quality thresholds as shown in Tables 6-2 and 6-3. Since the project construction emissions would be minimal, cumulative construction impacts would not be expected. Given this, the project would not violate any applicable air quality standards, therefore impacts are considered less than significant.

- c) The potential impact of project generated air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. Based upon a review of the area, the site would not be located within a mile of any, hospitals, resident care facilities or day care centers. The project site is however, 0.7 miles to the north of an existing school. The proposed Project would be a propane facility that would have potential to emit propane fuel odor periodically on the site. This would be during the connection process when filling or extracting propane from storage tanks or trucks, as discusses below. Furthermore, the project is sufficiently small in nature and even though emissions will be generated from operational sources by the proposed Project, emissions would not exceed South Coast Air Quality Management District (SCAQMD) screening thresholds, therefore impacts are considered less than significant.
- d) The proposed Project would be a propane facility that would have potential to emit propane fuel odor periodically on the site. This would be during the connection process when filling or extracting propane from storage tanks or trucks. The connection process is considered to be infrequent and would be relatively short in duration. It is anticipated that any propane released into the air would be of minimal concentration and would dissipate quickly. The existing residential units near the project site are over 100 feet from the project boundary and it is anticipated that they would not be impacted by propane odor as the propane will likely be dissipated prior to traveling 100 feet in the outdoor environment. The proposed Project would not adversely affect a substantial number of people due to odor and impacts are considered to be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**BIOLOGICAL RESOURCES** Would the project:

**7. Wildlife & Vegetation**

a) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect, either directly or through habitat modifications, on any endangered, or threatened species, as listed in Title 14 of the California Code of Regulations (Sections 670.2 or 670.5) or in Title 50, Code of Federal Regulations (Sections 17.11 or 17.12)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source: Western Riverside County Multiple Species Habitat Conservation Plan (Adopted June 2003), General Biological Assessment, prepared by Pacific Southwest Biological Services, Inc., dated July 17, 2019

Findings of Fact:

a) Western Riverside County Multiple Species Habitat Conservation Plan

The Western Riverside County Multiple Species Habitat Conservation Plan (WRC MSHCP) has a plan area of about 1.26 million acres, or 1,970 square miles, extending from the western county boundary to the San Jacinto Mountains. Roughly 506,000 acres are designated reserves, and the plan covers 146 species and 14 natural communities. The WRC MSHCP was approved by the US Fish and Wildlife Service and California Department of Fish and Wildlife (CDFW) in 2004 and is administered by the Western Riverside County Regional Conservation Authority (RCA).

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The project site is located within the Western Riverside County Multiple Species Habitat Conservation Plan Harvest Valley/Winchester Area Plan. The biological report prepared for the Project indicated that the site is disturbed and void of any sensitive flora and/or fauna. The project site is not located within a Criteria Cell. Therefore, the project is not subject to the Property Owner Initiated Habitat Evaluation and Acquisition Negotiation Strategy (HANS) process. The Project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state conservation plan. Impacts are considered less than significant.

**6.1.2 Protection of Species Associated with Riparian/Riverine Areas and Vernal Pools**

There are no riparian/riverine areas on the project site. There are no vernal pools on the project site and soils are not consistent with vernal pool soil types and are not suitable for fairy shrimp habitat.

**6.1.3 Protection of Narrow Endemic Plant Species**

The project site is not located within a Narrow Endemic Plant Species Survey Area. Therefore, no surveys were required. The project is consistent with Section 6.1.3 of the MSHCP.

**6.1.4 Guidelines Pertaining to the Urban/Wildlands Interface**

The property is not located near future or existing Conservation Areas, therefore, the project is not required to implement UWIG.

**6.3.2 Additional Survey Needs and Procedures**

The MSHCP indicates that additional surveys may be needed for certain species in conjunction with plan implementation in order to achieve coverage for these species. Surveys for the Burrowing Owl are required under this section for the project area in question; the survey has been completed, indicating that the Burrowing Owl does not use the site. Therefore, no surveys are required. No impacts will occur.

b) No federal or state listed endangered or threatened species were observed during the field survey conducted by Natural Resources Assessment, Inc. No impacts to any endangered, or threatened species will occur.

c) The project has been conditioned to require a nesting survey and Migratory Bird Treaty Act survey in the event that habitats are removed (COA 60. EPD.1). The condition of approval states: Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and the California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season (February 1<sup>st</sup> through September 15<sup>th</sup>). If habitat must be cleared during the nesting season or disturbances occur within 500 feet, a preconstruction nesting bird survey shall be conducted. The preconstruction nesting bird survey must be conducted by a biologist who holds a current Memorandum of Understanding (MOU) with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading or building permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD)

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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that a biologist who holds a MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading or building permit issuance must at a minimum include the name and contact information for the Counseling Biologist and a signed statement from them confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases, EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading or building permit. Prior to finalization of a grading permit or prior to issuance of any building permits, the projects consulting biologist shall prepare and submit a report to EPD for review, documenting the results of the survey. Therefore, the proposed project would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U. S. Wildlife Service. Impacts are considered less than significant.

d) The proposed project will not interfere with migratory wildlife corridors as there are no known wildlife corridors within or near to the proposed project site. No impacts will occur.

e-f) According to the General Biological Assessment, the presence of wetlands waters and non-wetland waters of the U.S. and California Department of Fish and Game (CDFG) jurisdictional drainages on the property did not exist. The Project would not have a substantial adverse effect on any riparian habitat or other sensitive natural community. No impact would occur.

No impacts would occur to riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U. S. Fish and Wildlife Service or federally protected wetlands as defined by Section 404 of the Clean Water Act will occur. Implementation of the proposed Project would not cause an adverse effect on State or federally protected wetlands. No impact would occur.

g) The biological report prepared for the Project did not indicate that there are any oak trees, native trees, trees of historic or cultural significance, or mature trees existing on-site. The Project site is disturbed and contains no sensitive flora (trees) or fauna. The project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. No impact will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**CULTURAL RESOURCES** Would the project:

**8. Historic Resources**

a) Alter or destroy a historic site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of a historical resource, pursuant to California Code of Regulations, Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Source(s): On-site Inspection, Project Application Materials

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

a-b) Based upon analysis of records and review by the county archeologist, it has been determined that there will be no impacts to significant historical resources as defined in California Code of Regulations, Section 15064.5 because they do not occur on the Project site. As such, monitoring by a County-approved archaeologist during grading will be required and impacts to any undiscovered or buried potentially significant cultural resources located within the projects' boundaries would be reduced below a level of significance with this standard condition of approval. Thus, all impacts associated with the project are expected to be less than significant.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

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

**Source(s):** On-site Inspection, Project Application Materials

**Findings of Fact:**

a-b) The project will not alter or destroy an archeological site, nor will it cause a substantial change in the significance of a historical resource, nor disturb human remains. Nonetheless, the developer/permit (Inland Propane, LLC), holder or any successor in interest shall comply with the following for the life of this project:

c) The project site will not disturb any human remains, including those interred outside of formal cemeteries. Human remains require special handling, and must be treated with appropriate dignity. Pursuant to State Health and Safety Code Section 7050.5, if human remains are encountered, no further disturbance shall occur until the Riverside County Coroner has made the necessary findings as to origin. Specific actions must take place pursuant to CEQA Guidelines 15064.5e, State Health and Safety Code Section 7050.5 and Public Resource Code (PRC) 5097.98. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following procedures shall be followed:

a). There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

i). A County Official is contacted.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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ii). The County Coroner is contacted to determine that no investigation of the cause of death is required, and if the Coroner determines the remains are Native American:

iii). The Coroner shall contact the Native American Heritage Commission within 24 hours.

b). The Most Likely Descendent (MLD) may make recommendations to the landowner or the person responsible for the excavation work, for the treatment of human remains and any associated grave goods as provided in PRC 5097.98

c). The Commission shall identify the person or persons it believes to be the most likely descended from the deceased Native American.

d). Under the following conditions, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods on the property in a location not subject to further disturbance:

i). The Commission is unable to identify a MLD or the MLD failed to make a recommendation within 24 hours after being notified by the commission.

e). The MLD identified fails to make a recommendation; or,

f). The landowner or his authorized representative rejects the recommendation of the MLD, and the mediation.

Furthermore, if during ground disturbance activities, cultural resources are discovered that were not assessed by previous archaeological reports and/or environmental assessment conducted prior to project approval, the following procedures shall be followed:

1. All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted until a meeting is convened between the developer, the project archaeologist, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the Planning Director to discuss the significance of the find.
2. At the meeting, the significance of the discoveries shall be discussed and after consultation with the Native American tribal (or other appropriate ethnic/cultural group representative) and the archaeologist, a decision is made, with the concurrence of the Planning Director, as to the appropriate mitigation (documentation, recovery, avoidance, etc.) for the cultural resource.
3. Further ground disturbance shall not resume within the area of the discovery until an agreement has been reached by all parties as to the appropriate preservation or mitigation measures.

The above is considered a standard Condition of Approval, and as pursuant to CEQA, is not considered mitigation. Therefore, impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**ENERGY** Would the project:

**10. Energy Impacts**

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Climate Action Plan ("CAP"), Project Application Materials

Findings of Fact:

a-b) The site is currently vacant and is proposing the installation of three 30,000 gallon propane tanks. Fuel energy consumed during construction would be temporary and would not represent a significant demand on energy resources. In addition, some incidental energy conservation would occur during construction through compliance with State requirements that equipment not in use for more than five minutes be turned off. Project construction equipment would also be required to comply with the latest EPA and CARB engine emissions standards. These emissions standards require highly efficient combustion systems that maximize fuel efficiency and reduce unnecessary fuel consumption. Riverside County will review the Project for consistency with the Riverside County Climate Action Plan. Compliance with the requirements stated above would reduce construction energy impacts to less than significant levels.

Operational energy consumption would represent a very small increase in electricity consumption over the current countywide usage. The Project would adhere to all federal, State, and local requirements for energy efficiency, including the Title 24 standards even though the Project does not propose any structures. Additionally, the Project would not result in a substantial increase in demand or transmission service, resulting in the need for new or expanded sources of energy supply or new or expanded energy delivery systems or infrastructure. The Project would not result in the inefficient, wasteful, or unnecessary consumption of building energy. Also, the Project would result in less than significant impacts associated with renewable energy or energy efficiency plans because of the minimal energy that would be utilized for Project construction and operations. As such, the development and operation of the proposed Project would not conflict with applicable energy conservation plans, and impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GEOLOGY AND SOILS** Would the project directly or indirectly:

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

a) Be subject to rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Riverside County General Plan Figure S-2 “Earthquake Fault Study Zones,” GIS database, Geologist Comments, Geology Report

Findings of Fact:

- a) The project site is not located within an Alquist-Priolo Earthquake Fault Zone and no known fault lines are present on or adjacent to the project site. Therefore, there is a low potential for rupture of a known fault. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**12. Liquefaction Potential Zone**

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

**Source(s):** Riverside County General Plan Figure S-3 “Generalized Liquefaction,” Geology Report

Findings of Fact:

- a) According to Map My County (GIS Database), the project site is located within a moderate, yet inactive liquefaction area. No buildings or substantial structures are proposed as part of the project. The project will be adding three propane tanks onto the site. The project would implement BMPs such as soil compaction should the soil conditions require this type of preparation for supporting the tanks. The project would be reviewed and approved by the Riverside County Fire Department and Riverside County Department of Public Health for compliance with their relevant regulations and policies for the construction and placement of the propane facilities. Impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**13. Ground-shaking Zone**

- a) Be subject to strong seismic ground shaking?

**Source(s):** Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map,” and Figures S-13 through S-21 (showing General Ground Shaking Risk), Geology Report

Findings of Fact:

- a) Through the use of Riverside County General Plan Figure S-4 “Earthquake-Induced Slope Instability Map”, maps showing General Ground Shaking Risk, and the review from the County Geologist, it has been determined that there are no known active or potentially active faults that traverse the site and the site is not located within close vicinity to an Alquist-Priolo Earthquake Fault zone. The



Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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primary seismic hazard that could affect the site is ground shaking resulting from an earthquake occurring along several major active or potentially active faults in Southern California. Because the project site is not located near an earthquake fault, impacts from the risk of ground shaking are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**14. Landslide Risk**

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

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

Findings of Fact:

a) Through the use of Riverside County General Plan Figure S-5 "Regions Underlain by Steep Slope," the project has a slope of less than 15%. The topography of the project site is relatively flat with the elevation ranging from 1,484 feet above sea level to 1,488 feet above sea level. There is no steep terrain that is located in close proximity or adjacent to the project site that would cause a potential landslide. Therefore, due to the relatively flat terrain of the project site and surrounding area, the project is not subject to landslide potential and would result in a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**15. Ground Subsidence**

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

Source(s): Riverside County General Plan Figure S-7 "Documented Subsidence Areas Map," Geology Report

Findings of Fact:

a) The project site is located within an area susceptible to soil subsidence, but not located near any documented area of subsidence. The project proposes a propane storage/distribution facility and no structures or buildings are proposed. The tanks are not anticipated to be of a size that would become unstable as a result of ground subsidence. The project would implement BMPs such as soil compaction should the soil conditions require this type of preparation for supporting the tanks. The project would be reviewed and approved by the Riverside County Fire Department and Riverside

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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County Department of Public Health for compliance with their relevant regulations and policies for the construction and placement of the propane facilities. Therefore, impacts are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**16. Other Geologic Hazards**

a) Be subject to geologic hazards, such as seiche, mudflow, or volcanic hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Source(s): On-site Inspection, Project Application Materials, Geology Report

Findings of Fact:

a) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or a volcanic hazard. The project will have no significant impact. The Project site is located approximately 2.5 miles northwest of Diamond Valley Lake and is not within a dam hazard zone, as illustrated by the Riverside County General Plan, Harvest Valley-Winchester Area Plan, Figure 11, *Harvest Valley/Winchester Area Plan Special Flood Hazards*. Additionally, Figure 11, *Harvest Valley/Winchester Area Plan Special Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is no potential for the Project site to be impacted by mudflow hazards. Therefore, impacts would be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**17. Slopes**

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

Source(s): Riv. Co. 800-Scale Slope Maps, Project Application Materials, Slope Stability Report

Findings of Fact:

a) The Project will not change the topography and surface relief features. The proposed project will use existing contours to accommodate the three storage tanks. Impacts are considered less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) No slopes greater than two to one (2:1) (horizontal run: vertical rise) are proposed on the project site. Proposed grading activities on the site are required to limit the steepness of slopes to this ratio of 2:1 unless otherwise approved. This is a standard condition of approval and is not considered unique mitigation under the California Environmental Quality Act (CEQA). The impact will be less than significant.
- c) The project will not result in grading that effects or negates subsurface sewage disposal systems. The project is not utilizing water and sewer. All grading activity shall be subject to conditions of approval to ensure that no grading practices undermine the stability of the site for subsurface sewage disposal systems. Impacts in regards to this issue area will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**18. Soils**

a) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be located on expansive soil, as defined in Section 1802.3.2 of the California Building Code (2007), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have soils incapable of adequately supporting use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Source(s): U.S.D.A. Soil Conservation Service Soil Surveys, Project Application Materials, On-site Inspection, Soils Report

Findings of Fact:

- a) The proposed project will not result in substantial soil erosion or the loss of topsoil because no grading is proposed. However, implementation of Best Management Practices (BMPs) will reduce any impact to below a level of significance. Some BMPs include the use of sediment filters and gravel bags to prevent water run-off and soil erosion during construction activity. BMPs are required pursuant to the National Pollution Discharge Elimination System (NPDES). Impacts will be less than significant.
- b) The proposed project is not located on expansive soil, however, no buildings or significant structures are proposed as part of the proposed project. The proposed project would incorporate Best Management Practices for the assembly/construction of the propane tanks to lessen impacts regarding expansive soils. The project would be reviewed and approved by the Riverside County Fire Department and Riverside County Department of Public Health for compliance with their relevant regulations and policies for the construction and placement of the propane facilities. Since these requirements are applicable to all proposed development, it is not considered unique mitigation under CEQA. Impacts will be less than significant.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) The project site will not use water and sewer service as the proposed project will not have any structures on site. The project will not involve septic tanks and no impacts will occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

a) Be impacted by or result in an increase in wind erosion and blowsand, either on or off site?

**Source(s):** Riverside County General Plan Figure S-8 "Wind Erosion Susceptibility Map," Ord. No. 460, Article XV & Ord. No. 484

Findings of Fact:

a) The site is located in an area of Moderate Wind Erodibility rating. The General Plan, Safety Element Policy for Wind Erosion requires buildings and structures to be designed to resist wind loads which are covered by the California Building Code. However, no buildings or significant structures are proposed as part of the project. The project site is currently vacant and does not generate blowsand because of the rock material and sparse vegetation that covers most of the site. Because the site is relatively flat, no wind erosion occurs. The surrounding area is generally developed with existing residential uses. During assembly/construction of the propane tanks, the project would utilize BMPs to prevent loose material from being released that could cause blowsand conditions or wind erosion. With such practices, the project will not result in an increase in wind erosion and blowsand, either on or off site. The project will have less than significant impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**GREENHOUSE GAS EMISSIONS** Would the project:

**20. Greenhouse Gas Emissions**

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

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

**Source(s):** A Greenhouse Gas Impact Study prepared by Ldn Consulting, Inc., dated August 5, 2019, and Riverside County General Plan, SCAQMD CEQA Air Quality Handbook

Findings of Fact:

*Background on Climate Change*

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Global climate change refers to changes in average climatic conditions on earth as a whole, including temperature, wind patterns, precipitation and storms. Global warming, a related concept, is the observed increase in average temperature of the earth's surface and atmosphere. The six major greenhouse gases (GHGs) identified by the Kyoto Protocol are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), hydrofluorocarbons (HFCs), and perfluorocarbons (PFCs). GHGs absorb longwave radiant energy reflected by the earth, which warms the atmosphere. GHGs also radiate long wave radiation both upward to space and back down toward the surface of the earth. The downward part of this longwave radiation absorbed by the atmosphere is known as the "greenhouse effect." The potential effects of global climate change may include rising surface temperatures, loss in snow pack, sea level rise, more extreme heat days per year, and more drought years.

CO<sub>2</sub> is an odorless, colorless natural GHG. Natural sources include the following: decomposition of dead organic matter; respiration of bacteria, plants, animals, and fungus; evaporation from oceans; and volcanic outgassing. Anthropogenic (human caused) sources of CO<sub>2</sub> are from burning coal, oil, natural gas, wood, butane, propane, etc. CH<sub>4</sub> is a flammable gas and is the main component of natural gas. N<sub>2</sub>O, also known as laughing gas, is a colorless GHG. Some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to the atmospheric load of GHGs. HFCs are synthetic man-made chemicals that are used as a substitute for chlorofluorocarbons (whose production was stopped as required by the Montreal Protocol) for automobile air conditioners and refrigerants. The two main sources of PFCs are primary aluminum production and semiconductor manufacture. SF<sub>6</sub> is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF<sub>6</sub> is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Events and activities, such as the industrial revolution and the increased combustion of fossil fuels (e.g., gasoline, diesel, coal, etc.), have heavily contributed to the increase in atmospheric levels of GHGs. An air quality analysis of GHGs is a much different analysis than the analysis of criteria pollutants for the following reasons. Four criteria pollutants significance thresholds are based on daily emissions because attainment or non-attainment is based on daily exceedances of applicable ambient air quality standards. Further, several ambient air quality standards are based on relatively short-term exposure effects on human health, e.g., one-hour and eight-hour. Since the half-life of CO<sub>2</sub> in the atmosphere is approximately 100 years, for example, the effects of GHGs are longer-term, affecting global climate over a relatively long period. As a result, the SCAQMD's current position is to evaluate GHG effects over a longer timeframe than a single day.

According to available information, the statewide inventory of CO<sub>2</sub> equivalent emissions is as follows: 1990 GHG emissions were estimated to equal 427 million metric tons of CO<sub>2</sub> equivalent, and 2020 GHG emissions are projected to equal 600 million metric tons of CO<sub>2</sub> equivalent, under a business as usual scenario. Interpolating an inventory for the year 2011 results in an estimated inventory of approximately 121 million metric tons of CO<sub>2</sub> equivalent. Interpolating an inventory for the year 2012 results in an estimated inventory of approximately 127 million metric tons of CO<sub>2</sub> equivalent. These amounts assume that between 1990 and 2020 there is an average increase of 5.76 million tons per year of GHG.

*Regulatory Setting*

The Project is located in unincorporated Riverside County, within the South Coast Air Basin, under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Project would be

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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required to comply with regulations imposed by the State of California and the South Coast Air Quality Management District aimed at the reduction of air pollutant emissions. Those that are directly and indirectly applicable to the Project and that would assist in the reduction of greenhouse gas emissions.

*Riverside County Climate Action Plan*

On December 17, 2019, Riverside County adopted a Climate Action Plan (CAP) that outlines policies and goals that guide land use decisions in an effort to reduce the County’s Greenhouse Gas (GHG) emissions. The CAP coincides with Riverside County’s General Plan update, which has set a goal to reduce emissions back to 1990 levels by the year 2020 per the state’s adopted AB 32 GHG reduction target. An essential part of the CAP is the GHG emissions inventory, which contains GHG emissions of community-wide and municipal sources based on the most recent data available for the year 2008. Sources of emissions include transportation, electricity and natural gas use, landscaping, water and wastewater pumping and treatment, and decomposition of solid waste. Riverside County’s 2008 inventory amounted to 7,012,938 Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2</sub>e) community wide and 226,753 MT CO<sub>2</sub>e from municipal operations. The County of Riverside plans to reduce GHG emissions by 5 MTCO<sub>2</sub>e per capita per year to reach the total modified forecast of 359,358 MT CO<sub>2</sub>e per year by 2035.

The County of Riverside has adopted a screening threshold of 3,000 Metric Tons of Carbon Dioxide Equivalent (MTCO<sub>2</sub>e) per year on new development Projects to determine level of significance. Projects that exceed this threshold will be required to use Screening Tables or a Project-specific technical analysis to quantify and mitigate Project emissions.<sup>1</sup> This approach is a widely acceptable screening threshold used by the County of Riverside and various other cities in the South Coast Air Basin, as provided by the CARB AB 32 Scoping Plan, where the South Coast Air Quality Management District is the lead agency.

- a) As discussed in the Air Quality section, the California Emissions Estimator Model (CalEEMod) v2016.3.2 was used to quantify emissions during Project construction and operations. Construction activities will include the installation of the three 30,000 propane tanks and no structures are proposed. Operational emissions would primarily be from the vehicles operating from the facility to deliver propane. There will also be truck deliveries that will periodically access the site to fill the three propane tanks. The annual GHG emissions associated with the construction and operation of the proposed Project are estimated to be 158 MTCO<sub>2</sub>e, which is well below the 3,000 MTCO<sub>2</sub>e threshold of the County’s CAP. As shown, the proposed Project would result in a less than significant impact with respect to GHG emissions.
- b) The Project is consistent with the County’s General Plan, which was updated in 2015 (GPA No. 960), and is consistent with the goals and objectives of the 2016 Air Quality Management Plan (AQMP). The AQMP incorporates the Southern California Association of Governments (SCAG) from the 2016 Regional Transportation Plan/ Sustainable Communities Strategy. The County’s Climate Action Plan coincides with the general plan update, which has set a goal to reduce emissions back to 1990 levels by the year 2020 per the state’s adopted AB 32 GHG reduction target. As such, the Project complies with regulations imposed by the State of California and the SCAQMD, aimed at the reduction of air pollutant emissions. Those regulations that are directly and indirectly applicable to the Project and that would assist in the reduction of GHG emissions include the Global Warming Solutions Act of 2006 (AB32) and Senate Bill 32 (SB 32). Many of the GHG reduction measures

<sup>1</sup> Riverside County Climate Action Plan – CEQA Thresholds and Screening Tables (Appendix F) Online. [http://planning.rctlma.org/Portals/0/genplan/general\\_plan\\_2016/climate\\_action\\_plan/Appendix%20F.pdf?ver=2016-04-01-101218-630](http://planning.rctlma.org/Portals/0/genplan/general_plan_2016/climate_action_plan/Appendix%20F.pdf?ver=2016-04-01-101218-630) (Accessed August 28, 2018).

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outlined in AB32 have been adopted over the last five years and implementation activities are on-going. SB32 requires the state to reduce statewide greenhouse gas emissions to 40% below 1990 levels by 2030. The proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. The project would only produce 158 MT CO<sub>2</sub>e metric tons per year. The proposed project will not be in conflict with an applicable policy, regulation. Given this, the project contributions to the cumulative environment are small and would be considered to have a less than significant impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>HAZARDS AND HAZARDOUS MATERIALS</b> Would the project:				
<b>21. Hazards and Hazardous Materials</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter (1/4) mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Project Application Materials, <http://geotracker.waterboards.ca.gov/map/>, [http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global\\_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=Auld%20Road%20%20Washingt on%20Street&zip=&county=&federal\\_superfund=true&state\\_response=true&voluntary\\_cleanup=true&school\\_cleanup=true&ca\\_site=true&tiered\\_permit=true&evaluation=true&military\\_evaluation=true&school\\_investigation=true&operating=true&post\\_closure=true&non\\_operating=true](http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=&x=-119&y=37&zl=18&ms=640,480&mt=m&findaddress=True&city=Auld%20Road%20%20Washingt on%20Street&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&ca_site=true&tiered_permit=true&evaluation=true&military_evaluation=true&school_investigation=true&operating=true&post_closure=true&non_operating=true)

**Findings of Fact:**

- a) Development of the proposed project may increase the use and disposal of such fueling related substances such as gas, oils, etc. The proposed project (propane station) is consistent with the Manufacturing- Service Commercial zone. The zoning classification allows for certain land uses which might use hazardous materials. The proposed propane station will involve handling and transporting propane to and from the site. Existing state and federal laws restrict and control the

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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transport and storage of propane. The management of such hazardous materials is also subject to the Department of Environmental Health and Riverside County Fire policies. The Environmental Health Department has incorporated conditions related to hazardous materials, including Hazmat Clearances, as noted in condition of approval 90.E Health.3. These are standard conditions for propane distribution and, therefore, are not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

- b) The project will not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment because as mentioned in section 21a, the project would be required to comply with federal, State and County regulations regarding propane storage facilities. Impacts will be less than significant.
- c) The proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. The project, as designed, allows for adequate emergency access. Impacts are considered less than significant.
- d) Upon review of the surrounding environment the closest school is, Winchester Elementary School, located 0.7 miles to the south of the site. In result, the project is not located within ¼ mile of either an existing or proposed school and therefore, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of a school. The project will have no impact.
- e) The California State Waterboards GEOTRACKER site provides information regarding Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR sites, Permitted Underground Storage Tanks (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and Hazard Waste Permit Sites.

According to the GEOTRACKER site, there are no Leaking Underground Storage Tanks, Other Cleanup Sites, Land Disposal Sites, Military Sites, WDR Sites, Permitted Underground Storage Tank (UST) Facilities, Monitoring Wells, DTSC Cleanup Sites and DTSC Hazard Waste Permit Sites on the proposed Project site.

The Department of Toxic Substances Control's Hazardous Waste and Substances Site List (Cortese List) does not show any Hazardous Waste and Substances Sites currently located on the proposed Project site.

Based on the available data, the proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, would not create a significant hazard to the public or the environment. The impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.



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<b>22. Airports</b>				
a) Result in an inconsistency with an Airport Master Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require review by the Airport Land Use Commission?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) For a project within the vicinity of a private airstrip, or heliport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," GIS database

Findings of Fact:

- a) The proposed project site is not located within an existing Airport Master Plan. The closest airport to the project site is Hemet-Ryan Airport, which is located approximately 5.5 miles east of the project site. Due to the project not being located within an existing Airport Master Plan, the project will not result in an inconsistency with an Airport Master Plan. Therefore the project will have no impact.
- b) According to Map My County, the project site is not located within an existing Airport Land Use Plan and will not require review from the Airport Land Use Commission (ALUC). Therefore the project will have no impact.
- c) As previously addressed, the project site is not located within an airport land use plan or within two (2) miles of a public airport or public use airport. The proposed project will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impact.
- d) Through reviewing aerial photographs of the project site and surrounding vicinity, the proposed project is not located within close vicinity of a private airstrip or heliport. The project will not result in a safety hazard for people residing or working in the proposed project area. The project will have no impacts.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**HYDROLOGY AND WATER QUALITY** Would the project:

<b>23. Water Quality Impacts</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
the project may impede sustainable groundwater management of the basin?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in substantial erosion or siltation on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-site or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) In flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-9 "Special Flood Hazard Areas," Figure S-10 "Dam Failure Inundation Zone," Riverside County Flood Control District Flood Hazard Report/Condition, GIS database

**Findings of Fact:**

- a) The California Porter-Cologne Water Quality Control Act (Section 13000 ("Water Quality") et. Seq. of the California Water Code), and the Federal Water Pollution Control Act Amendment of 1972 (also referred to as the Clean Water Act (CWA) require that comprehensive water quality control plans be developed for all waters within the State of California. The Project site is located within the Santa Margarita River Watershed and is within the jurisdiction of the California Regional Water Control Board, San Diego Region.

A specific provision of the CWA applicable to the proposed Project is CWA Section 402, which authorizes the National Pollutant Discharge Elimination System (NPDES) permit program that covers point sources of pollution discharging to a water body. The NPDES program also requires operators of construction sites one acre or larger to prepare a Stormwater Pollution Prevention Plan (SWPPP) and obtain authorization to discharge stormwater under an NPDES construction stormwater permit.

**Impact Analysis for Construction-Related Water Quality**

Construction of the proposed Project would involve installation of propane tanks and landscaping activities, which may result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality. As such, short-term water quality impacts have the potential to occur during construction of the Project in the absence of any protective or avoidance measures.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Pursuant to County of Riverside requirements, the Project would be required to obtain a NPDES Municipal Stormwater Permit for construction activities. The NPDES permit is required for all projects that include construction activities, such as clearing, grading, and/or excavation that disturb at least one acre of total land area. Compliance with the NPDES permit involves preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities. The SWPPP is required to specify the Best Management Practices (BMPs) that the Project would be required to implement during construction activities to ensure that all potential pollutants of concern are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property. Mandatory compliance with the SWPPP would ensure that the proposed Project does not violate any water quality standards or waste discharge requirements during construction activities. Thus, with mandatory adherence to the Project's SWPPP, water quality impacts associated with construction activities would be less than significant.

Post-Development Water Quality Impacts

To meet NPDES requirements, the Project would be required to implement a Water Quality Management Plan (WQMP), pursuant to the requirements of the applicable NPDES permit. The WQMP is a post-construction management program that ensures the on-going protection of the watershed basin by requiring structural and programmatic controls. The WQMP identifies structural controls to minimize, prevent, and/or otherwise appropriately treat storm water runoff flows before they are discharged from the site. Mandatory compliance with the WQMP would ensure that the Project does not violate any water quality standards or waste discharge requirements during long-term operation. Therefore, with mandatory compliance with the Project's WQMP, water quality impacts associated with post-development activities would be less than significant.

- b) As stated above, if grading plans are submitted for the future development of the site, Best Management Practices (BMP's) will be required to minimize and eliminate any type of surface runoff on- or off-site. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements. Therefore, impacts would be a less than significant.
- c) No grading is proposed by the project, which would maintain the site's existing topographic conditions. If grading shall be proposed, Best Management Practices (BMP's) will be required to minimize and eliminate any type of surface runoff on- or off-site. Additionally, stormwater and waste discharge will be managed via conformance with the California Stormwater Quality Association Stormwater BMP Handbook. Therefore, the proposed Project will not violate any water quality standards or waste discharge requirements. There would be a less than significant impact.
- d) As indicated in Findings of Fact 23.a and 23.b, development of the proposed project will incorporate BMP's to minimize and eliminate any substantial surface runoff on-site and across property lines. Therefore, the proposed project would not exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. There would be a less than significant impact.
- e-g) As shown on General Plan Figure S-9, the Project site is not located in an area with the potential for flood hazards. Future development of the project site will incorporate BMP's to minimize and eliminate the amount of surface runoff on-site and across property lines, and include measures to

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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avoid any type of pollution runoff. The proposed Project would not substantially degrade water quality. Therefore, impacts are considered less than significant.

- h) The project site is not located near any large bodies of water or in a known volcanic area; therefore, the project site is not subject to geologic hazards, such as seiche, mudflow, or a volcanic hazard. The project will have no significant impact. The Project site is located approximately 2.5 miles northwest of Diamond Valley Lake and is not within a dam hazard zone, as illustrated by the Riverside County General Plan, Harvest Valley-Winchester Area Plan, Figure 11, *Harvest Valley/Winchester Area Plan Special Flood Hazards*. Additionally, Figure 11, *Harvest Valley/Winchester Area Plan Special Flood Hazards* illustrates that the Project site is not located within a 100-Year Flood Zone. Due to the relatively flat topography of the Project site and surrounding areas, there is not potential for the Project site to be impacted by mudflow hazards. Therefore, impacts would be less than significant.
- i) The proposed project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan as the proposed development has provided Best Management Practices (BMPs) to reduce the impact on water quality. These BMPs are not considered to be mitigation measures, and as such, the project's impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**LAND USE/PLANNING** Would the project:

**24. Land Use**

a) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

b) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)?

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

Findings of Fact:

- a) The existing zoning classification of Manufacturing- Service Commercial (M-SC) is consistent with the proposed General Plan Land Use designation of Light Industrial (LI). The General Plan's Land Use Element provides the following:

LU 1.2: Encourage existing non-conforming uses to transition into conformance with new land use designation and/or policy.

LU 7.1: Require land uses to develop in accordance with the General Plan and area plans to ensure compatibility and minimize impacts.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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LU 8.6: Create practical incentives for business development, and avoid disincentives.

LU8.8: Stimulate industrial/business type clusters that facilitate competitive advantage in the marketplace, provide attractive and well landscaped work environments, and fit with the character of our varied communities.

LU 30.4: Concentrate industrial and business park uses in proximity to transportation facilities and utilities, and along transit corridors.

The existing zoning is consistent with the General Plan land use, there are no policies or regulations applicable to the project site for purposes of avoiding an environmental effect that aren't otherwise addressed in the other sections in this initial study. While the project would amend the land use designation of the project site, that change would not alter any land use plan, policy, or regulation that was adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts are considered less than significant.

- b) The proposed Project does not include any new physical barriers (bridges, roadways, utilities, channels) that would disrupt or divide the physical arrangement of the Community. The proposed project has been reviewed by the County in order to achieve compliance with the design guidelines set forth in the County's Municipal Code. The proposed project will not disrupt or divide the physical arrangement of this established community, therefore no Impact is expected.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**MINERAL RESOURCES** Would the project:

**25. Mineral Resources**

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

Source(s): Riverside County General Plan Figure OS-6 "Mineral Resources Area"

Findings of Fact:

- a) The project site is located within MRZ-3, which is defined as areas where the available geologic information indicates that mineral deposits are likely to exist; however, the significance of the deposit undetermined. The General Plan identifies policies that encourage protection for existing mining operations and for appropriate management of mineral extraction. A significant impact would constitute a log of availability of a known mineral resource would include unmanaged extraction or encroach on existing extraction. The project does not propose any mineral extraction on the project site. Therefore, no impact would occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) The project will not result in the loss of availability of a known mineral resource in an area classified or designated by the State that would be of value to the region or residents of the State. The project will not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, no impact would occur.
- c) The Project site is not located near lands classified as Mineral Resources Zone 2 (MRZ-2), which are areas known to have mineral resources deposits. Additionally, lands abutting the Project site do not include any State classified or designated areas, and there are no known active or abandoned mining or quarry operations on lands abutting the Project site. Therefore, no impact would occur.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**NOISE** Would the project result in:

**26. Airport Noise**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) For a project located within an airport land use plan or, where such a plan has not been adopted, within two (2) miles of a public airport or public use airport would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Source(s):** Riverside County General Plan Figure S-20 "Airport Locations," County of Riverside Airport Facilities Map

Findings of Fact:

- a) The project site is not located within close vicinity of an existing public airport. The closest public airport is Hemet-Ryan Airport which is located approximately 5.5 miles east of the project site. Due to the distance, the noise generated by overhead aircraft will have a less than significant impact.
- b) The project site is not located within close vicinity of an existing private airstrip. According to the GIS database, there is no private airstrip within sight of the project site. Therefore, there is no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**27. Noise Effects by the Project**

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
general plan, noise ordinance, or applicable standards of other agencies?				
b) Generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan, Table N-1 (“Land Use Compatibility for Community Noise Exposure”), Noise Assessment prepared by Ldn Consulting, Inc. dated August 2, 1019, Project Application Materials

**Findings of Fact:**

a) Noise has been simply defined as "unwanted sound." Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies which are audible to the human ear.

Environmental noise descriptors are generally based on averages, rather than instantaneous, noise levels. The most commonly used figure is the equivalent level (Leq). Equivalent sound levels are not measured directly but are calculated from sound pressure levels typically measured in A-weighted decibels (dBA). The equivalent sound level (Leq) represents a steady state sound level containing the same total energy as a time varying signal over a given sample period and is commonly used to describe the “average” noise levels within the environment.

Peak hour or average noise levels, while useful, do not completely describe a given noise environment. Noise levels lower than peak hour may be disturbing if they occur during times when quiet is most desirable, namely evening and nighttime (sleeping) hours. To account for this, the Day-Night Average Noise Level (LDN) and the Community Noise Equivalent Level (CNEL), representing a composite 24-hour noise level is utilized. The LDN and CNEL are weighted averages of the intensity of a sound, with corrections for time of day, and averaged over 24 hours. The LDN time of day corrections include the addition of 10 decibels to dBA Leq (Equivalent Continuous Sound Level) sounds levels at night between 10:00 p.m. and 7:00 a.m. The CNEL time of day corrections require the addition of 5 decibels to dBA Leq sound levels in the evening from 7:00 p.m. to 10:00 p.m., in addition to the corrections for the LDN. These additions are made to account for the noise sensitive time periods during the evening and night hours when sound appears louder. LDN and CNEL do not represent the actual sound level heard at any particular time, but rather represents the total sound exposure. The County of Riverside relies on the 24-hour CNEL level to assess land use compatibility with transportation related noise sources, and therefore, this analysis uses the CNEL noise level to apply the more conservative evening hour corrections to the 24-hour noise levels.

To ensure noise-sensitive land uses are protected from high levels of noise (N 1.1), Table N-1 of the Noise Element identifies guidelines to evaluate proposed developments based on exterior and interior noise level limits for land uses and requires a noise analysis to determine needed mitigation measures if necessary. The Noise Element identifies residential use as a noise-sensitive land use (N 1.3) and discourages new development in areas with 65 CNEL or greater existing ambient noise levels. To prevent and mitigate noise impacts for its residents (N 1.5), the Noise Element requires noise attenuation measures for sensitive land uses exposed to noise levels higher than 65 CNEL.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The intent of policy N 1.7 is to require a noise analysis for land uses impacted by unacceptably high noise levels and include mitigation measures be incorporated into project design.

Policy N 4.1 of the Noise Element sets a stationary-source exterior noise limit not to be exceeded for a cumulative period of more than ten minutes in any hour of 65 dBA Leq for daytime hours of 7:00 a.m. to 10:00 p.m., and 45 dBA Leq during the noise-sensitive nighttime hours of 10:00 p.m. to 7:00 a.m. To prevent high levels of construction noise from impacting noise-sensitive land uses, policies N 12.1 through 12.3 identify construction noise mitigation requirements for new development located near existing noise-sensitive land uses.

Policy 15.3 establishes the vibration perception threshold for rail-related vibration levels, which was utilized in the Project's noise impact analysis as a threshold for determining potential vibration impacts associated with Project construction.

According to the information provided by the Project Proponent, anticipated on-site operational noise sources for this proposed project will primarily be one to two propane delivery trucks a week along with two smaller propane distribution trucks that will fill up at the site daily. It is anticipated that each week there the delivery trucks would be on-site Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. Thus, the Project operations will only occur during the daytime hours and the operational exterior noise limit of 65 decibels (dBA) would apply.

Sound from a small localized source (a "point" source) radiates uniformly outward as it travels away from the source. The sound level attenuates or drops-off at a rate of 6 dBA for each doubling of distance. A drop-off rate of 6 dBA per doubling of distance was used for this piece of equipment.

It is important to note that the following projected noise levels assume the worst-case noise environment with the propane trucks operating on site and fueling. To determine the existing noise and to assess potential noise impacts, measurements were taken at an existing propane yard in Menifee, which is similar in size and operations. The noise measurements were recorded on April 26, 2019 by Ldn Consulting, Inc. between 11:00 a.m. and 11:30 a.m. Noise measurements were taken using a Larson- Davis Model LxT Type 1 precision sound level meter, programmed, in "slow" mode, to record noise levels in "A" weighted form. The sound level meter and microphone were mounted on a tripod, five feet above the ground and equipped with a windscreen during all measurements. The sound level meter was calibrated before and after the monitoring using a Larson-Davis calibrator, Model CAL 150.

Noise levels consisted of the filling of a propane truck. During the measurements, the truck was operating. Noise measurements were taken at varying distances around the propane truck. The results of the noise level measurements are presented in Table 27-1. The noise measurement results are provided in the Analysis. Fixed or point sources radiate outward uniformly as sound travels away from the source. Their sound levels attenuate or drop off at a rate of 6 dBA for each doubling of distance. Table 2-1 also identifies the anticipated noise levels at a common distance of 50 feet. Temporary noise increase will occur during installation of the propane tanks.



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

**TABLE 27-1: PROJECT RELATED OPERATIONAL NOISE SOURCES**

Source	Measurement Description	Related Sound Level Distance (Feet)	Measured Noise Level (dBA)	Noise Level at Common Distance of 50-Feet (dBA)
Filling of Propane Truck	10-Feet from side of Truck	10	74.5	60.5
	25-Feet from front of Truck	25	71.3	65.3
	50-Feet from rear of Truck	50	61.1	61.1
Source: Ldn Consulting 4-26-19.				

As can be seen in Table 27-1, the highest noise level at 50 Feet is 65.3 dBA. The nearest residential property lines, as can be seen in Table 27-1 above, are at least 100-150 feet from where the truck operations would occur. Therefore, the noise levels would be reduced 6.0 to 9.5 decibels based on the increased distances. It is anticipated that at most two trucks could be onsite at the same time in any given hour. Two trucks would increase the noise 3 decibels.

The noise levels for two trucks on site at the same time are shown below in Table 27-2 for the nearest residential property lines. Also, included in the Table 27-2 is the relative property line standards for clarity. The combined noise levels at the adjacent property lines based upon distance separation were projected to be below the County's Noise Ordinance standards with no barriers or shielding of the equipment. Additionally, due to the existing traffic related noise levels from Winchester Road, the project's operations are not anticipated to increase the overall ambient conditions. Therefore, impacts are considered less than significant.

**TABLE 27-2: OPERATIONAL NOISE LEVELS (NEAREST PROPERTY LINE)**

Source	Noise Level @ 50 Feet (dBA)	Distance to Property Line (Feet)	Noise Reduction due to Distance (dBA)	Resultant Noise Level at Property Line (dBA Leq)
Truck A	65.3	100	-6	59.3
Truck B	65.3	100	-6	59.3
<b>CUMULATIVE NOISE LEVEL @ PROPERTY LINE (dBA)</b>				<b>62.3</b>
<b>Property Line Standard</b>				<b>65</b>
<b>Complies with Noise Ordinance</b>				<b>Yes</b>

- b) Vibration is normally perceptible to humans at approximately 65 VdB but is considered to be barely perceptible until the vibration-velocity reaches a level of 75 VdB. Typical outdoor sources of perceptible ground-borne vibration are from traffic along a rough road. If a roadway is smooth, the ground-borne vibration is rarely perceptible. The range of interest is from approximately 50 VdB, which is the typical background vibration-velocity level, to 100 VdB, which is the general threshold where minor damage can occur in fragile buildings. However, due to the rapid drop-off rate of ground-borne vibration and the short duration of the associated traffic related events, vehicular traffic induced ground-borne vibration is rarely perceptible beyond the roadway right-of-way. Temporary noise and vibration levels will be minor during installation of propane storage tanks. Based on the setbacks from the site operations and the roadway to the existing sensitive uses, ground-borne vibration would be considered less than significant

Mitigation: No mitigation is required.

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

**PALEONTOLOGICAL RESOURCES:**

**28. Paleontological Resources**

a) Directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature?

Source(s): Riverside County General Plan Figure OS-8 "Paleontological Sensitivity," Paleontological Resource Impact Mitigation Program ("PRIMP") Report No. 1559

Findings of Fact:

a) No paleontological resource assessment was conducted for the proposed project. According to the GIS database, the project is located within an area of high paleontological sensitivity which suggests that the potential for unearthing paleontological resources is high. The project does not propose grading that would directly or indirectly destroy a unique paleontological resource, site or unique geologic feature. Should the project initiate any substantial ground disturbance to accommodate the truck circulation or the propane tank storage area, the project would be required to retain a qualified paleontologist as noted in Condition of Approval 60. Planning-PAL.1. Adherence to Condition of Approval Planning-PAL.1. (if deemed necessary) would reduce impacts to less than significant levels. This is a standard condition of approval and not a mitigation measure.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**POPULATION AND HOUSING** Would the project:

**29. Housing**

a) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

b) Create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County's median income?

c) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

Findings of Fact:

a) The project site is currently vacant. Therefore, the Project will not displace a substantial number of people, necessitating the construction of replacement housing elsewhere. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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- b) As previously addressed, the proposed use is for a propane storage and extraction facility on a vacant property that is approximately 2.21 acres and zoned as Manufacturing-Service Commercial (M-SC). The project will not create a demand for additional housing, particularly housing affordable to households earning 80% or less of the County’s median income. The project will have no impact.
- c) The Project does not propose construction of residential dwelling units. The proposed project will have minimal periodic propane deliveries and minimal truck visits for extraction of propane. No structures for offices, bathrooms, business, etc. are proposed that would cause population growth. The project will not induce substantial population growth in an area, either directly or indirectly. The project will have no impact.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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

**30. Fire Services**

Source(s): Riverside County General Plan Safety Element

Findings of Fact:

The Riverside County Fire Department provides fire protection services within unincorporated Riverside County.

Any potential significant effects will be mitigated by the payment of standard fees to the County of Riverside. Any construction of new facilities required by the cumulative effects of surrounding projects will have to meet all applicable environmental standards. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to fire services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**31. Sheriff Services**

Source(s): Riverside County General Plan

Findings of Fact:

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed area is serviced by the Riverside County Sheriff's Department. The proposed project will not have an incremental effect on the level of sheriff services provided in the vicinity of the project area. The project shall comply with County Ordinance No. 659 to mitigate the potential effects to sheriff services. County Ordinance No. 659 establishes the utilities and public services mitigation fee applicable to all projects to reduce incremental impacts to these services. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**32. Schools**

Source(s): Hemet Unified School District correspondence, GIS database

Findings of Fact:

The project site is located within the Hemet Unified School District (HUSD). The applicant of this project is conditioned to pay the school impact fees for commercial uses as set by State Law. Fees are required to be paid prior issuance of building permits, or in the case for the proposed project, construction permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, with payment of school fees the potential impact is mitigated to a less than significant level.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

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**33. Libraries**

Source(s): Riverside County General Plan

Findings of Fact:

The development of the project site will not have impacts on library resources because it will not generate end users. However, Riverside County's development impact fee Ordinance No. 659 also collects fees for library services, which is intended to offset any incremental increases in need for libraries. The proposed project will be required to pay these development impact fees prior to issuance of building/construction permits. This is a standard condition of approval and is not considered unique mitigation pursuant to CEQA. Therefore, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>34. Health Services</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan

Findings of Fact:

The proposed project will not cause an impact on health services. The project will not physically alter existing facilities or result in the construction of new or physically altered facilities. Health services are funded through private insurance or state-funded medical programs. Impacts will be less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

<b>RECREATION</b> Would the project:				
<b>35. Parks and Recreation</b>				
a) 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) Increase 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"/>
c) Be 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(s):** 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 proposed project will not involve residential development or is not anticipated to introduce a substantial amount of new people that would utilize recreational facilities in the project area. The project would not be required to construct or expand recreational facilities, the proposed Project is considered to have no impact on parks and recreation.
- b) Refer to response 35 a). The proposed project is not anticipated to introduce people to the area that would use existing neighborhood or regional parks or other recreational facilities. Therefore, the Project will have no impact on the physical deterioration of any park or recreational facilities.
- c) The Project is located within County Service Area No. 146, however; the project site is a commercial facility and will not be required to pay Quimby Fees. The impact will be less than significant.

Mitigation: No mitigation is required.

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

**36. Recreational Trails**

a) Include the construction or expansion of a trail system?

Source(s): Riverside County General Plan Figure C-6 Trails and Bikeway System

Findings of Fact:

The project site does not have a Regional Trail designated within or along its boundaries. Therefore, there are no impacts to these type of recreational trails

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**TRANSPORTATION** Would the project:

**37. Transportation**

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

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?

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?

d) Cause an effect upon, or a need for new or altered maintenance of roads?

e) Cause an effect upon circulation during the project's construction?

f) Result in inadequate emergency access or access to nearby uses?

Source(s): Air Quality and Greenhouse Gases Screening Letter by Ldn Consulting, Inc., both dated, August 2, 2019, Riverside County General Plan, Project Application Materials

Findings of Fact:

a-b) Riverside County General Plan Policy C 2.1 states that the County will maintain the following County-wide target level of service (LOS): LOS C on all County-maintained roads and conventional State Highways. As an exception, LOS D may be allowed in Community Development areas at intersections of any combination of Secondary Highways, Major Highways, Arterial Highways, Urban Arterial Highways, Expressways or conventional State Highways. LOS E may be allowed in

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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designated Community Centers to the extent that it would support transit-oriented development and pedestrian communities. As such, LOS D has been considered acceptable at any intersection within the County of Riverside because all of the study area intersections are classified as Secondary Highways or a higher classification. The proposed project anticipates on-site operational noise sources for this proposed project will primarily be one to two propane delivery trucks a week along with two smaller propane distribution trucks that will fill up at the site daily. It is anticipated that each week there the delivery trucks would be on-site Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. Due to the minimal traffic proposed for the project site, a traffic analysis is not required according to the Transportation Department. Therefore impacts are considered less than significant.

- c) The proposed project will not substantially increase hazards to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment). Street improvements as conditioned by the project will in fact make the local streets less dangerous through lane improvements, striping programs, etc. The impacts are considered less than significant.
- d) The proposed project will not create an increase in vehicle trips to this area. As previously stated, the proposed project will have a maximum of 12 daily trips or 6 trucks entering the site daily and 6 trucks leaving the site daily. In addition, if the project proposes any structures in the future, the applicant shall be required to pay the Transportation Uniform Mitigation Fee (TUMF and DIF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824. Therefore, impact will be less than significant.
- e) The proposed project will result in minor temporary impacts to circulation during construction activities. Temporary circulation impacts resulting from construction activities may occur. During construction activities, the traffic flow will be maintained to the highest level possible with the use of standard traffic control devices. Typical traffic control measures include warning signs, warning lights, and flaggers. Implementation of traffic control measures will provide guidance and navigational tools throughout the project area in order to maintain traffic flow and levels of safety during construction. With the implementation of typical traffic control measures and given the limited time period of such impacts, the impacts will be less than significant.
- f) The Project site is not identified as an emergency access route under any local or regional plans. Any potential Project effects to the surrounding circulation system would be minimal during construction, and access routes would remain available to ensure the adequate provision of emergency services to the area during Project construction. Thus, during construction of the proposed Project, there would be a less than significant impact.

**38. Bike Trails**

a) Include the construction or expansion of a bike system or bike lanes?

**Source(s):** Riverside County General Plan

**Findings of Fact:**

The project site is not within a Regional Trail. Therefore, there are no impacts.

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

Monitoring: No monitoring is required.

**TRIBAL CULTURAL RESOURCES** Would the project cause a substantial adverse change in the significance of a Tribal Cultural Resource, defined in Public Resources Code section 21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:

**39. Tribal Cultural Resources**

a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? (In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.)

Source(s): County Archaeologist, AB52 Tribal Consultation

Findings of Fact:

a-b) In compliance with Assembly Bill 52 (AB52), notices regarding this project were mailed to eight tribes on July 1, 2019 to the Soboba Band of Luiseno Indians, Rincon Band of Luiseno Indians, Ramona Band of Cahuilla, Pechanga, Pala Band of Mission Indians, Morongo Cultural Heritage Program, Colorado River Indian Tribes, and Cahuilla band of Indians. Consultations were not requested and did not have any further comments and consultation was concluded.

Although no specific tribal cultural resources were identified by the tribes, the area is near a village site and the tribes expressed concern that there is a high possibility for subsurface resources to be present approximately 6,000 feet to the south. Conditions of Approval have been imposed to the project site. Consultations were not requested and did not have any further comments and consultation was concluded. Therefore impacts in this regard are considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**UTILITIES AND SERVICE SYSTEMS** Would the project:

**40. Water**



	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage systems, whereby the construction or relocation would cause significant environmental effects?				
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Project Application Materials, Water Company

**Findings of Fact:**

- a) The Project will not receive potable water because the project will not involve the construction of any buildings and no water service is required/necessary for project implementation. Therefore, there are no impacts.
- b) The Project site is located within the Eastern Municipal Water District service area. However, as previously stated, the project will not involve the construction of any buildings and would not need water service. Therefore, there are no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>41. Sewer</b>				
a) Require or result in the construction of new wastewater treatment facilities, including septic systems, or expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Department of Environmental Health Review

**Findings of Fact:**

- a-b) The Project will not require sewer connection because the project will not involve the construction of any buildings or restroom facilities. Therefore, there are no impacts.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>42. Solid Waste</b>				
a) Generate solid waste in excess of State or Local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Comply with federal, state, and local management and reduction statutes and regulations related to solid wastes including the CIWMP (County Integrated Waste Management Plan)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Source(s):** Riverside County General Plan, Riverside County Waste Management District correspondence

Findings of Fact:

- a) Construction of the proposed project will not generate solid waste that would be removed from the site and disposed of pursuant to federal, State and County regulations. Operation of the proposed Project would not result in the generation of any solid waste because the proposed project will not involve the construction of any buildings or introduce any uses that would generate solid waste. No impact would occur.
- b) The California Integrated Waste Management Act (Assembly Bill (AB) 939), signed into law in 1989, established an integrated waste management system that focused on source reduction, recycling, composting, and land disposal of waste. In addition, the bill established a 50% waste reduction requirement for cities and counties by the year 2000, along with a process to ensure environmentally safe disposal of waste that could not be diverted. Per the requirements of the Integrated Waste Management Act, the Riverside County Board of Supervisors adopted the Riverside Countywide Integrated Waste Management Plan (CIWMP)(adopted January 14, 1997), which outlines the goals, policies, and programs the County and its cities will implement to create an integrated and cost effective waste management system that complies with the provisions of AB 939 and its diversion mandates.

As stated above in Water and Sewer Sections, the proposed project will not involve the construction of any buildings or introduce any uses that would generate solid waste, therefore there are no impacts associated with water, sewer or solid waste.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required.

**43. Utilities**

Would the project impact the following facilities requiring or resulting in the construction of new facilities or the expansion of existing facilities, whereby the construction or relocation would cause significant environmental effects?

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

**Source(s):** Project Application Materials, Utility Companies

**Findings of Fact:**

- a) Electricity will not be required. The project will not require the expansion or construction of new power/electricity facilities, thus causing no significant environmental effects. No impacts will occur.
- b) Natural gas will not be required. The project will not require the expansion or construction of new natural gas facilities, thus causing no significant environmental effects. No impacts will occur.
- c) Telephone service will not be required. The project will not require the construction of new communication systems, thus causing significant environmental effects. No impacts will occur.
- d) The project has been conditioned for annexation into L&LMD to design in accordance with County Ordinance No. 460 and Streetlight Specification Chart found within Ordinance No. 461. This is a standard Condition of Approval and pursuant to CEQA, is not considered mitigation. No impacts will occur.
- e) The project site will not require access to the proposed project site because the site is bounded by existing roads. The project is not be required to pay Transportation Uniform Mitigation Fee (TUMF) because there are no buildings proposed. However, in the future if buildings are proposed, the applicant will be required to fund necessary roadway improvements beyond those in the TUMF program, the formation of a Road and Bridge Benefit District (RBBB) is under active consideration. The project will be required to participate in the RBBB and pay its share of RBBB fees, including an interim RBBB fee as determined by the County, prior to the issuance of a Certificate of Occupancy or upon final inspection. In addition, the project shall be required to 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. The Conditions of Approval are not considered unique mitigation under CEQA. Therefore impacts are considered less than significant.
- f) No governmental services are expected to be required for the project, no impact will occur.

**Mitigation:** No mitigation is required.

**Monitoring:** No monitoring is required.

**WILDFIRE** If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:

**44. Wildfire Impacts**

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Expose people or structures either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Source(s):** Riverside County General Plan Figure S-11 "Wildfire Susceptibility", GIS database, Project Application Materials

**Findings of Fact:**

- a) The project site is located in a very high fire zone. The Fire Department has reviewed and conditioned the project site. The proposed project would provide adequate circulation for emergency vehicles and personnel as approved by Riverside County Fire personnel. The project site does not contain any emergency facilities and would not serve as an evacuation route. The proposed project shall comply with County standards, and would not impair an emergency response or evacuation plan, therefore there is no impact.
- b) The project may potentially expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to the site's proximity to a "Very High" Fire Hazard Area. The project may not exacerbate wildfire risks but may expose occupants to wildfire risks. The project is designed to comply with fire codes and Riverside County Fire would review and approve the placement of the propane tanks and vehicle circulation through the site. As such, the impact will be less than significant.
- c) The project is currently a mostly vacant parcel. The proposed project is located within a built out/urbanized area which will not require the creation of new facilities. The proposed project will not build any building or introduce a use that would require the installation or maintenance of roads, fuel breaks, emergency water sources, power lines that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. The project will be installing propane tanks that may potentially exacerbate fires should they occur within the project area. However, the project will be reviewed and approved by Riverside County Fire and will be required to comply with conditions of approval and federal, State and County regulations regarding propane storage facilities. As such, the project is considered to have a less than significant impact.
- d) The project will not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, post-fire instability, or drainage changes as the topography of the general area is relatively flat with a little to no chance for landslides or flooding. As such, the project will have no impact.

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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e) As indicated on Figure S-11 "Wildfire Susceptibility", the project site is located within a high wildfire area. The proposed project will not install any building. Operations include the delivery of propane to customers located off site. There are no people on site, only during refueling periods. The project will be required to adhere Riverside County Fire conditions/regulations and to CBC guidelines, which contains provisions for prevention of fire hazards. These are standard conditions of approval and are not considered mitigation under CEQA. With implementation of these standard measures, the impact is considered less than significant.

Mitigation: No mitigation is required.

Monitoring: No monitoring is required

**MANDATORY FINDINGS OF SIGNIFICANCE** Does the Project:

45. 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Source(s): 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 as analyzed in the environmental assessment above. Therefore impacts are considered less than significant.

46. 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)?

Source(s): Staff Review, Project Application Materials

Findings of Fact: The Project does have impacts which are individually limited, but cumulatively considerable as discussed through the analysis above. However, through County Conditions of Approval and various federal, State and County regulations, impacts will be reduced to less than significant levels.

47. Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Source(s):** Staff Review, Project Application Materials

**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 based on the analysis above, therefore impacts are less than significant.

**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:

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

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

**VII. AUTHORITIES CITED**

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



COUNTY OF RIVERSIDE  
TRANSPORTATION AND LAND MANAGEMENT AGENCY

Juan C. Perez  
Agency Director



03/02/20, 1:40 pm

CUP190003

**ADVISORY NOTIFICATION DOCUMENT**

The following notifications are included as part of the recommendation of approval for CUP190003. They are intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property.

**Advisory Notification**

**Advisory Notification. 1            AND - Preamble**

This Advisory Notification Document is included as part of the justification for the recommendation of approval of this Plan (CUP190003) and is intended to advise the applicant of various Federal, State and County regulations applicable to this entitlement and the subsequent development of the subject property in accordance with approval of that entitlement and are in addition to the applied conditions of approval.

**Advisory Notification. 2            AND - Project Description**

CONDITIONAL USE PERMIT NO. 190003 is a proposal for the construction and operation of a propane distribution facility on 2.21 acres (gross), which will include three (3) 30,000 gallon propane tanks, a truck path of travel, a landscape buffer along the property line, a parking area to store propane vehicles, and other necessary and required improvements on the project site and along the adjacent streets.

**Advisory Notification. 3            AND - Design Guidelines**

Compliance with applicable Design Guidelines:

- 1. 3rd & 5th District Design Guidelines
- 2. County Wide Design Guidelines and Standards

**Advisory Notification. 4            AND - Exhibits**

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT(S)

Exhibit A (Site Plan), dated October 10, 2019

Exhibit L (Conceptual Landscaping and Irrigation Plans), dated \_\_\_\_\_

Landscape Plan was modified at PC 1-29-20.

**Advisory Notification. 5            AND - Federal, State & Local Regulation Compliance**

- 1. Compliance with applicable Federal Regulations, including, but not limited to:
  - National Pollutant Discharge Elimination System (NPDES)
  - Clean Water Act

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### Advisory Notification. 5                    AND - Federal, State & Local Regulation Compliance (cont.)

- Migratory Bird Treaty Act (MBTA)
2. Compliance with applicable State Regulations, including, but not limited to:
- The current Water Quality Management Plan (WQMP) Permit issued by the applicable Regional Water Quality Control Board (RWQCB.)
  - Government Code Section 66020 (90 Days to Protest)
  - Government Code Section 66499.37 (Hold Harmless)
  - State Subdivision Map Act
  - Native American Cultural Resources, and Human Remains (Inadvertent Find)
  - School District Impact Compliance
  - Civil Code Section 815.3 & Government Code Sections 65040.2 et al - SB 18 (Tribal Intergovernmental Consultation) {for GPAs, SPs, & SPAs
  - Public Resources Code Section 5097.94 & Sections 21073 et al - AB 52 (Native Americans: CEQA)}{for all projects with EIR, ND or MND determinations}
3. Compliance with applicable County Regulations, including, but not limited to:
- Ord. No. 348 (Land Use Planning and Zoning Regulations) {Land Use Entitlements}
  - Ord. No. 413 (Regulating Vehicle Parking) {Land Use Entitlements}
  - Ord. No. 421 (Excavation Covering & Swimming Pool Safety) {Land Use Entitlements}
  - Ord. No. 457 (Building Requirements) {Land Use Entitlements}
  - Ord. No. 458 (Regulating Flood Hazard Areas & Implementing National Flood Insurance Program) {Geographically based}
  - Ord. No. 460 (Division of Land) {for TTMs and TPMs}
  - Ord. No. 461 (Road Improvement Standards) {for TTMs and TPMs}
  - Ord. No. 484 (Control of Blowing Sand) {Geographically based on soil type}
  - Ord. No. 555 (Surface Mining and Reclamation) {for SMPs}
  - Ord. No. 625 (Right to Farm) {Geographically based}
  - Ord. No. 630 (Regulating Dogs and Cats) {For kennels and catteries}
  - Ord. No. 716 (Abandoned, Neglected or Cruelly Treated Animals)
  - Ord. No. 771 (Controlling Potentially Dangerous & Dangerous Animals)
  - Ord. No. 878 (Regarding Noisy Animals)
  - Ord. No. 655 (Regulating Light Pollution) {Geographically based}
  - Ord. No. 671 (Consolidated Fees) {All case types}
  - Ord. No. 679 (Directional Signs for Subdivisions) {for TTMs and TPMs}
  - Ord. No. 742 (Fugitive Dust/PM10 Emissions in Coachella Valley) {Geographically based}
  - Ord. No. 787 (Fire Code)
  - Ord. No. 847 (Regulating Noise) {Land Use Entitlements}
  - Ord. No. 857 (Business Licensing) {Land Use Entitlements}
  - Ord. No. 859 (Water Efficient Landscape Requirements) {Land Use Entitlements, and for TTMs and TPMs}
  - Ord. No. 915 (Regulating Outdoor Lighting) {Geographically based}
  - Ord. No. 916 (Cottage Food Operations)
  - Ord. No. 925 (Prohibiting Marijuana Cultivating)



## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

#### **Advisory Notification. 5                    AND - Federal, State & Local Regulation Compliance (cont.)**

- Ord. No. 927 (Regulating Short Term Rentals)
- Ord. No. 928 (Clarifying County Prohibition on Mobile Marijuana Dispensaries and Deliveries)

#### 4. Mitigation Fee Ordinances

- Ord. No. 659 Development Impact Fees (DIF)
- Ord. No. 663 Stephens Kangaroo Rat Habitat Conservation Plan (SKR)
- Ord. No. 673 Coachella Valley Transportation Uniform Mitigation Fee (CV TUMF)
- Ord. No. 810 Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP)
- Ord. No. 824 Western Riverside County Transportation Uniform Mitigation Fee (WR TUMF)
- Ord. No. 875 Coachella Valley Multiple Species Habitat Conservation Plan (CV MSHCP)

#### **Advisory Notification. 6                    AND - Hold Harmless**

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 CUP190003, or its associated environmental documentation; 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 CUP190003, including, but not limited to, decisions made in response to California Public Records Act requests; and

(a) and (b) above are hereinafter collectively referred to as "LITIGATION."

The COUNTY shall promptly notify the applicant/permittee of any LITIGATION and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such LITIGATION 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 LITIGATION, 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.

Payment for COUNTY's costs related to the LITIGATION shall be made on a deposit basis. Within thirty (30) days of receipt of notice from COUNTY that LITIGATION has been initiated against the Project, applicant/permittee shall initially deposit with the COUNTY's Planning Department the total amount of Twenty Thousand Dollars (\$20,000). Applicant/permittee shall deposit with COUNTY such additional amounts as COUNTY reasonably and in good faith determines, from time to time, are necessary to cover costs and expenses incurred by the COUNTY, including but not limited to, the Office of County Counsel, Riverside County Planning Department and the Riverside County Clerk of the Board associated with the LITIGATION. To the extent such costs are not recoverable under the California Public Records Act from the records requestor, applicant/permittee agrees that deposits under this section may also be used to cover staff time incurred by the COUNTY to compile, review, and redact records in response to a Public Records Act request made by a petitioner in any legal challenge to the Project when the petitioner is using the Public Records Act request as a means of obtaining the administrative record for LITIGATION purposes. Within ten (10) days of written notice from COUNTY, applicant/permittee shall make such additional

## ADVISORY NOTIFICATION DOCUMENT

### Advisory Notification

**Advisory Notification. 6**                      **AND - Hold Harmless (cont.)**  
deposits.

### E Health

**E Health. 1**                                      **ECP COMMENTS**

Based on the information provided in the environmental assessment documents submitted for this project and with the provision that the information was accurate and representative of site conditions, RCDEH-ECP (Riverside County Department of Environmental Health – Environmental Cleanup Program) concludes no further environmental assessment is required for this project.

If previously unidentified contamination or the presence of a naturally occurring hazardous material is discovered at the site, assessment, investigation, and/or cleanup may be required. Contact Riverside County Environmental Health - Environmental Cleanup Programs at (951) 955-8980, for further information.

**E Health. 2**                                      **Water/Sewer NA**

Project is not proposing any buildings and or restrooms. Sewer and water service is not required. Water is available through EMWD for dust control.

### Flood

**Flood. 1**    **ADP Fee**

Condition Use Permit (CUP) 190003 is a proposal for propane distribution facility on a 2.2 acres property in Winchester area. The site is located at northeast corner of 9th Street and Washington Avenue.

The site is located within the bounds of the Salt Creek Channel-Winchester/North Hemet Area Drainage Plan (ADP) for which drainage fees and mitigation fees have been established by the Board of Supervisors. Applicable ADP fees will be due (in accordance with the Rules and Regulations for Administration of Area Drainage Plans) prior to issuance of grading or building permits for this project whichever occurs first. Although the current fee for this ADP is \$131 per acre, the fee due will be based on the fee in effect at the time of payment. The fee is payable to the Flood Control District by cashier's check or money order only. The District will not accept personal or company checks. The drainage fee is required to be paid prior to the issuance of the grading permits or issuance of the building permits if grading permits are not issued.

Every effort has been made to identify all potential areas of concern for which the District will recommend conditions of approval should this case be filed. However, if during further review of the site and development proposal, additional public safety and health issues are discovered, the District reserves the right to bring such issues to the attention of the hearing body.

Any questions pertaining to this project can be directed to Han Yang at 951.955.1348 or [hyang@rivco.org](mailto:hyang@rivco.org).

### Planning







## ADVISORY NOTIFICATION DOCUMENT

### Planning-CUL

#### Planning-CUL. 3 Tribal Cultural Sensitivity Training (cont.)

#### Planning-CUL. 3 Tribal Cultural Sensitivity Training

Tribal Cultural Sensitivity Training – Prior to ground disturbance, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) to provide Cultural Sensitivity Training. A representative designated by the consulting Tribe(s) shall provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; what resources could potentially be identified during earthmoving activities; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A copy of the agreement and a copy of the sign-in sheet shall be submitted to the County Archaeologist to ensure compliance with this condition of approval.

#### Planning-CUL. 4 Unanticipated Resources

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

If during ground disturbance activities, unanticipated cultural resources\* are discovered, the following procedures shall be followed:

All ground disturbance activities within 100 feet of the discovered cultural resource shall be halted and the applicant shall call the County Archaeologist immediately upon discovery of the cultural resource. A meeting shall be convened between the developer, the project archaeologist\*\*, the Native American tribal representative (or other appropriate ethnic/cultural group representative), and the County Archaeologist to discuss the significance of the find. At the meeting with the aforementioned parties, a decision is to be made, with the concurrence of the County Archaeologist, as to the appropriate treatment (documentation, recovery, avoidance, etc) for the cultural resource. Resource evaluations shall be limited to nondestructive analysis.

Further ground disturbance shall not resume within the area of the discovery until the appropriate treatment has been accomplished.

\* A cultural resource site is defined, for this condition, as being a feature and/or three or more artifacts in close association with each other.

\*\* If not already employed by the project developer, a County approved archaeologist shall be employed by the project developer to assess the significance of the cultural resource, attend the meeting described above, and continue monitoring of all future site grading activities as necessary.

### Transportation

#### Transportation. 1 RCTD - General

1. With respect to the conditions of approval for the referenced tentative exhibit, if required, 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

## ADVISORY NOTIFICATION DOCUMENT

### Transportation

#### Transportation. 1                      RCTD - General (cont.)

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.

2. Alterations to natural drainage patterns shall require protecting downstream properties by means approved by the Transportation Department.

3. The life of this permit (CUP190003) is for 10 years from the date of approval. This permit shall thereafter be null and void and of no effect whatsoever.

4. All centerline intersections shall be at 90 degrees, plus or minus 5 degrees.

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

#### Transportation. 2                      RCTD - Life of Permit

The life of this permit (CUP190003) is for 10 years from the date of approval. This permit shall thereafter be null and void. The applicant will be required to submit a new application and obtain approval prior to the expiration of ten years. If the use is desired to continue beyond the ten years, the applicant will be required to submit a Conditional Use Permit Application to allow the continuation of the use.

Plan: CUP190003

Parcel: 463021002

60. Prior To Grading Permit Issuance

Flood

060 - Flood. 1                      Mitcharge - Use                      Not Satisfied

This project is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.

This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

060 - Planning. 1                      Fees for Review                      Not Satisfied

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.

060 - Planning. 2                      SKR Fee Condition                      Not Satisfied

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 2.21 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.

Planning-CUL

060 - Planning-CUL. 1                      Case-by-case Feature Relocation                      Not Satisfied

Condition was deleted at PC 1-29-20.

060 - Planning-CUL. 2                      CULTURAL RESOURCE MONITORING PROGRAM                      Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A CRMP shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. This



Plan: CUP190003

Parcel: 463021002

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 2                      CULTURAL RESOURCE MONITORING PROGRAM                      Not Satisfied

document shall be provided to the County Archaeologist for review and approval prior to issuance of the grading permit.

The CRMP shall contain at a minimum the following:

**Archaeological Monitor** An adequate number of qualified archaeological monitors shall be onsite to ensure all earth moving activities are observed for areas being monitored. This includes all grubbing, grading and trenching onsite and for all offsite improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined and directed by the Project Archaeologist.

**Cultural Sensitivity Training** - The Project Archaeologist and if required, a representative designated by the Tribe shall attend the pre-grading meeting with the contractors to provide Cultural Sensitivity Training for all construction personnel. Training will include a brief review of the cultural sensitivity of the Project and the surrounding area; the areas to be avoided during grading activities; what resources could potentially be identified during earthmoving activities; the requirements of the monitoring program; the protocols that apply in the event unanticipated cultural resources are identified, including who to contact and appropriate avoidance measures until the find(s) can be properly evaluated; and any other appropriate protocols. This is a mandatory training and all construction personnel must attend prior to beginning work on the project site. A sign-in sheet for attendees of this training shall be included in the Phase IV Monitoring Report.

**Unanticipated Resources** - In the event that previously unidentified potentially significant cultural resources are discovered, the Archaeological and/or Tribal Monitor(s) shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. The Project Archaeologist, in consultation with the Tribal monitor, shall determine the significance of the discovered resources. The County Archaeologist must concur with the evaluation before construction activities will be allowed to resume in the affected area. Further, before construction activities are allowed to resume in the affected area, the artifacts shall be recovered and features recorded using professional archaeological methods. The Project Archaeologist shall determine the amount of material to be recovered for an adequate artifact sample for analysis. Isolates and clearly non-significant deposits shall be minimally documented in the field and the monitored grading can proceed.

**Artifact Disposition**- the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

The Professional Archaeologist may submit a detailed letter to the County of Riverside during grading requesting a modification to the monitoring program if circumstances are encountered that reduce the need for monitoring

060 - Planning-CUL. 3                      Native American Monitor                      Not Satisfied

Prior to the issuance of grading permits, the developer/permit applicant shall enter into an agreement with the consulting tribe(s) for a Native American Monitor.

The Native American Monitor(s) shall be on-site during all initial ground disturbing activities and excavation of each portion of the project site including clearing, grubbing, tree removals, grading and trenching. In conjunction with the Archaeological Monitor(s), the Native American Monitor(s) shall have

Plan: CUP190003

Parcel: 463021002

60. Prior To Grading Permit Issuance

Planning-CUL

060 - Planning-CUL. 3 Native American Monitor (cont.) Not Satisfied

the authority to temporarily divert, redirect or halt the ground disturbance activities to allow identification, evaluation, and potential recovery of cultural resources.

The developer/permit applicant shall submit a fully executed copy of the agreement to the County Archaeologist to ensure compliance with this condition of approval. Upon verification, the Archaeologist shall clear this condition.

This agreement shall not modify any condition of approval or mitigation measure.

060 - Planning-CUL. 4 Project Archaeologist Not Satisfied

Prior to issuance of grading permits: The applicant/developer shall provide evidence to the County of Riverside Planning Department that a County certified professional archaeologist (Project Archaeologist) has been contracted to implement a Cultural Resource Monitoring Program (CRMP). A Cultural Resource Monitoring Plan shall be developed that addresses the details of all activities and provides procedures that must be followed in order to reduce the impacts to cultural and historic resources to a level that is less than significant as well as address potential impacts to undiscovered buried archaeological resources associated with this project. A fully executed copy of the contract and a wet-signed copy of the Monitoring Plan shall be provided to the County Archaeologist to ensure compliance with this condition of approval.

Working directly under the Project Archaeologist, an adequate number of qualified Archaeological Monitors shall be present to ensure that all earth moving activities are observed and shall be on-site during all grading activities for areas to be monitored including off-site improvements. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist.

Planning-EPD

060 - Planning-EPD. 1 EPD- Nesting Bird Survey (MBTA) Not Satisfied

Birds and their nests are protected by the Migratory Bird Treaty Act (MBTA) and California Department of Fish and Wildlife (CDFW) Codes. Since the project supports suitable nesting bird habitat, removal of vegetation or any other potential nesting bird habitat disturbances shall be conducted outside of the avian nesting season. Nesting bird season is February 15th through August 31st. If habitat or structures that support nesting birds must be cleared during the nesting season, a preconstruction nesting bird survey shall be conducted.

The preconstruction nesting bird survey must be conducted by a biologist who holds a current MOU with the County of Riverside. If nesting activity is observed, appropriate avoidance measures shall be adopted to avoid any potential impacts to nesting birds. The nesting bird survey must be completed no more than 3 days prior to any ground disturbance. If ground disturbance does not begin within 3 days of the survey date a second survey must be conducted. Prior to the issuance of a grading permit the project proponent must provide written proof to the Riverside County Planning Department, Environmental Programs Division (EPD) that a biologist who holds an MOU with the County of Riverside has been retained to carry out the required survey. Documentation submitted to prove compliance prior to grading permit issuance must at a minimum include the name and contact information for the Consulting Biologist and a signed statement from the Consulting Biologist confirming that they have been contracted by the applicant to conduct a Preconstruction Nesting Bird Survey. In some cases EPD may also require a Monitoring and Avoidance Plan prior to the issuance of a grading permit.

Plan: CUP190003

Parcel: 463021002

60. Prior To Grading Permit Issuance

Planning-EPD

060 - Planning-EPD. 1                      EPD- Nesting Bird Survey (MBTA) (cont.)                      Not Satisfied

Prior to finalization of a grading permit or prior to issuance of any building permits the projects consulting biologist shall prepare and submit a report to Environmental Programs Division (EPD) documenting the results of the pre-construction nesting bird survey.

Planning-PAL

060 - Planning-PAL. 1                      Gen - Custom                      Not Satisfied

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

**PRIOR TO ISSUANCE OF GRADING PERMITS:**

1. The applicant shall retain a qualified paleontologist approved by the County to create and implement a project-specific plan for monitoring site grading/earthmoving activities (project paleontologist).
2. The project paleontologist retained shall review the approved development plan and grading plan and conduct any pre-construction work necessary to render appropriate monitoring and mitigation requirements as appropriate. These requirements shall be documented by the project paleontologist in a Paleontological Resource Impact Mitigation Program (PRIMP). This PRIMP shall be submitted to the County Geologist for approval prior to issuance of a Grading Permit. Information to be contained in the PRIMP, at a minimum and in addition to other industry standards and Society of Vertebrate Paleontology standards, are as follows:
  1. A corresponding County Grading Permit (BGR) Number must be included in the title of the report. PRIMP reports submitted without a BGR number in the title will not be reviewed.
  2. Description of the proposed site and planned grading operations.
  3. Description of the level of monitoring required for all earth-moving activities in the project area.
  4. Identification and qualifications of the qualified paleontological monitor to be employed for grading operations monitoring.
  5. Identification of personnel with authority and responsibility to temporarily halt or divert grading equipment to allow for recovery of large specimens.
  6. Direction for any fossil discoveries to be immediately reported to the property owner who in turn will immediately notify the County Geologist of the discovery.
  7. Means and methods to be employed by the paleontological monitor to quickly salvage fossils as they are unearthed to avoid construction delays.
  8. Sampling of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates.
  9. Procedures and protocol for collecting and processing of samples and specimens.
  10. Fossil identification and curation procedures to be employed.
  11. Identification of the permanent repository to receive any recovered fossil material. \*Pursuant the County "SABER Policy", paleontological fossils found in the County should, by preference, be directed to the Western Science Center in the City of Hemet. A written agreement between the property owner/developer and the repository must be in place prior to site grading.
  12. All pertinent exhibits, maps and references.
  13. Procedures for reporting of findings.
  14. Identification and acknowledgement of the developer for the content of the PRIMP as well as acceptance of financial responsibility for monitoring, reporting and curation fees. The property owner and/or applicant on whose land the paleontological fossils are discovered shall provide appropriate funding for monitoring, reporting, delivery and curating the fossils at the institution where the fossils

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60. Prior To Grading Permit Issuance

Planning-PAL

060 - Planning-PAL. 1 Gen - Custom (cont.) Not Satisfied

will be placed, and will provide confirmation to the County that such funding has been paid to the institution.

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

Safeguard Artifacts Being Excavated in Riverside County (SABER)

Transportation

060 - Transportation. 1 RCTD - File L&LMD Application Not Satisfied

File an application with the Transportation Department, L&LMD Section, 8th Floor, 4080 Lemon Street, Riverside, CA, for required annexation.

If you have any questions or for the processing fee amount, please call the L&LMD Section at (951) 955-6748.

060 - Transportation. 2 RCTD - Submit Grading Plans Not Satisfied

The project proponent shall submit two sets of grading plans (24" x 36") to the Transportation Department for review and approval. If road right-of-way improvements are required, the project proponent shall submit street improvement plans for review and approval, open an IP account, and pay for all associated fees in order to clear this condition. The Standard plan check turnaround time is 10 working days. Approval is required prior to issuance of a grading permit.

060 - Transportation. 3 RCTD-WQC - CONDITIONAL WQMP REQUIREMENTS Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than 1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation Department for review and approval.

70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1 Artifact Disposition Not Satisfied

Prior to Grading Permit Final Inspection, the landowner(s) shall relinquish ownership of all cultural resources that are unearthed on the Project property during any ground-disturbing activities, including previous investigations and/or Phase III data recovery.

Historic Resources- all historic archaeological materials recovered during the archaeological investigations (this includes collections made during an earlier project, such as testing of

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70. Prior To Grading Final Inspection

Planning-CUL

070 - Planning-CUL. 1                      Artifact Disposition (cont.)                      Not Satisfied

archaeological sites that took place years ago), shall be curated at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines

Prehistoric Resources- One of the following treatments shall be applied.

a. Reburial of the resources on the Project property. The measures for reburial shall include, at least, the following: Measures to protect the reburial area from any future impacts. Reburial shall not occur until all required cataloguing, analysis and studies have been completed on the cultural resources, with an exception that sacred items, burial goods and Native American human remains are excluded. Any reburial processes shall be culturally appropriate. Listing of contents and location of the reburial shall be included in the confidential Phase IV Report. The Phase IV Report shall be filed with the County under a confidential cover and not subject to a Public Records Request.

b. If reburial is not agreed upon by the Consulting Tribes then the resources shall be curated at a culturally appropriate manner at the Western Science Center, a Riverside County curation facility that meets State Resources Department Office of Historic Preservation Guidelines for the Curation of Archaeological Resources ensuring access and use pursuant to the Guidelines. The collection and associated records shall be transferred, including title, and are to be accompanied by payment of the fees necessary for permanent curation. Evidence of curation in the form of a letter from the curation facility stating that subject archaeological materials have been received and that all fees have been paid, shall be provided by the landowner to the County. There shall be no destructive or invasive testing on sacred items, burial goods and Native American human remains.

070 - Planning-CUL. 2                      Phase IV Monitoring Report                      Not Satisfied

Prior to Grading Permit Final Inspection, a Phase IV Cultural Resources Monitoring Report shall be submitted that complies with the Riverside County Planning Department's requirements for such reports for all ground disturbing activities associated with this grading permit. The report shall follow the County of Riverside Planning Department Cultural Resources (Archaeological) Investigations Standard Scopes of Work posted on the TLMA website. The report shall include results of any feature relocation or residue analysis required as well as evidence of the required cultural sensitivity training for the construction staff held during the required pre-grade meeting and evidence that any artifacts have been treated in accordance to procedures stipulated in the Cultural Resources Management Plan.

80. Prior To Building Permit Issuance

Fire

080 - Fire. 1                      Fire - Fire safety analysis                      Not Satisfied

1. A fire safety analysis shall be submitted by the owner, operator or their designee to the authority having jurisdiction.

This fire safety analysis shall indicate how fire protection shall be provided for the tanks and the surrounding exposures. (NFPA 58, 6.29.3.3)

080 - Fire. 2                      Fire - Prior to Permit Issuance                      Not Satisfied

1. Prior to permit issuance, approval shall be required from the County of Riverside Community Health

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80. Prior To Building Permit Issuance

Fire

080 - Fire. 2                      Fire - Prior to Permit Issuance (cont.)                      Not Satisfied  
Agency (Department of Environmental Health) and Office of the Fire Marshal to maintain, store, use, handle materials, or conduct processes which produce conditions hazardous to life or property, and to install equipment used in connection with such activities. (CFC 105)

080 - Fire. 3                      Fire - Prior to permit                      Not Satisfied  
1. The Fire Department emergency vehicular access road shall be (all weather surface) capable of sustaining an imposed load of 80,000 lbs. GVW. The approved fire access road shall be in place during the time of construction. Temporary fire access roads shall be approved by the Fire Prevention Bureau. (CFC 501.4)  
2. Fire lanes and fire apparatus access roads shall have an unobstructed width of not less than twenty-four (24) as approved by the Office of the Fire Marshal and an unobstructed vertical clearance of not less the thirteen (13) feet six (6) inches. (CFC 503.2.1)

Flood

080 - Flood. 1                      Mitcharge - Use                      Not Satisfied  
This project is located within the limits of the Salt Creek Channel - Winchester/North Hemet Area Drainage Plan (ADP). The County Board of Supervisors has adopted this ADP to establish a drainage fee within the plan area.  
  
This project may require earlier construction of downstream ADP facilities. Therefore, the District recommends that this project be required to pay a flood mitigation fee. The mitigation charge for this project shall be equal to the prevailing ADP fee rate multiplied by the area of the new development. Fees shall be paid after final approval of the staff report/conditions of approval by the Board of Supervisors and prior to issuance of permits. Drainage fees shall be paid directly to the District. Personal or corporate checks will not be accepted for payment.

Planning

080 - Planning. 1                      Fee Balance                      Not Satisfied  
Prior to issuance of building permits, the Planning Department shall determine if the deposit based fees for project are in a negative balance. If so, any outstanding fees shall be paid by the applicant/developer.

080 - Planning. 2                      Landscaping Design Plans                      Not Satisfied  
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 and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36"). Landscaping plans shall with the street improvement plans.

080 - Planning. 3                      Landscaping Required                      Not Satisfied  
The project site will have a 20-foot landscape strip adjacent to residential zoned property to the north.

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80. Prior To Building Permit Issuance

Planning

080 - Planning. 4                      Landscaping Required                      Not Satisfied

The project site will have a minimum of 10 percent landscape.

080 - Planning. 5                      Lighting                      Not Satisfied

The project will be subject to Ordinance No. 655 and Ordinance No. 915 that will require lighting to be directed downward and to not spill onto adjacent properties.

080 - Planning. 6                      School Mitigation                      Not Satisfied

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

080 - Planning. 7                      State Licensing                      Not Satisfied

The applicant will have applicable licenses and certifications as required by the Department of Transportation to transport propane.

080 - Planning. 8                      Use- Conform to Site Plan                      Not Satisfied

Plans submitted for building plan check approval shall be in substantial conformance with the site plan shown on APPROVED EXHIBIT A.

Transportation

080 - Transportation. 1                      RCTD - Annexation into L&LMD or Other District                      Not Satisfied

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.

080 - Transportation. 2                      RCTD - Landscaping Design Plans                      Not Satisfied

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 and submitted to the Transportation Department. Plans shall be submitted on standard County format (24" x 36").

080 - Transportation. 3                      RCTD-WQC - CONDITIONAL WQMP REQUIREMENTS                      Not Satisfied

WQMP is not required for entitlement. However, an approved WQMP is required prior to any grading or building permit, if the development of the parcel meets or exceeds any of the thresholds for a WQMP. Submit the applicable WQMP applicability checklist, found on <http://rcflood.org/npdes/>, if your

Plan: CUP190003

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80. Prior To Building Permit Issuance

Transportation

080 - Transportation. 3 RCTD-WQC - CONDITIONAL WQMP REQUIREMENTS (cor Not Satisfied  
project proposes an auto-repair shop, adding 5,000 sq.ft. of impervious area, or disturbing more than  
1 acre. If a WQMP is required, submit a single file PDF on two CD/DVD copies to the Transportation  
Department for review and approval.

This condition applies if a WQMP is required, but a grading permit is not required.

90. Prior to Building Final Inspection

E Health

090 - E Health. 1 Hazmat Clearance Not Satisfied  
Obtain clearance from the Hazardous Materials Management Division.

Fire

090 - Fire. 1 Fire - Prior to final Not Satisfied  
1. Prior to issuance of a Certificate of Occupancy or Building Final, a "Knox Box Rapid Entry System"  
shall be provided. The Knox-Box shall be installed in an accessible location approved by the Fire  
Code Official. All exterior security emergency access gates shall be electronically operated and be  
provided with Knox key switches for access by emergency personnel. (CFC 506.1)

Planning

090 - Planning. 1 Extended Truck Idling Not Satisfied  
Sign(s) stating that "EXTENDED IDLING TRUCK ENGINES IS NOT PERMITTED" shall be located at  
the entrance to the warehouse facility and at the truck parking area. The sign(s) at the entrance to  
facility shall not be less than twenty four inches square.

090 - Planning. 2 ORD NO. 659 (DIF) Not Satisfied  
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 installation of  
facilities and the acquisition of open space and habitat necessary to address the direct and  
cummulative 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.  
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.

Transportation

090 - Transportation. 1 RCTD - Complete Annexation into L&LMD or Other District Not Satisfied  
Prior to issuance of an occupancy permit, the project proponent shall complete annexation to



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90. Prior to Building Final Inspection

Transportation

090 - Transportation. 1 RCTD - Complete Annexation into L&LMD or Other District (c Not Satisfied  
Landscaping and Lighting Maintenance District No. 89-1-Consolidated, and/or any other maintenance district approved by the Transportation Department or by processing and filing a 'Landscape Maintenance Agreement' through the Transportation Department Plan Check Division for continuous maintenance within public road rights-of-way, in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

090 - Transportation. 2 RCTD - Emergency Fire Access Not Satisfied  
Driveway on 9th Street is an emergency Fire access only and shall be only be used during emergencies.

090 - Transportation. 3 RCTD - Install Gate Not Satisfied  
Gate shall be installed 35 feet radial from the future curb-line of Washington Avenue (55 feet from existing centerline, minimum). Please refer Standard No. 105, Section "C", Ordinance 461 for the location of future curb-line.

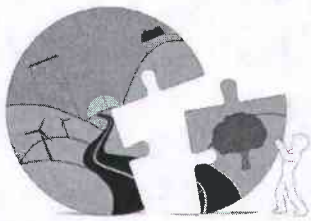
090 - Transportation. 4 RCTD - Landscaping Installation Completion Not Satisfied  
Landscaping within public road right-of-way shall comply with Transportation Department standards and Ordinance 461 and shall require approval by the Transportation Department. Landscaping shall be improved within Washington Avenue and 9th Street.

090 - Transportation. 5 RCTD - Obtain Encroachment Permit Not Satisfied  
Prior to issuance of a building permit or any use allowed by this permit, and prior to doing any work within the County/Caltrans road right-of-way including construction of driveways an encroachment permit must be obtained by the project proponent from the County Transportation Department and/or Caltrans.

090 - Transportation. 6 RCTD - Payment of Transportation Fees Not Satisfied  
Prior to the time of issuance of a Certificate of Occupancy or upon final inspection, whichever occurs first, the Project shall pay fees in accordance with the fee schedule in effect at the time of payment:

- Transportation Uniform Mitigation Fees (TUMF) in accordance with Ordinance No. 824.

090 - Transportation. 7 RCTD-WQC - CONDITIONAL WQMP COMPLETION Not Satisfied  
WQMP is not required for entitlement. However, if a WQMP is required during the plan check phase, the project shall acceptably install all structural BMPs described in the Project-Specific WQMP, provide an Engineer WQMP certification, GPS location of all BMPs, ensure that the requirements for inspection and cleaning the BMPs are established, and for businesses registering BMPs with the Transportation Department's Business Storm Water Compliance Program Section.



# RIVERSIDE COUNTY PLANNING DEPARTMENT

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

## DEVELOPMENT ADVISORY COMMITTEE (“DAC”) INITIAL CASE TRANSMITTAL RIVERSIDE COUNTY PLANNING DEPARTMENT – RIVERSIDE PO Box 1409 Riverside, 92502-1409

DATE: June 13, 2019

TO:

Riv. Co. Transportation Dept.  
Riv. Co. Fire Department (Riv. Office)  
P.D. Environmental Programs Division

P.D. Archaeology Section  
City of Perris Sphere of Influence  
Val Verde Unified School District

**CONDITIONAL USE PERMIT NO. 190003** – CEQ190051 – Applicant: Inland Propane c/o Rawlings Consulting – Engineer/Representative: Inland Propane c/o Rawlings Consulting – Third Supervisorial District – Harvest Valley / Winchester Area Plan – Location: North of 9th Avenue, South of Grand Avenue, East of Washington Avenue, and West of Highway 79 Avenue. – 2.21 Gross Acres – Zoning: Manufacturing- Service Commercial (M-SC) **REQUEST:** A request for the construction of a propane distribution facility, which shall include 3 30,000 gallon propane tanks, an office, portable restroom, and other necessary and required improvements on the project site and along the adjacent streets. – APN: 463-021-002 – **BBID: 959-895-593**

**DAC staff members and other listed Riverside County Agencies, Departments and Districts staff:**  
A Bluebeam invitation has been emailed to appropriate staff members so they can view and markup the map(s) and/or exhibit(s) for the above-described project. Please have your markups completed and draft conditions in the Public Land Use System (PLUS) on or before the indicated DAC 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 PLUS routing on or before the above date. This case is scheduled for a **DAC meeting on June 27, 2019**. Once the route is complete, and the approval screen is approved with or without corrections, the project can be scheduled for a public hearing.

Any questions regarding this project, should be directed to David Alvarez, Project Planner at (951) 955-5719, or e-mail at [daalvarez@rivco.org](mailto:daalvarez@rivco.org) / MAILSTOP #: 1070

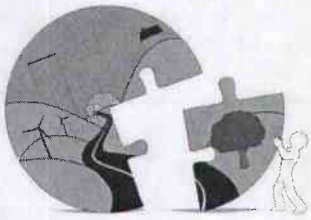
Public Hearing Path: Administrative Action:  DH:  PC:  BOS:

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**

*Charissa Leach, P.E.*  
*Assistant TLMA Director*

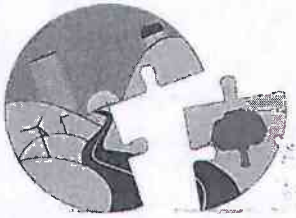
COMMENTS:

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

Charissa Leach, P.E.  
Assistant TLMA Director

## APPLICATION FOR LAND USE AND DEVELOPMENT

CHECK ONE AS APPROPRIATE:

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

REVISED PERMIT    Original Case No. \_\_\_\_\_

*INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.*

### APPLICATION INFORMATION

Applicant Name: Inland Propane and Tank Inc

Contact Person: Andy Nadeau, President                      E-Mail: drew391966@verizon.net

Mailing Address: 31500 Grape Street, Suite 3-376  
Street  
Lake Elsinore, CA 92532  
City                      State                      ZIP

Daytime Phone No: (951 ) 526-7747                      Fax No: (     ) \_\_\_\_\_

Engineer/Representative Name: Rawlings Consulting

Contact Person: Steve Rawlings                      E-Mail: SER@Rawlingspm.com

Mailing Address: 26023 Jefferson Ave., Suite D  
Street  
Murrieta, CA 92562  
City                      State                      ZIP

Daytime Phone No: (951 ) 667-5152                      Fax No: (     ) \_\_\_\_\_

Property Owner Name: AGN Transport Inc

Contact Person: Andy Nadeau, President                      E-Mail: drew391966@verizon.net

Mailing Address: 31500 Grape Street, Suite 3-376  
Street  
Lake Elsinore, CA 92532  
City                      State                      ZIP

Daytime Phone No: (951 ) 526-7747                      Fax No: (     ) \_\_\_\_\_

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

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

*"Planning Our Future... Preserving Our Past"*