

## Section 4.8 Hazards and Hazardous Materials

### 4.8.1 INTRODUCTION

As is typical of Southern California, Riverside County is vulnerable to a wide range of threats or hazards to public safety and property. This section will focus on the risks posed by hazardous materials and safety hazards including airports and wildfires. This section also includes a description of mitigation measures that may reduce such impacts. The analysis of hazardous materials and safety hazards presented in this section is based on the 2003 *Riverside County General Plan* (GPA No. 618), and *General Plan EIR No. 441* (2003), *Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan* (2005), *Riverside County Emergency Operations Plan* (2006), *Riverside County Mass Care and Shelter Guidance* (2011), *Riverside County Airport Land Use Commission Compatibility Plan* (2004), the *French Valley Airport Master Plan* (2009), the *Southwest Area Plan*, proposed Temecula Valley Wine Country Policy Area (2011), Wine Country zones of Ordinance No. 348, and the *Temecula Valley Wine Country Design Guidelines*.

### 4.8.2 EXISTING CONDITIONS

#### ENVIRONMENTAL SETTING

##### Regional Setting

The Project is generally located in the southwestern portion of unincorporated Riverside County, approximately three miles north of the San Diego County line. The Project area is comprised of approximately 18,990 acres and is located immediately east of the City of Temecula. The Project area extends from Tucalota Creek to the north to Highway 79 to the south.

##### Project Setting

The Project is generally located in the Southwest Area Plan in the southwestern portion of unincorporated Riverside County, as the proposed Temecula Valley Wine Country Policy Area. This proposed area currently contains a mixture of vineyards and wineries, equestrian uses (barns, arenas, stables, etc.), large residential lots and vacant undeveloped properties.

#### HAZARDOUS MATERIALS AND HAZARDOUS WASTE

The term “hazardous material” refers to substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed of, or otherwise managed. A material is defined as “hazardous” if it appears on a list of hazardous materials prepared by a federal, State, or local regulatory agency, or if it has characteristics defined as hazardous by such an agency.

A “hazardous waste” is a “solid waste” that exhibits toxic or hazardous characteristics. The United States’s Environmental Protection Agency (EPA) has defined the term solid waste to include many types of discarded materials including: any gaseous, liquid, semi-liquid or solid material that is discarded or has served its intended purpose. The EPA classifies a material as hazardous if it has one or more of the following characteristics at specific thresholds: toxic (causes human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), and/or reactive (causes

explosions or generates toxic gases). Both hazardous materials and hazardous waste will be grouped under the term “hazardous materials” in the following discussion.

### **Temecula Bomb Target #107**

One hazardous material site within the Project area, Temecula Bomb Target #107, has been identified on the Hazardous Waste and Substances Sites (Cortese) List<sup>1</sup>, a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements. Exhibit 4.8-1, *Hazards*, shows the location of the site. The Navy acquired the 160 acre property prior to October 1945 and established a bombing target for rocket firing. According to the EnviroStor database no information is available to indicate the extent to which the Navy actually used the site as a bombing target. The date the Navy discontinued use of the bomb target is unknown but had restored the property (implying termination of use) by March 1946. No military improvements are present on the property. The State is actively cleaning the site and disposing of unexploded ordinance.

## **HAZARDS**

### **Airports and Aircraft Hazards**

Aircraft accidents at airport facilities could result in safety hazards for nearby public residents. Public airports are required to maintain airport land use compatibility plans to promote compatibility between airports and surrounding land uses (within an established influence area). The Riverside County Airport Land Use Commission (RCALUC) is responsible for reviewing private development and public works projects near airports to make sure they are consistent with approved compatibility plans. In 1994, the RCALUC adopted the Riverside County Airport Land Use Compatibility Plan Policy Document that establishes land use compatibility planning and policies near airports throughout the County.

The closest airport to the Project is the French Valley Airport, located approximately 3 miles northwest of the project boundary and is outside the airport’s zone of influence (see Exhibit 4.8-2, *French Valley Airport Influence Area*). The French Valley Airport is owned and operated by Riverside County. Day-to-day operations of this airport is the responsibility of the Economic Development Agency - Aviation Department and the Board of Supervisors.

### **Wildland Fires**

Wildland fires are a serious and growing hazard in Riverside County, as development slowly encroaches on outlying hills and grasslands. Much of Riverside County is considered to have a moderate to high potential for wildland fires, according to the State of California Department of Forestry and Fire Prevention (CAL FIRE). In these areas, special State statutes govern development. Wildland fires are typically associated with native vegetation in the mountain and foothill areas of Southern California. This vegetation has a very high oil content that creates severe fire danger. Wildland fires can also occur in suburban and rural areas of the County, as well as vacant weedy land in developed areas, timber or forestland, range land, watershed, brush, or grasslands. As seen in Exhibit 4.8-3, *Wildfire Susceptibility*, the northeastern and southeastern portions of the project area are located within a high fire-hazard area.

Wildland fires are more costly to control and create greater risk of losses to the people, resources, and improvements than urban or more isolated fires in outlying areas. California also has experienced

<sup>1</sup> [http://www.envirostor.dtsc.ca.gov/public/profile\\_report.asp?global\\_id=80001161](http://www.envirostor.dtsc.ca.gov/public/profile_report.asp?global_id=80001161), accessed on August 26, 2011.

extended droughts in the past, which increase dead and dying vegetation and the volume of dry fuel per acre which contribute to making wildfires more destructive.

### 4.8.3 REGULATORY FRAMEWORK

#### EXISTING FEDERAL REGULATIONS

##### **Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)**

Discovery of environmental health damage from disposal sites, such as the Stringfellow acid pits in Western Riverside County, prompted the U.S. Congress to pass the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or "Superfund Act") (42 U.S.C. 9601-9675). The purpose of CERCLA is to identify and clean up chemically contaminated sites that pose a significant environmental health threat. The Hazard Ranking System is used to determine whether a site should be placed on the National Priorities List for cleanup activities.

Superfund Amendments and Reauthorization Act (SARA): The Superfund Amendments and Reauthorization Act (SARA) pertain primarily to emergency management of accidental releases. It requires formation of State and local emergency planning committees, which are responsible for collecting material handling and transportation data for use as a basis for planning. Chemical inventory data is made available to the community at large under the "right-to-know" provision of the law. In addition, SARA also requires annual reporting of continuous emissions and accidental releases of specified compounds. These annual submissions are compiled into a nation-wide Toxics Release Inventory (TRI).

##### **Resource Conservation and Recovery Act (RCRA)**

RCRA Subtitle C (USC Title 42 Chapter 82) addresses hazardous waste generation, handling, transportation, storage, treatment, and disposal. It includes requirements for a system that uses hazardous waste manifests to track the movement of waste from its site of generation to its ultimate disposition. The 1984 amendments to RCRA created a national priority for waste minimization. Subtitle D establishes national minimum requirements for solid waste disposal sites and practices. It requires states to develop plans for the management of wastes within their jurisdictions. Subtitle I requires monitoring and containment systems for underground storage tanks that hold hazardous materials. Owners of tanks must demonstrate financial assurance for the cleanup of a potential leaking tank.

Hazardous materials include a wide range of potentially injurious substances including pesticides, herbicides, toxic metals and chemicals, gases and liquefied gases, explosives and volatile chemicals, biological compounds and organisms, and radioactive substances. The Code of Federal Regulations defines hazardous materials on the basis of ignitability, reactivity, corrosiveness, toxicity, and/or other properties. Hazardous materials and wastes are typically divided into categories depending on the compounds' physical and chemical properties

In addition to specific materials produced by industry, hazardous wastes are often generated as byproducts of industrial, manufacturing, agriculture, and other uses. RCRA defines a hazardous waste as any solid, liquid, or contained gaseous material that is either disposed, incinerated or recycled. A hazardous material may become hazardous waste upon its accidental or inadvertent release into the environment. Although hazardous wastes may be considered hazardous materials, they may not always be classified as hazardous waste. For example: liquid chlorine transported in a tanker truck would be

classified as a hazardous material. This same substance, upon accidental release into the environment, would be considered hazardous waste. Both hazardous materials and hazardous waste pose potential risks to the health, safety, and welfare of the County, if handled inappropriately. All hazardous waste must be discharged at a Class I facility (see discussion below on landfills).

Small-scale generators are businesses that generate less than 2,205 pounds (1,000 kilograms) of hazardous waste per month (13.23 tons per year). A majority of the hazardous waste generators under the County's purview are classified as small quantity generators. Collectively, small businesses generate a very large portion of the hazardous waste produced in the County. The EPA compiles information provided by individual facilities into a "Toxic Release Inventory" (TRI) which documents the release and transfer of hazardous materials resulting from manufacturing processes. This database describes the type of hazardous material generated and the method of disposal, either through on-site release, off-site disposal, or off-site recycling.

### **Hazardous Materials Transportation Act**

The Hazardous Materials Transportation Act (HMTA) (49 U.S.C. 5101-5127) is the statutory basis for the extensive body of regulations aimed at ensuring the safe transport of hazardous materials on water, rail, highways, through air or in pipelines. It includes provisions for material classification, packaging, marking, labeling, warning placards, and shipping documentation.

The United States Department of Transportation (DOT) has developed a system of numerical designations (the International Classification System) that may be displayed on placards, labels and/or shipping papers. The shipper of any hazardous material must classify the material according to its hazardous properties. This system classifies hazardous materials with nine different classes (1-9) based on a number of characteristics, including explosives, gases, flammable liquids and solids, oxidizers, poisons, etc. In addition to the numerical classification system for hazardous materials, the DOT has established a placard system for transporting of hazardous wastes, which has been adopted by the EPA who regulates these shipments. These placards are large in size and similar in shape, are required to be displayed on all sides on any truck or railcar that transports hazardous materials. When a truck or railcar is transporting more than one hazardous material or more than 5,000 pounds of a material, the placard "DANGEROUS" must also be displayed. Some placards also have a four-digit code indicating the type of material being transported. This four-digit identification number is required on any tank truck or rail tank car, and allows more precise identification in an emergency.

## **EXISTING STATE REGULATIONS**

### **Hazardous Materials**

#### **California Health and Safety Code (HSC), Chapter 6.95, Section 25500 – 25532**

Per the California Health and Safety Code (HSC), Chapter 6.95, Section 25500 – 25532, a Hazardous Materials Business Emergency Plan (HMBEP) must be submitted by any business that handles a hazardous material or a mixture containing a hazardous material in quantities equal to, or greater than, those outlined below:

- A total weight of 500 pounds or a total volume of 55 gallons.
- 200 cubic feet at standard temperature and pressure for compressed gas.

- A radioactive material handled in quantities for which an emergency plan is required pursuant to Parts 30, 40, or 70 of Chapter 10, Title 10, Code of Federal Regulations (CFR), or equal to or greater than the amounts specified above, whichever amount is less.

A HMBEP is a written set of procedures and information created to help minimize the effects and extent of a release or threatened release of a hazardous material. The intent of the HMBEP is to satisfy federal and state Community Right-to-Know laws and to provide detailed information for use by emergency responders.

### California Hazardous Waste Control Law

The Hazardous Waste Control Law (HWCL) (California Health and Safety Code, Division 20, Chapter 6.5, Article 2, Section 25100, et seq.) is the primary hazardous waste statute in the State of California. The HWCL implements RCRA as a "cradle-to-grave" waste management system in the State of California. HWCL specifies that generators have the primary duty to determine whether their wastes are hazardous and to ensure their proper management. The HWCL also establishes criteria for the reuse and recycling of hazardous wastes used or reused as raw materials. The HWCL exceeds federal requirements by mandating source reduction planning, and a much broader requirement for permitting facilities that treat hazardous waste. It also regulates a number of types of wastes and waste management activities that are not covered by federal law with RCRA.

### California Code of Regulations (CCR), Titles 22 and 26

A variety of CCR Titles address regulations and requirements for generators of hazardous waste. Title 22 contains the detailed compliance requirements for hazardous waste generators, transporters and facilities for treatment, storage and disposal. Because California is a fully authorized State according to RCRA, most RCRA regulations (i.e., 40 CFR 260, et seq.) have been duplicated and integrated into Title 22. However, because the Department of Toxic Substance Control (DTSC) regulates hazardous waste more stringently than the U.S. EPA, the integration of California and federal hazardous waste regulations that make up Title 22 do not contain as many exemptions or exclusions as does 40 CFR 260. As with the California Health and Safety Code, Title 22 also regulates a wider range of waste types and waste management activities than does the RCRA regulations in 40 CFR 260. To aid the regulated community, California has compiled hazardous materials, waste and toxics-related regulations from CCR, Titles 3, 8, 13, 17, 19, 22, 23, 24, and 27 into one consolidated section: CCR Title 26 'Toxics.' However, the California hazardous waste regulations are still commonly referred to as Title 22.

The transportation of hazardous waste by truck (or rail) is regulated by the federal DOT through National Safety Standards. These safety standards are also included in the California Administrative Code, Environmental Health Division. The California Health Services Department regulates hazardous waste haulers only. The California Highway Patrol has jurisdiction over transportation-related hazardous waste incidents on public roads. The County Fire Department also responds to these incidents for control and clean-up purposes.

### Wildland Fire Hazards

#### Government Code Section 65302.5

This section outlines the responsibilities of the State Board of Forestry and Fire Protection (CAL FIRE).

### Public Resources Code (PRC) Section 4290-4299

This section requires minimum statewide fire safety standards pertaining to: a) road standards for fire equipment access; b) standards for signs identifying streets, roads, and buildings; c) minimum private water supply reserves for emergency fire use; and d) fuel breaks and greenbelts. With certain exceptions, all new construction after July 1, 1991, in potential wildland fire areas is required to meet the statewide standards. The State requirements, however, do not supersede more restrictive local regulations.

As defined by CAL FIRE, wildland areas may contain substantial forest fire risks and hazards. These areas are also called State Responsibility Areas (SRAs). They consist of lands exclusive of cities, and federal lands regardless of ownership. The primary financial responsibility for preventing and suppressing fires belongs to the State. However, it is not the State's responsibility to provide fire protection services to any building or structure located within the wildlands unless CAL FIRE has entered into a cooperative agreement with a local agency for those purposes pursuant to PRC, Section 4142. Wildland areas require disclosure for real estate transactions, and owners of properties in wildland areas are subject to the maintenance requirements of PRC Section 4291.

Every fifth year beginning July 1, 1991, CAL FIRE must provide maps identifying the boundaries of lands classified as SRAs to the Riverside County assessor. CAL FIRE is also required to notify Riverside County of any changes to SRAs within the County resulting from periodic boundary modifications approved by CAL FIRE.

The Wildfire Susceptibility Map (Figure 4.13.3 of the *General Plan*) shows natural hazards in Riverside County. The hillside terrain of the County of Riverside is predominantly mapped as having a substantial fire risk. Therefore, much of the County of Riverside is subject to PRC, Sections 4291-4299 which requires property owners in these areas to conduct maintenance to reduce the fire danger. These sections affect any person who owns, leases, controls, operates, or maintains any building or structure in, upon, or adjoining any mountainous area or forest covered lands, brush covered lands, or grass covered lands, or any land covered with flammable material.

### Government Code Section 51178

This code section specifies that the Director of CAL FIRE, in cooperation with local fire authorities, shall identify areas that are Very High Fire Hazard Severity Zones (VHFHSZ) in Local Responsibility Areas (LRAs), based on consistent state-wide criteria and the expected severity of fire hazard. Per Government Code Section 51178, a local agency may, at its discretion, exclude from the requirements of Section 51182 an area within its jurisdiction that has been identified as a VHFHSZ, if it provides substantial evidence in the record that the requirements of Section 51182 are not necessary for effective fire protection within the area. Alternatively, local agencies like Riverside County may include areas not identified as VHFHSZ by CAL FIRE, following a finding supported by substantial evidence in the record that the requirements of Section 51182 are necessary for effective fire protection within the new area. According to Section 51182, such changes made by a local agency shall be final and shall not be rebuttable by CAL FIRE.

### Real Estate Disclosures

Assembly Bill 6 (AB6) requires disclosure in real estate transactions for two types of fire hazard areas: (a) Wildland Areas that may contain substantial forest fire risks and hazards (Wildland Areas); and (b) Very High Fire Hazard Severity Zones (VHFHSZ). Local fire maps are prepared and updated as needed by CAL FIRE to comply with AB 6.



## 4.8 Hazards and Hazardous Materials

Civil Code Section 1103(c)(6) requires real estate sellers to inform prospective buyers whether or not a property is located within a Wildland Fire Area that could contain substantial fire risks and hazards. The latest update to these requirements occurred in 1999 with the passage of Assembly Bill 248 (Torlakson). This disclosure has actually been required for Wildland Fire Areas since 1990, pursuant to PRC, Section 4136. The State Board of Forestry identifies those lands where CAL FIRE has the primary duty for wildland fire prevention and suppression (i.e., SRA lands). CAL FIRE sends maps to the affected counties, and county officials must post notices that explain where CAL FIRE maps are available.

### EXISTING COUNTY REGULATIONS

#### **Hazardous Materials**

##### *Underground Storage Tank Clean Up Program*

Under contract with the State Water Resources Control Board (SWRCB), the Riverside County Department of Environmental Health, Local Oversight Program (LOP) oversees the investigation and cleanup of soil and groundwater contamination resulting from unauthorized releases of petroleum products (diesel fuel, gasoline, waste oil, etc.) from leaking underground storage tanks (UST). The cleanup of these sites is necessary to protect the groundwater of the State from contamination and to protect the public from exposure to hazardous materials.

##### *Ordinance No. 615 (Establishments where hazardous waste is generated, stored, handled, disposed, treated, or recycled)*

This ordinance has been implemented for the purpose of monitoring establishments where hazardous waste is generated, stored, handled, disposed, treated, or recycled and to regulate the issuance of permits and the activities of establishments where hazardous waste is generated. This ordinance designates the Riverside County Department of Environmental Health to enforce the provisions of the California Health and Safety Code, Chapter 6.5, Division 20, Sections 25100 et seq. and the Environmental Health Standards for the Management of Hazardous Waste as specified in Title 22 of the California Code of Regulations, Division 4.5 pertaining to the generation, storage, handling, disposal, treatment and recycling of hazardous waste.

##### *Ordinance No. 651 (Disclosure of Hazardous Materials and the Formulation of Business Emergency Plans)*

The purpose of this ordinance is to implement within the County of Riverside the Hazardous Materials Release Response Plans and Inventory Law (Chapter 6.95 of the California Health and Safety Code (CH&SC)), to establish a system for permitting businesses that handle hazardous materials, to enforce minimum standards respecting such materials, and to designate the County of Riverside, Community Health Agency, Department of Environmental Health, (DEH) as the administering agency responsible for administering and enforcing Chapter 6.95 CH&SC. The DEH may require compliance with the applicable Articles of the most currently adopted California Fire Code. Pursuant to CH&SC Section 25500, it is the intent of the County of Riverside, Board of Supervisors to impose additional and more stringent requirements on businesses that handle hazardous materials than those imposed by Chapter 6.95 CH&SC.

##### *Ordinance No. 718 (Generation, Storage and Transportation of Medical Waste)*

This ordinance implements a medical waste management program in accordance with the Medical Waste Management Act, CH&SC, Division 14, Part 14. It establishes requirements for the management of medical waste and makes provisions for the enforcement thereof.



## 4.8 Hazards and Hazardous Materials

### Ordinance No. 348 (Land Use), Section 18.44 (Hazardous Waste Facility Siting Permit)

This provision of the Riverside County Land Use Ordinance provides specific requirements applicable to the siting or expansion of a hazardous waste facility in order to safeguard life, health, property and the public welfare.

### **Wildland Fire Hazards**

#### Riverside County Fire Protection Master Plan

The County has developed this plan to proactively plan facility, service, and equipment needs for 2005-2025. It incorporates CAL FIRE management plan for several sub-zones within the County.

#### Riverside County Fire Department Urban-Wildland Interface Standards

County Fire Department's UWI Standards, as well as those contained in Chapter 7A of the 2007 CBD, require submission of a *Fire Management Plan or Fuel Modification Plan (FMP)*, prepared pursuant to the requirements of the 2007 CBC and the California Fire Code, Chapter 47. The FMP is required to describe ways to minimize and mitigate potential for loss from wildfire exposure and should provide for adequate buffering, building construction standards, and fuel modification zones that are consistent with Fire Department standards.

#### Ordinance No. 787 (Fire Code Standards)

This ordinance adopts the Uniform Fire Code and helps assure that structural and nonstructural architectural elements of the building will not: a) impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor b) hinder evacuation from fire, including potential blockage of stairways or fire doors.

#### Uniform Fire Code (County adjusted)

During adoption of the 1997 Uniform Fire Code (UFC), the County of Riverside Board of Supervisors (1999) found that additional requirements and standards of fire hazard reduction were needed to properly protect the health, safety, and welfare of the existing and future residents and workers of Riverside County. They based these finding on climate, geography, topography, geology, and societal realities.

#### Ordinances No. 695 (Requiring the Abatement of Hazardous Vegetation) - Abatement Notices

Each spring, CAL FIRE and Riverside County Fire Department (RCFD) distribute hazard abatement notices. These notices, which currently go to about 30,000 County residents, request that property owners reduce the fuels around their property. Requirements for hazard reduction around improved parcels (those with structures) are set forth in Riverside County Ordinance No. 787 (and PRC Section 4291). A minimum 30-foot clearance is required around all structures, which can be extended to 100 feet in areas where severe fire hazards exist. On unimproved parcels as set forth in Riverside County Ordinance No. 695, the property owner is required to disc or mow 100 feet along the perimeter of the property.



### EXISTING GENERAL PLAN POLICIES

#### Hazardous Materials

##### Safety (S) Element Policies

- Policy S 6.1 Riverside County shall enforce the policies and siting criteria and implement the programs identified in the County of Riverside Hazardous Waste Management Plan, which include the following:
- a. Comply with federal and State laws pertaining to the management of hazardous wastes and materials.
  - b. Ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County.
  - c. Coordinate hazardous waste facility responsibilities on a regional basis through the Southern California Hazardous Waste Management Authority.
  - d. Encourage and promote the programs, practices, and recommendations contained in the Riverside County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.
- Policy S 7.1 Riverside County shall continually strengthen the Multi-Hazard Functional Plan and maintain mutual aid agreements with federal, state, local agencies and the private sector to assist in hazardous materials response.
- Policy S 7.2 Riverside County shall identify and utilize multi-lingual staff personnel to assist in evacuation, short-term recovery activities, and to meet general community needs.
- Policy S 7.3 Riverside County shall require commercial businesses, utilities, and industrial facilities that handle hazardous materials to:
- a. Install automatic fire and hazardous materials detection, reporting, and shut-off devices; and
  - b. Install an alternative communication system in the event that the power is out or telephone service is saturated following an earthquake.

#### Wildland Fire Hazards

##### Land Use (LU) Element Policies

- Policy LU 6.10 In hazardous fire areas, where proposed development would adjoin open space, provide for a minimum 100' wide fuel clearance/modification zone, or more if as required by the Fire Department, between any structures and the outer edge of any watercourse and associated habitat buffer area.

##### Safety (S) Element Policies

- Policy S 5.1 Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:
- a. All proposed construction shall meet minimum standards for fire safety as defined in the County Building or Fire Codes, or by County zoning, or as dictated by the Building Official or the Transportation Land Management Agency based on building type, design, occupancy, and use.

- b. In addition to the standards and guidelines of the Uniform Building Code and Uniform Fire Code fire safety provisions, continue additional standards for high-risk, high occupancy, dependent, and essential facilities where appropriate under the Riverside County Fire Protection Ordinance. These shall include assurance that structural and nonstructural architectural elements of the building will not:
  - impede emergency egress for fire safety staffing/personnel, equipment, and apparatus; nor
  - hinder evacuation from fire, including potential blockage of stairways or fire doors.
- c. Proposed development in Hazardous Fire areas shall provide secondary public access, unless determined otherwise by the County Fire Chief.
- d. Proposed development in Hazardous Fire areas shall use single loaded roads to enhance fuel modification areas, unless otherwise determined by the County Fire Chief.

Policy S 5.5 Conduct and implement long-range fire safety planning, including stringent building, fire, subdivision, and municipal code standards, improved infrastructure, and improved mutual aid agreements with the private and public sector.

Policy S 5.6 Ensure coordination between the Fire Department and the Transportation Land Management Agency, Environmental Health Department and private and public water purveyors to improve fire fighting infrastructure, during implementation of the County's capital improvement programs, by obtaining:

- a. replacement and/or relocation of old cast-iron pipelines and inadequate water mains when street improvements are planned;
- b. assessment of impact fees as a condition of development; and
- c. redundant emergency distribution pipelines in areas of potential ground failure or where determined to be necessary.

Policy S 5.7 Develop a program to utilize existing reservoirs, tanks, and water wells in the County for emergency fire suppression water sources.

Policy S 5.8 Periodically review inter-jurisdictional fire response agreements, and improve fire fighting resources as recommended in the County Fire Protection Master Plan to keep pace with development, including construction of additional high-rises, mid-rise business parks, increasing numbers of facilities housing immobile populations, and the risk posed by multiple ignitions, to ensure that:

- a. Fire reporting and response times do not exceed those listed in the County Fire Protection Master Plan identified for each of the development densities described;
- b. Fire flow requirements (water for fire protection) are consistent with Insurance Service Office recommendations; and
- c. The planned deployment and height of aerial ladders and other specialized equipment and apparatus are sufficient for the intensity of development desired.

- Policy S 5.9 Continue County Fire Department collaboration with the Transportation Land Management Agency to update development guidelines for the urban/wildland interface areas. These guidelines should include increasing the development area to at least 30 feet past the usual boundary.
- Policy S 5.10 Continue to utilize the Riverside County Fire Protection Master Plan as the base document to implement the goals and objectives of the Safety Element.

### 4.8.4 SIGNIFICANCE THRESHOLD CRITERIA

The Project would result in a significant impact related to Hazardous Materials if the Project would:

- a) create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- b) create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the environment;
- c) impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan;
- d) emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing proposed school;
- e) be located on a site which is included on a list of hazardous materials site complied pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment;

The Project would result in a significant safety hazards related to airport or aircraft impacts if the Project would:

- f) result in an inconsistency with an Airport Master Plan (refer to Section 8, *Effects Found Not to Be Significant* of the Draft EIR);
- g) require review by the Airport Land Use Commission (refer to Section 8, *Effects Found Not to Be Significant* of the Draft EIR);
- h) result in a safety hazard for people residing or working in the project area (for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport) (refer to Section 8, *Effects Found Not to Be Significant* of the Draft EIR);
- i) result in a safety hazard for people residing or working in the project area (for projects within the vicinity of a private airstrip, or heliport) (refer to Section 8, *Effects Found Not to Be Significant* of the Draft EIR).

The Project would result in a significant safety hazards related to wildland fire impacts if the Project would

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

## 4.8.5 IMPACT ANALYSIS AND MITIGATION

### IMPACT METHODOLOGY

The Project proposes a general plan amendment, zoning ordinance amendment, and design guidelines within a portion of the Southwest Area Plan. This change in land use policy and guidance is intended to promote the expansion and co-existence of winery, residential, and equestrian uses within this part of the County. As a result, an evaluation was performed to determine if any of the proposed changes would have the potential to significantly adversely affect the safety of residents in or near the Project area. Proposed changes were evaluated on their potential to adversely affect the health and safety of the public or the environment.

For each topic below, programmatic, construction, operational, and infrastructure improvement-related impacts associated with the Project have been identified and analyzed. When considering the significance of an individual impact, the EIR considers the existing local, State and federal regulations, laws and policies in effect, including applicable County General Plan policies. In addition, the impact analysis considers the Project Design Features that have been incorporated into the Project to avoid, reduce or offset potential impacts. In cases where existing regulations and policies and Project Design Features may not adequately reduce Project impacts, the County has proposed additional mitigation measures in General Plan EIR No. 441 to reduce, avoid or offset Project-related impacts. These mitigation measures will be incorporated into the Project Mitigation Monitoring and Reporting Program, which will be adopted as part of the Project approval process.

### PROJECT DESIGN FEATURES

There are no Project Design Features that have been developed with specific respect to hazards and hazardous materials.

### IMPACT ANALYSIS AND MITIGATION MEASURES

#### ***Impact 4.8-1: Transport of Hazardous Materials***

***Threshold:*** *Would the project create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?*

***Determination:*** *Less than Significant with Mitigation*

#### **Wine Country Community Plan Overview of Programmatic Impacts**

The Project proposes a change in land use policy intended to promote the expansion and co-existence of winery, residential, and equestrian uses within this part of the County. Implementing projects allowed pursuant to the Project would require the use of hazardous materials during construction and operation of facilities. Typical hazardous materials on a construction site include concrete curing compounds, asphalt products, paints, petroleum products from equipment operation and maintenance, and pesticides. Typical hazardous materials found on agricultural sites include Ammonium nitrate and Anhydrous Ammonia fertilizers, pesticides and herbicides, and fuels for farm equipment such as diesel fuel, gasoline, and propane. Typical hazards associated with equestrian uses include pesticides, fertilizers, manure, and fuels for machinery.

In the event of an accidental release of hazardous materials, the County of Riverside Hazardous Materials Emergency Response (HAZMAT) Team, a joint agency effort with personnel from the Department of Environmental Health, Hazardous Materials Management Division and Riverside County Fire/CAL FIRE would be called. This team responds to incidents involving hazardous materials, throughout the County, 24 hours per day, 7 days per week. This team does not directly conduct removal and cleanup. Rather, this team works with private contractors to oversee clean up operations.

### **Construction-related Impacts (of Implementing Projects)**

Construction activities resulting from implementing projects are expected to occur over a 25-year period. Temporary construction-related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support the implementing projects. During construction activities, hazardous materials, including paints, solvents, adhesives, pesticides, and petroleum products, may be transported in or out of the Project area. During this transport, there is a possibility that hazardous substances would inadvertently be release as a result of a vehicular accident on heavily traveled freeways and highways. The Hazardous Materials Transportation Act developed by the DOT is a system of numerical designations that classify hazardous materials by their hazardous properties to aid in the identification and cleanup process in the event of an emergency. If a spill were to occur, the spill would be reported to the proper authorities and the HAZMAT Team would be called for cleanup.

During construction underground storage tanks (USTs) may also be inadvertently discoverec. USTs are most often associated with automotive service stations, airports and truck stops represent a risk for the accidental release of hazardous materials into the environment. The effect of such a release may be compounded if a high groundwater table is present in the affected area surrounding the tank. USTs may leak gasoline, diesel and/or waste oil. Recent and increasingly stringent government regulation and inspection of USTs (such as double-walled construction, leak detection systems, and protective coatings) will continue to reduce the incidence of UST leaks in the future. However, in the event USTs are discovered during the construction of implementing projects, Mitigation Measure HAZ-1 would be required. All implementing projects within the Project area would be subject to applicable State and local regulations intended to manage the transport, use, storage, manufacture, and disposal of hazardous materials ensuring that these materials do not impact people and the environment. Conformance with these state regulations and existing standard conditions or requirements will reduce impacts to less than significant.

### **Operational Impacts (of Implementing Projects)**

Every home, business, and industry uses or produces, to some extent, flammable, hazardous and/or toxic materials. Hazardous materials associated with agricultural and equestrian uses would include fertilizers, pesticides and herbicides, and fuels for machinery. The Hazardous Materials Release Response Plans and Inventory Law of 1985 requires business that use, handle, or store hazardous materials above a certain quantity prepare a plan which must include an inventory of hazardous substances on the premises. This plan would include an inventory of hazardous materials and address proper storage, handling, and disposal of hazardous materials and provide spill response and notification requirements. All implementing projects within the Project area would be subject to applicable State and local regulations intended to manage the transport, use, storage, manufacture, and disposal of hazardous materials ensuring that these materials do not impact people and the environment. Conformance with these state regulations and existing standard conditions or requirements will reduce impacts to less than significant.

### **Infrastructure Impacts (of Implementing Projects)**

Infrastructure improvements including sewer lines, domestic water transmission lines, and dry utilities will be placed underground. The construction of infrastructure and would require the use of a number of hazardous materials including diesel fuel, gasoline, spray paint, insulation material, hydraulic fluid, and solvents. There is a possibility of release of hazardous materials during the construction or maintenance of infrastructure facilities, however if a spill were to occur, the spill would be reported to the proper authorities and the HAZMAT Team would be called for cleanup. All infrastructure improvement projects within the Project area would be subject to applicable State and local regulations intended to manage the transport, use, storage, manufacture, and disposal of hazardous materials ensuring that these materials do not impact people and the environment. Conformance with these state regulations and existing standard conditions or requirements will reduce impacts to less than significant.

### **Summary of Applicable Existing Regulations and Policies**

- a) Any business or facility that transports hazardous materials must comply with the requirements of the HMTA, as administered by the California Highway Patrol. This compliance will help minimize potential impacts to land uses, policy areas, trails, roads, etc.
- b) A Hazardous Materials Business Emergency Plan is required by any business that handles material or a mixture containing a hazardous material in quantities equal to, or greater than, those specified in California Health and Safety Code, Chapter 6.95, Section 25500 – 25532 (as described above).
- c) HWCL implements the federal RCRA program as a "cradle-to-grave" waste management system in the State of California.
- d) CCR Titles 22 and 26 reinforce the requirements for "cradle-to-grave" management over the generation, use, transport, and disposal of hazardous materials in the state, and compliance by facilities that handle hazardous materials.
- e) County Ordinance Nos. 615 and 651 established a program and procedure for Riverside County to monitor facilities that handle hazardous materials, according to applicable state and federal laws and regulations
- f) County Ordinance No. 348 (Section 18.44) provides guidelines for locating or expanding hazmat facilities.
- g) County General Plan policies S 6.1 and S 7.1 - S 7.3 will also help further lower potential risks or impacts of hazardous materials on future land uses, trails, roads, and other minor changes.

### **Mitigation Measures**

**HAZ-1:** During development of implementing projects, if underground storage tanks (UST) or other potential environmental concerns associated with the implementing project site are encountered, these areas of concern shall be handled as follows:

- The contractor/property owner shall retain all responsibility associated with activities surrounding the safe and legal removal of the tank(s);
- The contractor/ property owner shall notify the local Fire Department jurisdiction prior to removal of the UST as local fire restrictions may be more stringent than County Department of Environmental Health (DEH), Hazardous Materials Management Division requirements;

- The contractor (licensed in accordance with the requirements of the State Contractors License Board) shall submit an Underground Storage Tank Closure by Removal completed permit application (or similar permit application as deemed appropriate) to the County Hazardous Materials Management Division along with applicable closure fees;
- The contractor shall submit a work plan (with the permit application) to the Hazardous Materials Management Division prior to UST removal, which shall demonstrate compliance with the required closure procedures as set forth in the UST closure application currently in effect; and
- The Division will inspect the tank removal, as necessary, evaluate all sample results, determine whether or not an unauthorized release has occurred, and determine if any further corrective actions are required.

### **Conclusion**

Although implementation of the Project would potentially increase the transport, use, storage, and manufacture of hazardous materials within the Project area, these activities are highly regulated by federal, State, and local regulations. As a result all future implementing projects within the Project area would be subject to the above-described federal, State, and local regulations, ordinances, General Plan policies, and standard conditions or requirements, which are intended to reduce the potential for release of hazardous materials and provide the necessary information and guidance to effectively respond and address a release of hazardous materials ensuring limited impact to the environment. Such conformance would be adequate to ensure that potential impacts from the effects of a release of hazardous materials on any habitable structure, critical facility, or other infrastructure would be reduced to less than significant, and no additional mitigation measures are required or proposed.

### ***Impact 4.8-2: Release of Hazardous Materials into the Environment***

***Threshold:*** *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the environment?*

***Determination:*** *Less than Significant*

Refer to the response for Impact 4.8-1, above.

### ***Impact 4.8-3: Emergency Response or Evacuation Plan***

***Threshold:*** *Would the project impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

***Determination:*** *Less than Significant*

### **Wine Country Community Plan Overview of Programmatic Impacts**

The Riverside County Operational Area Emergency Operation Plan (EOP) addresses the planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting Riverside County. The EOP describes the operations of the Riverside County Emergency Center (EOC), which is the central management entity



## 4.8 Hazards and Hazardous Materials

responsible for directing and coordinating the various Riverside County Departments and other agencies in their emergency response activities.

The EOP is designed to establish the framework for implementation of the California Standardized Emergency Management System (SEMS) for Riverside County, which is located within Mutual Aid Region VI as defined by the Governor's Office of Emergency Services. By extension, the plan will also implement the National Incident Management System (NIMS). The plan is intended to facilitate multi-agency and multi-jurisdictional coordination, particularly between Riverside County and local governments, including special districts and state agencies, in emergency operations.

The County has mutual aid agreements with local jurisdictions (24 cities) and special districts or other governmental entities (e.g., school district, water districts, Soboba Indian Tribe, etc.) developed the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) which identifies and analyzes an extensive list of the hazards (natural and technical) faced by the County. Each hazard is assigned a severity rating, indicating the amount of damage that would be done to the County and its population should the hazard occur, and a probability rating, indicating the likelihood that the hazards may occur within the County.

### **Construction-related Impacts (of Implementing Projects)**

Construction activities resulting from implementing projects are expected to occur over a 25-year period. Temporary construction related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. All construction would be in compliance with the EOP and comply with County standards. In addition, each implementing project will be required to comply with Mitigation Measure HAZ-1, which requires that the County Department of Environmental Health be notified if and when an underground storage tank is inadvertently encountered during construction and that proper cleanup/permit procedures are followed pursuant to County DEH Hazardous Materials Management Division regulations. Each implementing project will also be required to adhere to Mitigation Measure HAZ-2, which requires project review by the County Fire Department and Sheriff's Department to ensure that adequate emergency access is provided. Conformance with these County requirements, and existing standard conditions will reduce impacts to less than significant.

### **Operational Impacts (of Implementing Projects)**

The Project proposes a general plan amendment, zone change, design guidelines, updated circulation plan, and updated trails plan within a portion of the Southwest Area Plan. This change in land use policy and guidance is intended to promote the expansion and co-existence of winery, residential, and equestrian uses within this part of the County. The Project area is covered by existing emergency service providers, including police and fire. All implementing projects would be consistent with the goals and policies of the EOP and therefore, would not reduce the effective response of emergency services.

### **Infrastructure Impacts (of Implementing Projects)**

Most infrastructure including sewer lines, domestic water transmission lines, and dry utilities will be placed underground within existing or proposed roadway right-of-ways. In addition, infrastructure improvements (pump stations, water tanks, roundabouts, etc.) are anticipated to be constructed within the Project area where deemed necessary. The construction and placement of all infrastructure and infrastructure facilities would conform to state regulations, seismic design requirements, ordinances,



and existing standard conditions or requirements which are designed to reduce impacts to less than significant and would not interfere with goals and policies in the EOP.

### **Summary of Applicable Existing Regulations and Policies**

- a) The Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan address a list of natural and man made hazards.
- b) The Riverside County Operational Area Emergency Operation Plan provides an overview of the organizational, legal, and management concepts that are in place for Riverside County during an emergency
- c) The Riverside County Operational Area Mass Care and Shelter Guidance for Emergency Planners (RCOA) establishes plans, procedures and guidelines for providing protective shelters, temporary lodging and the feeding of people who have been affected by an emergency, disaster, or precautionary evacuation
- d) Standard Condition of Approval – All implementing projects applications require review by the Riverside County Fire Department to ensure that adequate emergency access is provided.

### **Mitigation Measures**

No additional mitigation is necessary.

### **Conclusion**

The adopted emergency response plans and emergency evacuation procedures of Riverside County are not expected to be substantially affected by implementation of the Project. All future implementing projects within the Project area would be consistent with the goals and policies of the EOP, LHMP, and RCOA. Impacts resulting from implementing projects in the Project area would be reduced to less than significant by the adherence to existing programs and regulations listed above. Such conformance would be adequate to ensure that potential impacts from inadequate emergency access would be reduced to less than significant.

### ***Impact 4.8-4: School Safety***

***Threshold:*** *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?*

***Determination:*** *Less than Significant with Mitigation*

### **Wine Country Community Plan Overview of Programmatic Impacts**

The Project proposes a change in land use policy intended to promote the expansion and co-existence of winery, residential, and equestrian uses within this part of the County. The General Plan contains policies designed to protect the public and properties against hazardous material risks. The siting of new school facilities is determined by school district based on the criteria of the State Department of Education and is subject to review and approval by the State Department of Toxic Substances Control to ensure that school sites are not located on or near hazardous material sites. Currently, there are two existing private schools within the Project area: (1) St. Jeanne De Leestonnac School (serving grades K-9) located at 32650 Avenida Lestonnac, Temecula; and (2) Calvary Chapel Bible Fellowship (which has expressed interest in offering private education services in the future) located at 34180 Rancho

California Road, Temecula. No public schools are located within the Project area. However, Crowne Hill Elementary School is located within a quarter mile of the Project's Residential District.

### **Construction-related Impacts (of Implementing Projects)**

Crowne Hill Elementary School is located within a quarter mile of the Project's Residential District, and one existing private school is located within the Project area. As a result, the Project could generate construction-related impacts resulting from hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes within a quarter-mile of a school. Existing federal, State, and local school district policies and procedures would be sufficient to minimize risks to school facilities, students, faculty, as well as the general public. Conformance with federal, State, and local school district policies and procedures will reduce impacts to less than significant.

### **Operational Impacts (of Implementing Projects)**

Project land uses are not anticipated to generate hazardous emissions, other than those typical of accessory uses associated with wineries, resorts and equestrian facilities. Existing federal, State, and local school district policies and procedures, including the Federal CERCLA Program, Federal RCRA Program, Federal HMTA, State HWCL, State Health and Safety Code, State CCR Titles 22 and 26, and County Ordinance Nos. 615, 651, 718, and 348 (refer to Section 4.8.3 above for details regarding these regulations), would minimize risks to school facilities, students, faculty, as well as the general public related potential hazardous materials impacts.

Compliance with these federal, State and local laws and regulatory programs outlined above, as implemented at the local level by individual users including schools, the Highway Patrol, County Fire Department, County Department of Environmental Health, etc. would ensure that potential impacts related to hazardous materials would be less than significant. Therefore, potential operational impacts to schools are less than significant, and no additions or changes are needed to the existing policies, and no mitigation is required.

### **Infrastructure Impacts (of Implementing Projects)**

The Project could generate infrastructure impacts resulting from hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or wastes within a quarter mile of a school. Existing federal, State, and local school district policies and procedures would be sufficient to minimize risks to school facilities, students, faculty, as well as the general public. Conformance with federal, State, and local school district policies and procedures will reduce impacts to less than significant.

### **Summary of Applicable Existing Regulations and Policies**

- a) HWCL implements the federal RCRA program as a "cradle-to-grave" waste management system in the State of California.
- b) A Hazardous Materials Business Emergency Plan is required by any business that handles material or a mixture containing a hazardous material in quantities equal to, or greater than, those specified in California Health and Safety Code, Chapter 6.95, Section 25500 – 25532 (as described above).
- c) CCR Titles 22 and 26 reinforce the requirements for "cradle-to-grave" management over the generation, use, transport, and disposal of hazardous materials in the state (including schools), and compliance by facilities that handle hazardous materials.



## 4.8 Hazards and Hazardous Materials

- d) County Ordinance Nos. 615 and 651 established a program and procedure for Riverside County to monitor facilities that handle hazardous materials, according to applicable state and federal laws and regulations
- e) County Ordinance No. 348 (Section 18.44) provides guidelines for locating or expanding hazmat facilities.
- f) County General Plan policies S 6.1 and S 7.1 - S 7.3 help lower potential risks or impacts of hazardous materials on future land uses, trails, roads, and other minor changes.

### **Mitigation Measures**

Refer to Mitigation Measure HAZ-1 above. No additional mitigation is necessary.

### **Conclusion**

Existing federal, State, and local school district policies and procedures would be sufficient to minimize risks to school facilities, students, faculty, as well as the general public.

### ***Impact 4.8-5: Hazardous Materials Site***

***Threshold:*** *Would the project be on a site which is included on a list of hazardous materials site complied pursuant to Government Code Section 65962.5 and as a result, would it create a significant hazard to the public or the environment?*

***Determination: Less than Significant with Mitigation***

### **Wine Country Community Plan Overview of Programmatic Impacts**

Based on the California Environmental Protection Agency's Cortese List resources, there is one hazardous material site within the Project area (refer to Exhibit 4.8-1 *Hazards Material Site*). The Temecula Bomb Target #107 is a 160 acre property acquired by the Navy before October 1945. There is no information available detailing history of the site as a bombing target for rocket firing. The State actively began cleaning the site and disposing of unexploded ordinance on February 15, 2007.

### **Construction-related Impacts (of Implementing Projects)**

Construction activities resulting from implementing projects are expected to occur over a 25-year period. Temporary construction related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. In addition, offsite infrastructure improvements such as streets, sanitary sewer lines, domestic water transmission lines, and dry utilities may be required, which are anticipated to be constructed within existing roadways/ right-of-ways. Until cleanup activities within the Temecula Bomb Target #107 are completed, this portion of the Project area could have potentially significant impacts. To ensure that these impacts are reduced to less than significant, implementation of Mitigation Measures HAZ-2 through HAZ-3 are required to ensure that impacts are reduced. These measures require special surveys to be conducted within a one mile radius of the site, prevention of construction activities within the site until the cleanup is complete, and requirements in the event that an unexploded ordnance is encountered during construction activities. Adherence to Mitigation Measures HAZ-2 through HAZ-3 will ensure that impacts associated with development of a site identified on a list of hazardous materials sites are less than significant.

### **Operational Impacts (of Implementing Projects)**

The Project will support new and existing rural residential, winery, and equestrian uses, as well as other commercial activities that encourage tourism. The goal of the Project is to expand development opportunities and attract tourists to the area. Since the Temecula Bomb Target Site is actively being cleaned up, it is anticipated that operational impacts associated with this site would be less than significant once cleanup is complete. In the interim, it is recommended that implementing projects within the vicinity of this site adhere to Mitigation Measures HAZ-2 through HAZ-3 to ensure that impacts are less than significant.

### **Infrastructure Impacts (of Implementing Projects)**

Most infrastructure including sewer lines, domestic water transmission lines, and dry utilities will be placed underground. Care should be taken to avoid siting utilities within the Temecula Bomb Target #107 site until cleanup has been completed. The construction and placement of all infrastructure and infrastructure facilities within the Project area would conform to state regulations, seismic design requirements, ordinances, and existing standard conditions or requirements which are designed to reduce impacts to less than significant. In addition, infrastructure improvements and infrastructure facilities within one mile of the Temecula Bomb Site are required to comply with Mitigation Measures HAZ-2 through HAZ-3. Implementation of these mitigation measures in conjunction with final cleanup of this site will reduce impacts to less than significant.

### **Summary of Applicable Existing Regulations and Policies**

- a) HWCL is the primary hazardous waste statute in the State of California. The HWCL implements RCRA as a "cradle-to-grave" waste management system in the State of California. The HWCL also establishes criteria for the reuse and recycling of hazardous wastes used or reused as raw materials.

### **Mitigation Measures**

**HAZ-2** All implementing projects located within a one-mile radius of the Temecula Bomb Site 107 shall be required to perform an Unexploded Ordnance Survey to verify presence/ absence of unexploded ordnance prior to any earth disturbing activities (including preliminary site studies such as geotechnical investigations and biological surveys). Upon completion of this survey, the results will be provided to the Riverside County Planning Department and Riverside County Fire Department (Hazardous Materials Emergency Response Team), and appropriate pre-construction measures will be incorporated into the implementing project's grading and development plans, including removal of any identified hazards.

**HAZ-3** If unexploded ordnance are identified during earth disturbance activities associated with implementing projects, the Riverside County Fire Department (Hazardous Materials Emergency Response Team) will be notified and all safety and remediation actions contained within the U.S. Department of Defense Ammunition and Explosives Safety Standards (U.S. Department of Defense 2004) will be implemented.

### **Conclusion**

Adherence to the existing programs, ordinances, General Plan policies, and mitigation measures listed above would ensure that impacts associated with the Project remain less than significant.



## 4.8 Hazards and Hazardous Materials

### **Impact 4.8-6: Wildland Fires**

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

**Determination:** *Less than Significant with Mitigation*

### **Wine Country Community Plan Overview of Programmatic Impacts**

The Project could potentially result in the introduction of new development in previously undeveloped areas with high fire hazard risk. This will increase both the number of people and property potentially exposed to fire hazards. Additionally, there is the potential for an increase in the occurrence of fire, particularly in urban-wildland interface areas, due to increasing human encroachment.

### **Construction-related Impacts (of Implementing Projects)**

Construction activities resulting from implementing projects are expected to occur over a 25-year period. Temporary construction related impacts are anticipated to involve grading to construct building pads, access roads, walls or other fencing, signage, lighting, landscaping, onsite utilities, trails and necessary infrastructure improvements to support implementing projects. As shown in Exhibit 4.8-3, *Wildfire Susceptibility*, the northeastern and southern portions of the Project are located in areas with high fire hazard risk. Implementation of existing laws and regulations in conjunction with Mitigation Measure HAZ-4 will help reduce potential fire safety impacts on land uses within the Project area to less than significant levels.

### **Operational Impacts (of Implementing Projects)**

The Project will support new and existing rural residential, winery, and equestrian uses, as well as other commercial activities that encourage tourism. The goal of the Project is to expand development opportunities and attract tourists to the area. As shown in Exhibit 4.8-3, *Wildfire Susceptibility*, the Project could potentially result in the introduction of new development in previously undeveloped areas with high fire hazard risk. Portions of the Project's Residential and Equestrian Districts are located in high fire hazard areas. This will increase both the number of people and property potentially exposed to fire hazards. Additionally, there is the potential for an increase in the occurrence of fire, particularly in urban-wildland interface areas, due to increasing human encroachment. Implementation of existing laws and regulations in conjunction with Mitigation Measure HAZ-4 will help reduce potential fire safety impacts on land uses within the Project area to less than significant levels.

### **Infrastructure Impacts (of Implementing Projects)**

Most infrastructure including sewer lines, domestic water transmission lines, and dry utilities will be placed underground within existing or proposed roadway right-of-ways. In addition, infrastructure improvements (pump stations, water tanks, roundabouts, etc.) are anticipated to be constructed within the Project area where deemed necessary. However, as seen in Exhibit 4.8-3, *Wildfire Susceptibility* portions of the Project are located in areas with high fire hazard risk and the operation and maintenance of utility facilities could place employees and structures at risk from wildfires. Implementation of existing laws and regulations in conjunction with Mitigation Measure HAZ-4 will help reduce potential fire safety impacts on land uses within the Project area to less than significant levels.

### Summary of Applicable Existing Regulations and Policies

- a) Public Resources Code (PRC) Section 4290-4299 and Government Code Section 51178. These sections require minimum statewide fire safety standards pertaining to: a) road standards for fire equipment access; b) standards for signs identifying streets, roads, and buildings; c) minimum private water supply reserves for emergency fire use; and d) fuel breaks and greenbelts.
- b) Riverside County Fire Protection Master Plan is plan to proactively plan facility, service, and equipment needs for fire protection, and it incorporates CAL FIRE management plan for several sub-zones within the County.
- c) Ordinance No. 787 adopted the Uniform Fire Code but added requirements to it that help further protect people and structures from fire risks, assures that building will not impede emergency egress for fire safety staffing/personnel, equipment, and apparatus, or hinder evacuation from fire, including potential blockage of stairways or fire doors.
- d) Implementation of County General Plan policies LU 6.10, S 5.1, and S 5.5 through S 5.10 are necessary to help reduce potential impacts.

### Mitigation Measures

Refer to Section 4.13, *Public Services and Utilities*, for additional discussion and mitigation related to fire protection services.

**HAZ-4** During the entitlement process, all implementing projects located within areas of wildfire susceptibility shall be evaluated by the Fire Department to determine whether the Department's Urban-Wildland Interface requirements should be implemented as part of the development. If the Department determines that either an interim or permanent condition of high fire risk would be present, a Fuel Modification Plan that meets the current requirements of the Fire Department shall be prepared and shall be approved by the Fire Department prior to approval of the implementing project.

### Conclusion

Adherence to the existing programs, ordinances, General Plan policies, and mitigation measures listed above would ensure that impacts associated with the Project remain less than significant.

## 4.8.6 CUMULATIVE IMPACTS

**Threshold:** *Would the project result in cumulative impacts associated with implementation of the Wine Country Community Plan?*

**Determination:** *Less than Significant with Mitigation*

Cumulative impacts to hazards and hazardous materials are addressed in both the Riverside County General Plan Final EIR No. 441 and the City of Temecula's General Plan Final EIR, which are both incorporated by reference into this EIR. Hazards impacts generally occur on a project-by-project basis rather than on a cumulative level. In the case of the Project, hazards within the Project area would be addressed in accordance with their respective applicable regulations, laws, programs, and policies. Based on these existing regulations and guidance, some hazardous conditions cannot be adequately mitigated. To further reduce impacts, implementation of Mitigation Measures HAZ-1 through HAZ-4 are

required, which reduces impacts associated with Hazards and Hazardous Materials to a less than significant level. As a result, the Project would not be expected to contribute to any new cumulative adverse impacts as a result of implementation of the Project. Cumulative impacts associated with area buildout have also been addressed in the County of Riverside General Plan EIR No. 441 and City of Temecula General Plan EIR, which are incorporated into this EIR by reference.

### **4.8.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION**

The Project would comply with all federal, State, and local regulations regarding hazardous materials, airports and aircraft hazards, and wildland fires. Therefore, implementation of applicable federal, State, and local regulations, in conjunction with implementation of Mitigation Measures HAZ-1 through HAZ-4, will reduce potential impacts related to hazardous materials, airport and aircraft hazards, and wildland fire hazards to less than significant levels.



## 4.8 Hazards and Hazardous Materials

This page was intentionally left blank.







## 4.8 Hazards and Hazardous Materials

This page was intentionally left blank.





## 4.8 Hazards and Hazardous Materials

This page was intentionally left blank.





## 4.8 Hazards and Hazardous Materials

This page was intentionally left blank.