

5.8 HAZARDS AND HAZARDOUS MATERIALS

This section of the DEIR evaluates the potential impacts of the General Plan on human health and the environment due to exposure to hazardous materials or conditions. Background information on these safety hazards provides a basis for the siting of land uses that would reduce unreasonable risks and protect public health and welfare. Various federal and state programs that regulate the use, storage, and transportation of hazardous materials are also discussed in this section. The analysis in this section is based, in part, on the following technical study unless otherwise cited:

- *Technical Background Report for the Safety Element of the General Plan for the City of Menifee, Riverside County, California*, Earth Consultants International, April 2010.

A complete copy of this report is included as Appendix G to this Draft EIR.

Impacts from other hazards, such as fires in urban settings, are addressed in Section 5.14, *Public Services*. Geologic hazards and flood hazards are addressed in Sections 5.6, *Geology and Soils*, and 5.9, *Hydrology and Water Quality*, respectively.

5.8.1 Environmental Setting

Hazardous Materials and Waste

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in products (household cleaners, industrial solvents, paint, pesticides, etc.) and in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and households. Accidental releases of hazardous materials can occur from a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents.



Hazardous Materials

Leaking Underground Storage Tanks

There are 18 leaking underground storage tank (LUST) sites in the City of Menifee, described below in Table 5.8-1 and shown on Figure 5.8-1, *Hazardous Materials Sites*.

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**Table 5.8-1
Leaking Underground Storage Tank Sites in Menifee**

Site	Address	Contaminant and Year Discovered	Media Affected	Regulatory Status
Bradley Auto Center	28200 Bradley Road, Sun City	Gasoline 1995	Drinking Water Aquifer	Site assessment
Chevron #9-2959	26980 McCall Blvd. Sun City	Gasoline 1994	Drinking Water Aquifer	Remediation
Mobil #18-FNW	26820 McCall Blvd. Sun City	Gasoline 1993	Drinking Water Aquifer	Assessment and Interim Remedial Action
Shell #26730	26730 McCall Blvd Sun City	Gasoline 1983	Drinking Water Aquifer	Case Opened
Shell Menifee #12072	30107 Antelope Road, Menifee	Gasoline 2006	Soil only	Site Assessment
Sun City SOCO	26771 McCall Blvd. Sun City	Gasoline 1989	Drinking Water Aquifer	Remediation
Texaco Sun City	27181 McCall Blvd. Sun City	Gasoline 1999	Drinking Water Aquifer	Site Assessment
Unocal #5000	26980 Cherry Hills Blvd. Sun City	Gasoline 1994	Drinking Water Aquifer	Site Assessment
Bouris Ranch	33751 Zeiders Road, Sun City	Diesel fuel 1999	Soil only	Case Closed 2000
Chaney's Automotive	27411 Ethanac Road, Romoland	Gasoline 1987	Drinking Water Aquifer	Case Closed 1992
Cherry Hills Golf Club, Inc.	26600 Sun City Blvd., Sun City	Gasoline 1987	Soil only	Case Closed 1989
Circle K #575	29968 Goetz Road, Quail Valley	Gasoline 2001	Drinking Water Aquifer	Case Closed 2010
Menifee Union School District	26301 Garboni Road, Menifee	Gasoline 1996	Drinking Water Aquifer	Case Closed 2003
Romoland Market	27856 Highway 74, Romoland	Gasoline 1992	Soil only	Case Closed 1996
Southern California Edison San Jacinto Valley District	26100 Menifee Road, Romoland	Gasoline 1986	Soil only	Case Closed 1989
UniMart	31880 Highway 74 Sun City	Gasoline 1994	Drinking Water Aquifer	Case Closed 2004
United Parcel Service	25283 Sherman Road, Romoland	Gasoline 1991	Soil only	Case Closed 1991
Unocal #5597	27180 McCall Blvd. Sun City	Gasoline 1993	Soil only	Case Closed 1993

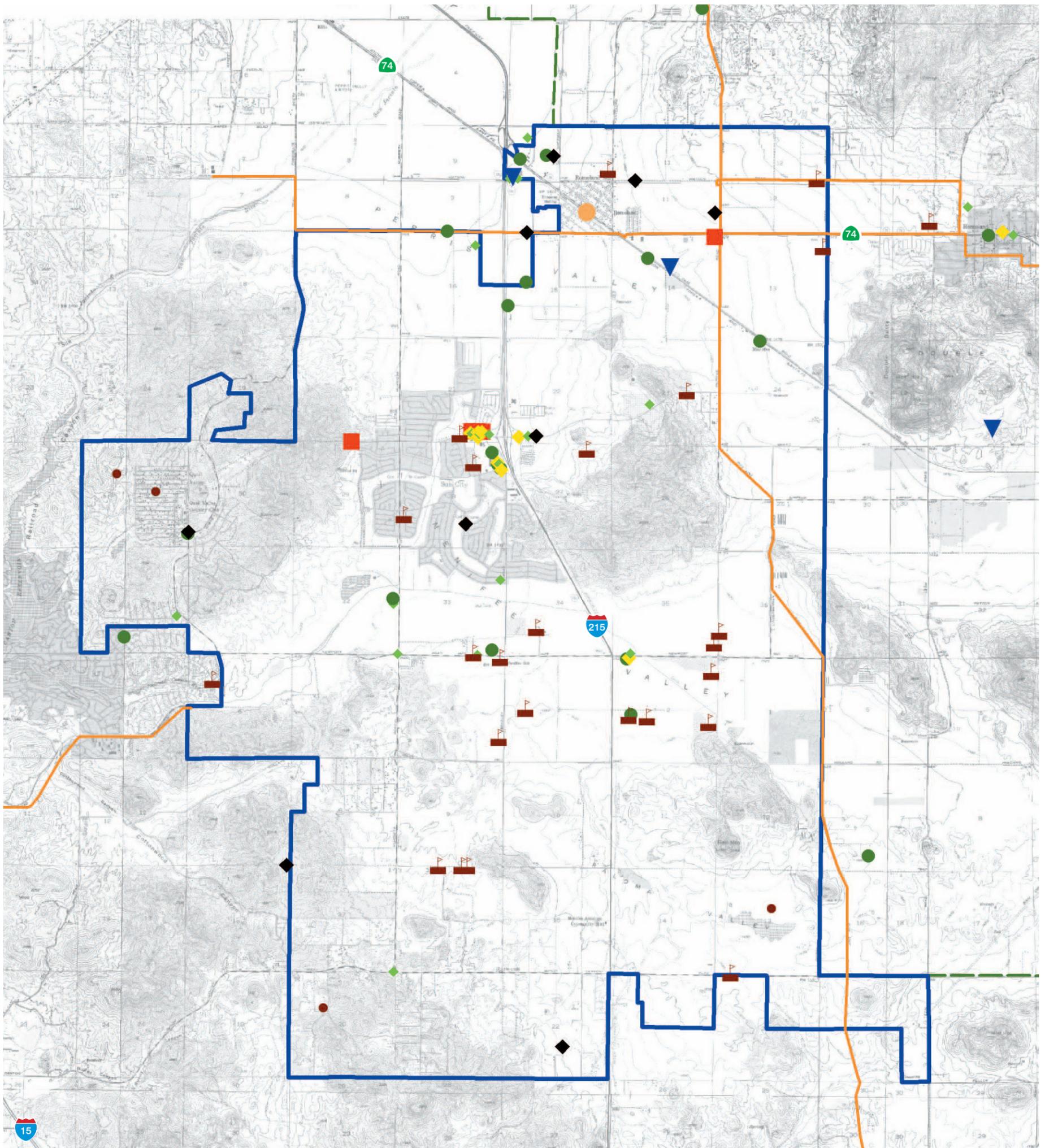
Source: SWRCB 2012.

Facilities That Handle or Transport Hazardous Wastes

Hazardous Waste Generators

Large quantity generators and small quantity generators of hazardous wastes—included on the Resource Conservation and Recovery Act (RCRA) database—in Menifee are listed in Table 5.8-2. As of March 2010 there were five large quantity generators and 20 small quantity generators in the City.

Hazardous Materials Sites



Explanation

- | | |
|---|---|
| ▼ Land Disposal Site | ◆ Permitted Underground Storage Tank (UST) Site |
| ■ EPA-Registered Large Quantity Hazardous Waste Generator (LQG) Facility | ● Hazardous Waste Transporter |
| ◆ Leaking Underground Storage Tank (LUST) Site closed case shown in black | ▤ School |
| ● Toxic Release Inventory (TRI) Facility | — Gas Transmission Line |
| ● EPA-Registered Small Quantity Hazardous Waste Generator (SQG) Facility | — City of Menifee Corporate Boundary |
| | — Menifee General Plan Area Boundary |



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**Table 5.8-2
Generators of Hazardous Waste**

<i>Facility</i>	<i>Address</i>
Large Quantity Generators	
Menifee Service Center	26100 Menifee Avenue, Romoland
Chevron Station 92959	26980 McCall Boulevard, Sun City
Exxon-Mobil Oil Corp. No. 11408	26820 McCall Boulevard, Sun City
Eastern Municipal Water District Reach 4 Sun City Regional Wastewater Reclamation Facility (RWRF)	29285 Valley Boulevard, Sun City
Shell Service Station	26730 McCall Boulevard, Sun City
Small Quantity Generators	
Mt. San Jacinto Community College District	28237 La Piedra, Menifee
Newport Cleaners	26900 Newport Road, Menifee
Shell Service Station	30107 Antelope Road, Menifee
Amerimax	28921 E. Hwy. 74, Menifee
Block Graphics	28401 Matthews Drive, Romoland
Butler Scales Zepede	27736 Hwy. 74, Romoland
Calmat Co. Romoland	28023 Ethanac Road, Sun City
Datatronics Inc.	28151 Hwy. 74, Romoland
Lakeside Chevrolet	25351 Trumble Road, Romoland
Matthews International Corporation	28261 Hwy. 74, Romoland
Richardsons RV Center	26776 Encanto Drive, Sun City
Southern California Gas Company / Ramona Base	25200 Trumble Road, Romoland
United Parcel Service Hemet	25283 Sherman Road, Romoland
Valley Substation	26125 Menifee Road, Romoland
Carriage Cleaners	26904 Cherry Hills Blvd., Sun City
Intercommunity Radiology	28125 Bradley Rd. Ste. 230, Sun City
Sun City Desalter	29541 Murrieta Road, Sun City
Circle K Store #575	28968 Goetz Road, Quail Valley
Lakeside Chevrolet and Oldsmobile Co.	Hwy. 74, Sun City
Sun City Transmission	28300 Bradley Road, Sun City



Registered Transporters of Hazardous Materials

There are four registered transporters of hazardous materials in Menifee:

- Karrgo Transportation, 33360 Wright Road, Menifee
- Sollars Trucking, 29530 Garland Lane, Menifee
- Condos Trucking, 28325 Hampshire Drive, Quail Valley
- Visions West, 28993 Avenida de las Flores, Quail Valley

Transportation Routes for Hazardous Materials

There is one roadway in Menifee designated a Hazardous Materials Route by the Motor Carrier Safety Administration, a division of the US Department of Transportation: Interstate 215 (I-215). There is one railroad track in Menifee that passes through Romoland; however, the track currently does not carry any rail traffic and so there is no risk of hazardous materials releases on the track.

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Solid Waste Disposal Sites

There are two solid waste disposal sites in Menifee.

- BP John Recycling Greenwaste, 28700 Matthews Road, Romoland. Listed as an open case on GeoTracker (State Water Resources Control Board [SWRCB]), but no other information provided.
- Soil Treatment, 27126 Watson Road, Romoland. Case open and closed on April 1, 1999, by SWRCB; no other information provided.

Wildfire Hazards

Large areas of southern California are particularly susceptible to wildfire due to the region's weather, topography, and native vegetation. The typically mild, wet winters characteristic of the Mediterranean climate result in an annual growth of grasses and plants that dry out during the hot summer months. This dry vegetation provides fuel for wildfires in the autumn. Although wildfires are often considered highly disruptive and even dangerous, they are a necessary part of the natural ecosystem of southern California and have been for millennia. Many of the native plants require periodic burning to germinate and recycle nutrients that enrich the soils.

Wildfires become a hazard when they extend out of control into developed areas, with a resultant loss of property, and sometimes, unfortunately, loss of life. The most common (human) causes of wildfires are arson, sparks from brush-clearing equipment and vehicles, improperly maintained campfires, improperly disposed cigarettes, and children playing with matches.

As the 2003, 2006, 2007, and 2009 fires in southern California have shown, the containment of wildfires that consume hundreds of thousands of acres of vegetated property require the participation of a multi-jurisdictional emergency response effort, with hundreds to thousands of people at or near the fire lines combating the flames, clearing brush ahead of the fire to establish defensible zones, and assisting evacuees. Under the right wind conditions, multiple ignitions can develop as a result of the wind transport of burning cinders (called brands) over distances of a mile or more. Wildfires in areas where the wildland approaches or interfaces with the urban environment (referred to as the urban-wildland interface area or UWI area) can be particularly dangerous and complex, posing a severe threat to public and firefighter safety, and potentially causing devastating losses of life and property. This is because when a wildland fire encroaches onto the built environment, ignited structures can sustain and transmit the fire from one building to the next.

Wildland fires usually last a few hours to days, but their effects can last much longer, especially in the case of intense fires that develop in areas where large amounts of dry, combustible vegetation have been allowed to accumulate.

Local Characteristics and Fire Hazard

The fire hazard of an area is typically based on a combination of several factors. These conditions include: 1) fuel loads, that is, the type of fuel or vegetation and its density and continuity, 2) topography, elevation and slope, 3) weather, 4) wildfire history, 5) dwelling density, and 6) existing local mitigation measures that help reduce the area's fire hazard, such as fuel modification zones, fire-rated construction, fire hydrants, etc.

Fuel Loads and Topography. Menifee is in the Valleys Section of the South Coast Bioregion. The bioregion consists of mountains, valleys, and coastal plains of southwestern California. The South Coast Bioregion comprises only about 8 percent of the land area of California, but houses 56 percent of the state's human population.

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The predominant vegetation type in the lower elevations of the South Coast Bioregion is semideciduous sage scrub. Oak woodlands and grasslands are also found locally in the lower valley areas. On north-facing slopes and in areas with deep soils, sage scrub is replaced by the taller evergreen chaparral; at higher elevations, chaparral completely displaces the sage scrub.

This vegetation provides fuel for wildfires in the autumn, when the plants have dried up and when the area is intermittently impacted by Santa Ana winds, the hot, dry winds that blow across the region in the late fall. These winds often fan and help spread wildland fires. Furthermore, many of the native plants have a high oil content that makes them highly flammable, and many require periodic burning to germinate and recycle nutrients that enrich the soils.

Currently, in the developed, relatively flat areas of the City, vegetation fires are not considered a significant hazard, because the low topographic relief and lack of fuel loading due to carefully maintained and regularly watered landscaping combine to mitigate the potential for wildland fires. Thus, vegetation fires in developed parts of the City tend to be smaller and less intense in heat.

Weather. The Menifee area is semiarid. Average annual precipitation in Menifee is almost 12 inches, with nearly 70 percent of that precipitation falling in the winter, from December through March; summer thunderstorms also contribute some rain.

Both winter and summer thunderstorms that pass through southern California often include lightning. In the interior ranges, lightning strikes are most common in August, and lightning strike density is substantially higher here than in the coastal areas, averaging 25 to 40 lightning strikes per 100 square kilometers per year. Lightning is responsible for a significant percentage of the acreage burned by wildfires in the United States, although human-caused fires are far more common.

Santa Ana winds have a significant impact on the fire weather conditions in the region, especially since these winds often occur in the fall, when the natural fuels are particularly dry. Fire spread is a serious concern during Santa Ana wind conditions; fire spreads of as much as 74,000 acres in a single day have been reported.

Wildfire History

There have been several large fires in or near Menifee between 1970 and 2007. A few fires in the region are also reported for the period between 1910 and 1969. Table 5.8-3 summarizes several wildland fires reported in and near Menifee between 1998 and 2009. Figure 5.8-2, *Historical Wildland Fires*, shows areas of Menifee burned by wildland fires between 1950 and 2007.

The Riverside County Fire Department reports that Battalion 13, the group of five fire stations that serve the Riverside County area including Menifee, typically respond to between about 30 and 40 wildland fires per year.



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**Table 5.8-3
Wildfires near Menifee, 1998-2010**

<i>Date</i>	<i>Fire Description</i>
August–September 1998	Strong thunderstorm with lightning strikes and strong winds caused a wildfire in the Lakeview Mountains that burned 6,000 acres, destroyed 44 residences and 46 other structures.
June 2001	Brush fire consumed 25 acres near Allen and Olson Avenues in Homeland.
July 2001	Brush fire burned 12 acres in Quail Valley.
July 2001	Brush fire burned 283 acres in the Good Hope area 3 miles west of Perris.
June–July, 2003	High temperatures and dry brush led to a series of wildfires. One burned 300 acres in the hilly terrain northeast of Lake Skinner.
July 2003	A fire broke out in a church under construction in the Lake Elsinore area; 850 acres of brush were burned.
July 2003	The Stage Fire consumed 1,602 acres of brush south and southwest of Hemet. Several homes and ranches were threatened, but no property damage was reported.
July 2003	Brush fire consumed 100 acres in Perris. One firefighter was overcome by heat exhaustion.
October–November 2003	The Mountain fire consumed 10,331 acres, destroyed 21 houses, 40 outbuildings, and damaged another 3 homes before being fully contained. The fire caused \$6 million in property damage and 7 injuries.
May 2004	Several fires in various parts of western Riverside County burned about 26,000 acres; destroyed 66 structures including 28 residences; overall, these fires caused \$8.1 million in property damage and 18 injuries.
July 2004	The Tulip fire consumed 151 acres in the Sedco Hills area of Lake Elsinore. Three firefighters suffered heat exhaustion.
May 2009	Two separate vegetation fires started by an arsonist spread over the next 24 hours, burning 503 acres near Lake Perris State Recreation Area. No damage to structures or injuries were reported.
May 2010	A fire that started east of I-215 near Scott Road spread quickly and threatened about a dozen homes in Menifee. Two helicopters, 18 fire engines, and 145 firefighters helped fight the 35-acre wildfire before it damaged any homes.
July 15, 2010	About a half-dozen brush fires sparked by lightning were reported in Riverside and San Diego counties. The Cactus blaze burned through more than 647 acres east of Murrieta. The Skinner blaze burned about 503 acres in Temecula. The Saddle fire burned 80 acres south of Hemet, and the Don Juan fire near Lake Elsinore burned a travel trailer. Three firefighters were injured.

Figure 5.8-3, *High Fire Hazard Areas* shows existing fire danger in the City. The figure also shows the agency responsible for fire suppression and the location of existing fire stations.

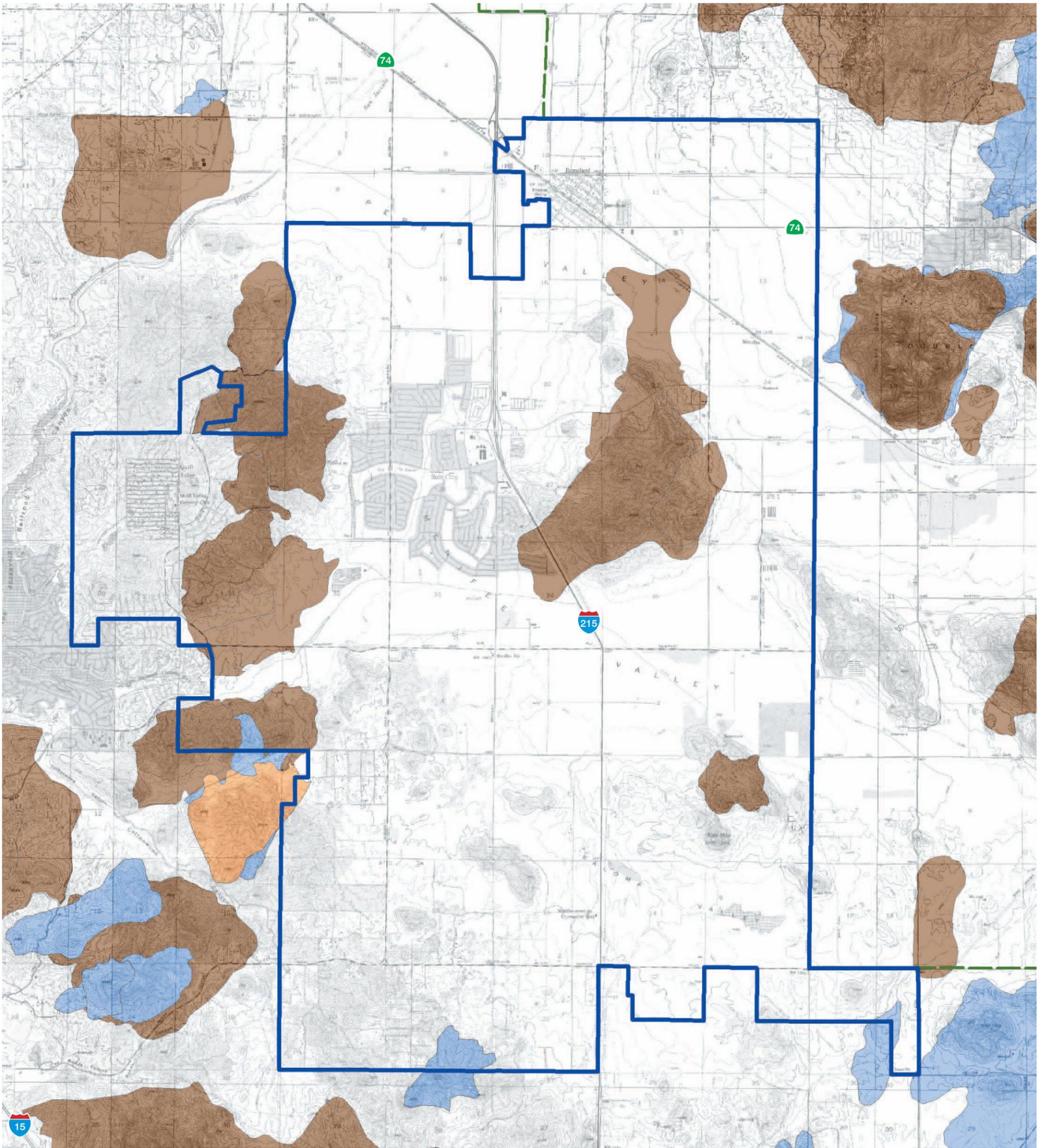
Airport Hazards

Parts of the City of Menifee are in airport influence areas for Perris Valley Airport and March Air Reserve Base.

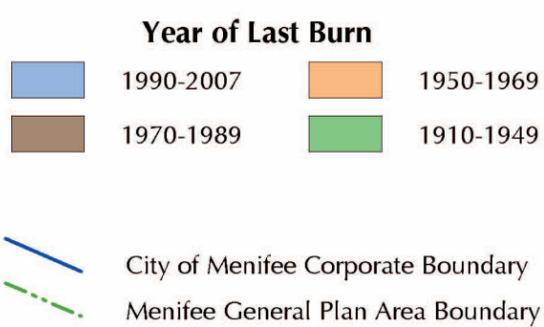
Perris Valley Airport is privately owned and used for skydiving. The airport is in the City of Perris on the east side of Goetz Road; the south end of the runway is one mile north of the Menifee city boundary. Total airport operations in 2009 were an estimated 34,000. Part of the City of Menifee is in Airport Compatibility Zone E in the Airport Land Use Plan for Perris Valley Airport issued by the Riverside County Airport Land Use Commission in 2010 (see Figure 5.8-4, *Airport Compatibility Zones*). Land uses that attract very high concentrations of people in confined areas—such as sports stadiums, amphitheatres, and concert halls—are discouraged in Zone E beneath principal flight paths. About 80 percent of airport operations to the south of the airport use one of three general traffic patterns. Two of these patterns extend over the City of Menifee; the third turns northward and does not pass over Menifee.

The northwest corner of the City of Menifee is in a zone where the heights of structures are limited pursuant to Part 77 regulations of the Federal Aviation Administration (FAA). Height limits range from about 1,580 feet above mean sea level (amsl)—or 160 feet above ground level—on the north City boundary about 0.4 mile east of Goetz Road, to 1,750 feet amsl about 0.7 mile south of the north City boundary.

Historical Wildland Fires



Explanation

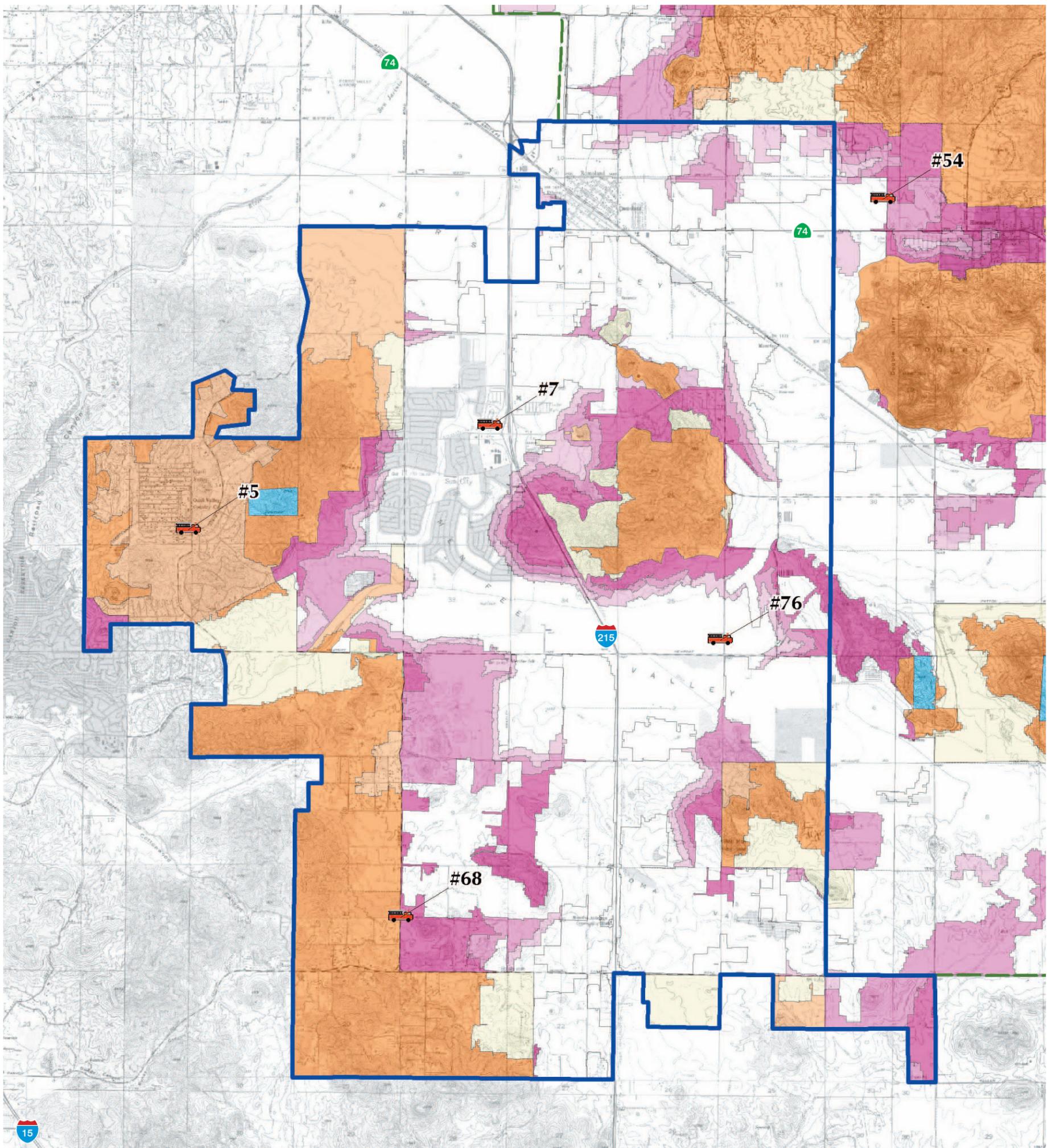


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High Fire Hazard Areas



Explanation

Local Responsibility Area

- Very High Fire Hazard Severity Zone
- High Fire Hazard Severity Zone
- Moderate Fire Hazard Severity Zone

State Responsibility Area

- Very High Fire Hazard Severity Zone
- High Fire Hazard Severity Zone
- Moderate Fire Hazard Severity Zone

Federal Responsibility Area

- Very High Fire Hazard Severity Zone



Fire Station



City of Menifee Corporate Boundary



Menifee General Plan Area Boundary

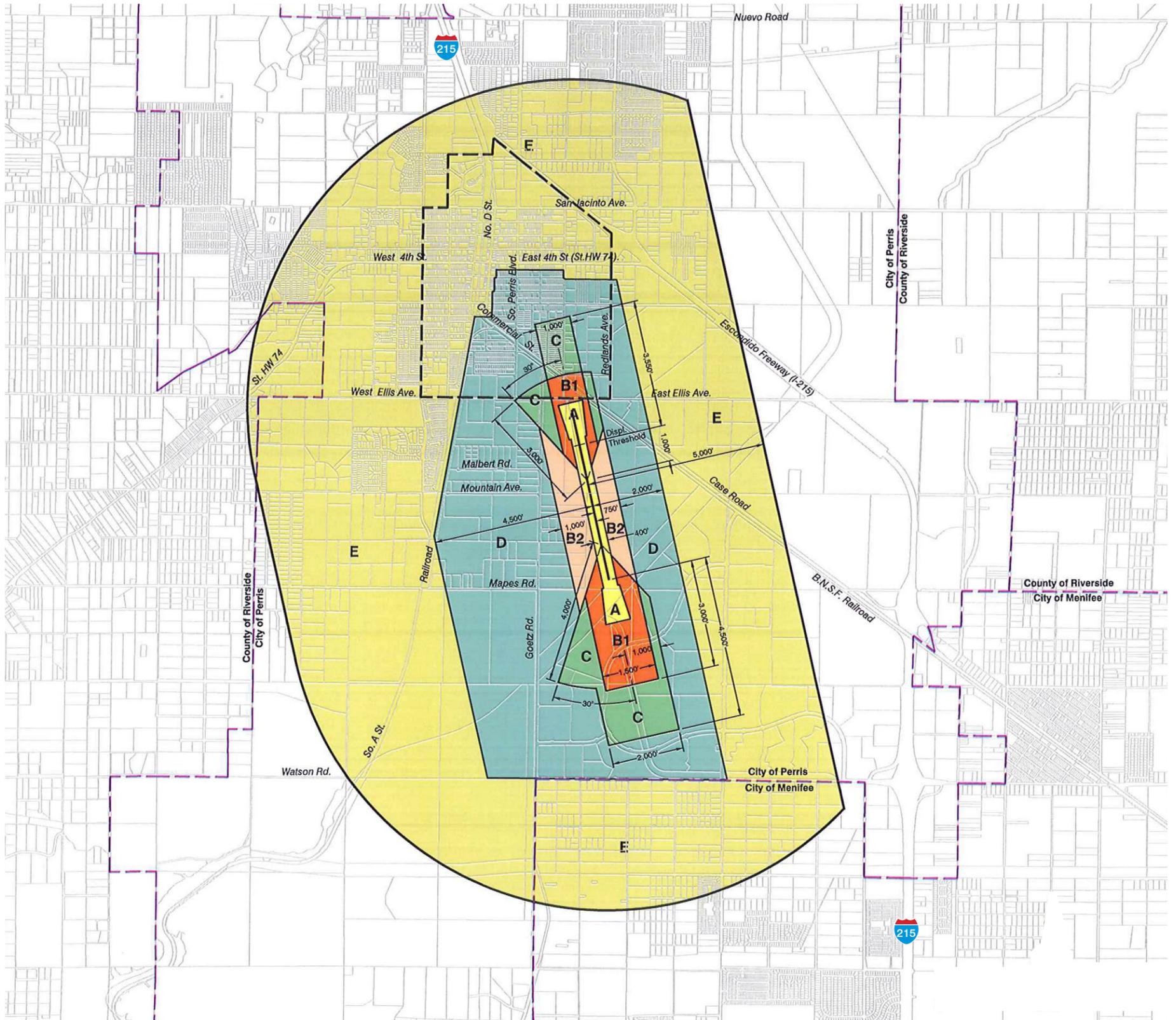


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Airport Compatibility Zones, Perris Valley Airport



Legend

Compatibility Zones

-  Airport Influence Area Boundary
-  Zone A
-  Zone B1
-  Zone B2
-  Zone C
-  Zone D
-  Zone E

Boundary Lines

-  Airport Property Line
-  City Limits
-  Downtown Specific Plan



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March Air Reserve Base (MARB) is used jointly by the US Air Force 452nd Air Mobility Wing; the California Air National Guard 163rd Reconnaissance Wing; four aircraft from the 120th Fighter Wing of the Montana National Guard; and the March Aero Club, an activity of the March Air Reserve Base Force Support Squadro. Activities of the March Aero Club include a flight demonstration team and flight training available to current and former military personnel. Military aircraft types based at MARB include C-17 (cargo) by the 452nd Air Mobility Wing and various types of drone aircraft by the 163rd Reconnaissance Wing. There are currently no scheduled commercial flights to or from MARB; DHL operated air cargo service there from 2005 through 2008. Private general aviation use is available with prior permission. Total airport operations in 2006 were 34,230, consisting of 16,201 (47.3 percent) military operations, 4608 (13.5 percent) air carrier operations, and 13,421 (39.2 percent) general aviation operations, nearly all of which were March Aero Club flights. MARB is operated and maintained by the US Department of Defense (DOD) and the March Joint Powers Authority (JPA) through a joint use agreement. The DOD owns the runways and military areas of the airport; the JPA controls other parts of MARB, including part of the airport building area and an adjacent industrial park.

Much of northeast Menifee is in land use compatibility zones for MARB designated in the Draft MARB Land Use Compatibility Plan (Mead & Hunt 2013), as shown in Figure 5.8-5, *Airport Land Use Compatibility Zones, March Air Reserve Base*. The western part of the community of Romoland is in Compatibility Zone D, while the remainder of the affected part of the City is in Compatibility Zone E.

Land use restrictions in Zone D include:

- Major sports stadiums, amphitheaters, and concert halls are discouraged in Zone D
- Applicants for projects that would emit electromagnetic radiation (EMR), including cell towers and irrigation controllers, must notify MARB of the proposed EMR-emitting land use so that MARB may assess whether the EMR could conflict with airport radio communications.
- Hazards to flight, including tall structures and certain land uses that attract birds – some types of agricultural practices, and flood control facilities that would store water over 48 hours – are prohibited. The height limit in Romoland is 2,035 feet amsl, that is, over about 595 feet over the elevation in central Romoland.
- Deed notices and disclosures are required for real estate buyers.



Land use restrictions in Zone E include prohibitions on hazards to flight, and disclosures for real estate buyers.

Much of the community of Romoland is in a height limitation zone for MARB, where the maximum height limit for structures is 2,035 feet amsl, that is, 500 feet over the airport elevation of 1,535 feet amsl (Mead & Hunt 2013; see Figure 5.8-6, *Airspace Protection Area, March Air Reserve Base*). The height limit is about 595 feet above the elevation of 1,440 feet in central Romoland.

Regulatory Setting

Hazardous Materials and Waste Regulation

There are many federal, state, and local programs that regulate the use, storage, and transportation of hazardous materials and hazardous waste, and they are constantly changing. Federal and state statutes, as well as local ordinances and plans regulate hazardous waste management. These regulations can reduce the danger hazardous substances may pose to people and businesses under normal daily circumstances and as a result of emergencies and disasters.

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Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) is the main federal law that regulates the generation, management, and transportation of waste materials. Hazardous waste management includes the treatment, storage, or disposal of hazardous waste. Treatment is defined as any process that changes the physical, chemical, or biological character of the waste to make it less of an environmental threat. Treatment can include neutralizing the waste, recovering energy or material resources from the waste, rendering it less hazardous, or making it safer to transport, dispose of, or store. Storage is the holding of waste for a temporary period of time. The waste is treated, disposed of, or stored at a different facility at the end of the storage period. Disposal is the permanent placement of the waste into or on the land. Disposal facilities are usually designed to contain the waste permanently and to prevent the release of harmful pollutants to the environment.

Many different types of businesses can produce hazardous waste. Small businesses like dry cleaners, auto repair shops, medical facilities or hospitals, photo processing centers, and metal plating shops are usually generators of small quantities of hazardous waste. The US Environmental Protection Agency (EPA) defines a small quantity generator as a facility that produces between 100 and 1,000 kilograms (kg) of hazardous waste per month (that is, roughly between 220 and 2,200 pounds, or 27 to 275 gallons).

Larger businesses are sometimes generators of large quantities of hazardous waste. These include some gas stations, chemical manufacturers, large electroplating facilities, petroleum refineries, and military installations. The EPA defines a large-quantity generator as a facility that produces over 1,000 kg (2,200 pounds or about 275 gallons) of hazardous waste per month. Large-quantity generators are fully regulated under RCRA.

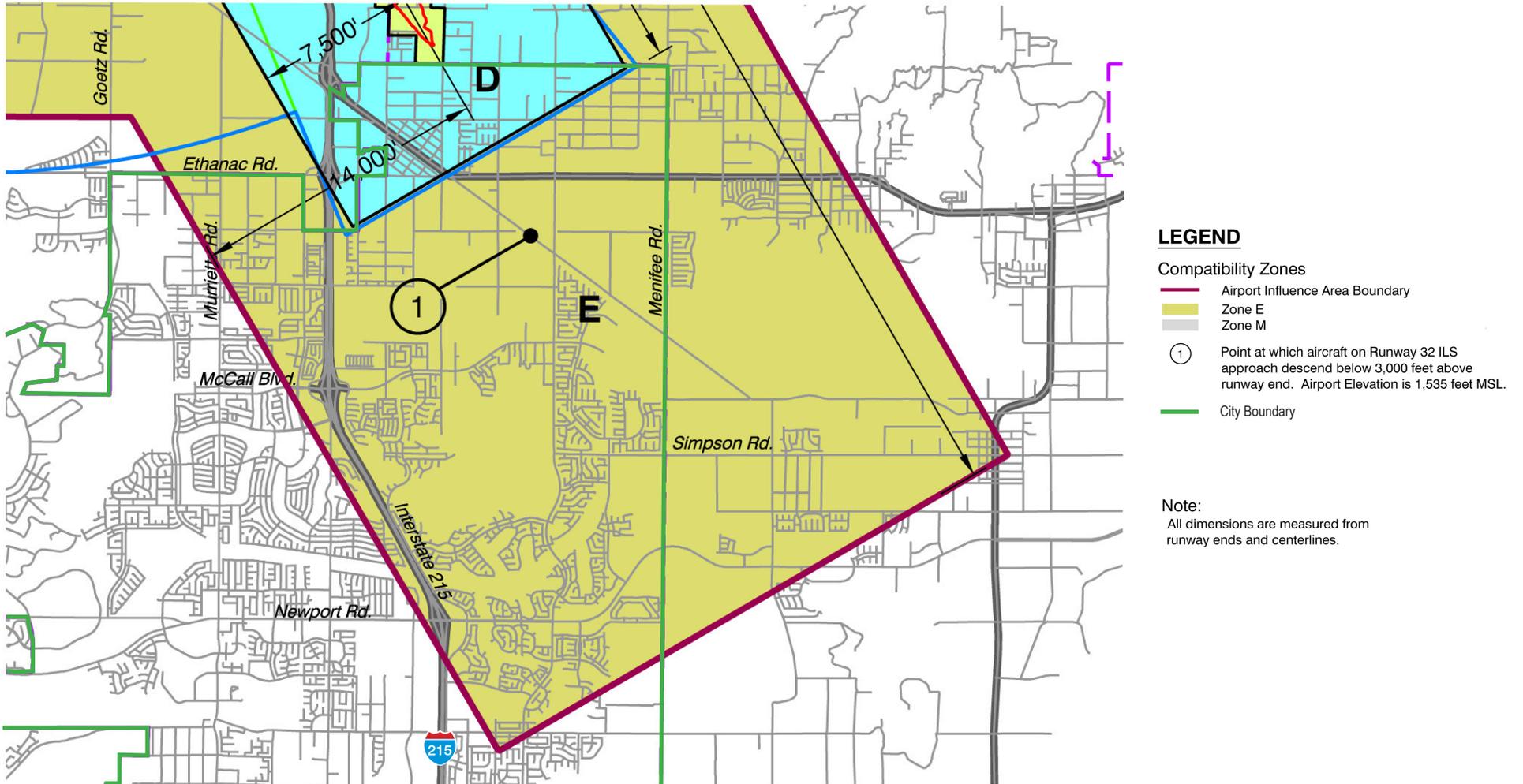
Comprehensive Environmental Response, Compensation and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, commonly known as the Superfund, was enacted to protect the water, air, and land resources from the risks created by past chemical disposal practices such as abandoned and historical hazardous wastes sites. Through the act, the EPA was given power to seek out the parties responsible for any release and ensure their cooperation in the cleanup. This federal law created a tax on the chemical and petroleum industries that went to a trust fund for cleaning up abandoned or uncontrolled hazardous waste sites. CERCLA also enabled the revision of the National Contingency Plan, which provided the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants. The National Contingency Plan also established the National Priority List (NPL) of sites, which are known as Superfund sites. CERCLA was amended by the Superfund Amendments and Reauthorization Act on October 17, 1986. There are no NPL sites in Menifee.

Superfund Amendments and Reauthorization Act

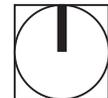
SARA reauthorized CERCLA to continue cleanup activities around the country. Several site-specific amendments, clarifications, and technical requirements were added to the legislation, including additional enforcement authorities. Title III of SARA also authorized the Emergency Planning and Community Right-to-Know Act.

Airport Land Use Compatibility Zones, March Air Reserve Base



Source: Mead & Hunt 2013

Menifee General Plan Draft EIR

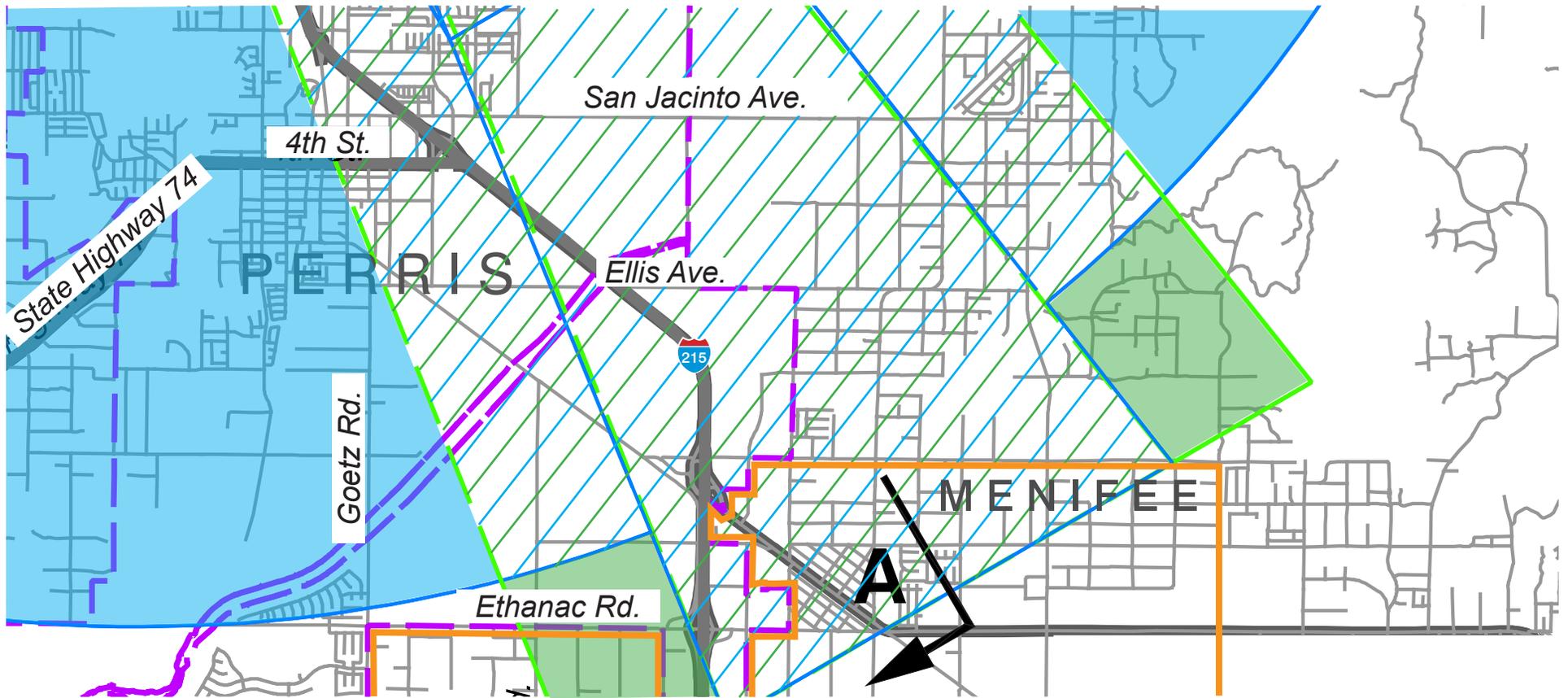


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Airport Protection Area, March Air Reserve Base



LEGEND

FAR Part 77

-  Military Surfaces
-  Civilian Surfaces
-  Menifee City Boundary
-  Perris City Boundary
-  Military Airspace Protection Surface
-  Civilian Airspace Protection Surface
-  Military and Civilian Airspace Protection Surface

Source: Mead & Hunt 2013



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Emergency Planning and Community Right-to-Know Act

EPCRA was enacted by Congress as the national legislation on community safety. This law was designated to help local communities protect public health, safety, and the environment from chemical hazards. The primary purpose of EPCRA is to inform communities and citizens of chemical hazards in their areas by requiring businesses to report the locations and quantities of chemicals stored onsite to state and local agencies. These reports help communities prepare to respond to chemical spills and similar emergencies. Section 3131 of EPCRA requires manufacturers to report releases to the environment (air, soil, and water) of more than 600 designated toxic chemicals; report offsite transfers of waste for treatment or disposal at separate facilities; pollution prevention measures and activities; and participate in chemical recycling. These annual reports are submitted to the EPA and state agencies. The EPA maintains and publishes a database that contains information on toxic chemical releases and other waste management activities by certain industry groups and federal facilities. This online, publicly available, national digital database is called the Toxics Release Inventory (TRI) and was expanded by the Pollution Prevention Act of 1990.

To implement EPCRA, Congress required each state to appoint a State Emergency Response Commission (SERC) to coordinate planning and implementation activities associated with hazardous materials. The SERCs were required to divide their states into Emergency Planning Districts and to name a Local Emergency Planning Committee (LEPC) for each district. The federal EPCRA program is implemented and administered in California by the California Emergency Management Agency (Cal EMA), a SERC, six LEPCs, and 83 Certified Unified Program Agencies (CUPAs). Cal EMA provides staff support to the SERC and the LEPCs. Broad representation by fire fighters, health officials, government and media representatives, community groups, industrial facilities, and emergency managers ensures that all necessary elements of the planning process are represented.

Toxic Substances Control Act

The Toxic Substances Control Act of 1976 was enacted by Congress to give the EPA the ability to track the 75,000 industrial chemicals currently produced or imported into the United States. The EPA repeatedly screens these chemicals and can require reporting or testing of any that may pose an environmental or human health hazard. It can ban the manufacture and import of chemicals that pose an unreasonable risk. Also, the EPA has mechanisms in place to track the thousands of new chemicals that industry develops each year with either unknown or dangerous characteristics. It then can control these chemicals as necessary to protect human health and the environment. The act supplements other federal statutes, including the Clean Air Act and the TRI under EPCRA.

Safe Drinking Water and Toxic Enforcement Act

Safe Drinking Water and Toxic Enforcement Act of 1986 requires the Governor of California to list any toxic substances known to cause cancer or reproductive problems. This list must be updated at least annually and utilize two mechanisms for chemical listing. The chemical would be listed if it is identified by "...the United States Environmental Protection Agency (EPA), the International Agency for Research on Cancer (IARC), the National Toxicology Program (NTP), the United States Food and Drug Administration (FDA), and the National Institute for Occupational Safety and Health (NIOSH)" or "...if a state or federal agency has formally required that the chemical be labeled or identified as causing cancer or reproductive toxicity. The criteria for listing chemicals through this mechanism are set forth in Title 22 [California Code of Regulations] Section 12902."

California Labor Code

Section 9030 of the California Labor Code states that "[t]he standards board shall adopt one or more standards requiring each employer which uses any carcinogen, including asbestos and vinyl chloride, to



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submit a written report regarding the use or any incident which results in the release of a potentially hazardous amount of a carcinogen into any area where employees may be exposed.”

Subsurface Installations

California Government Code Sections 4216–4216.9 state that any operator of a subsurface installation (i.e. a pipeline or electrical line) shall be notified at least two working days prior to ground disturbance and then they must provide “...the number of subsurface installations that may be affected by the excavation to the extent and degree of accuracy that the information is available either in the records of the operator or as determined through the use of standard locating techniques other than excavating, otherwise advise the person who contacted the center of the location of the operator's subsurface installations that may be affected by the excavation, or advise the person that the operator does not operate any subsurface installations that would be affected by the proposed excavation.”

Lead and Asbestos Exposure

Code of Federal Regulations (CFR), Title 29, Part 1926, establishes standards for occupational health and environmental controls for lead exposure. The standard also includes requirements addressing exposure assessment, methods of compliance, respiratory protection, protective clothing and equipment, hygiene facilities and practices, medical surveillance, medical removal protection, employee information and training, signs, recordkeeping, and observation or monitoring.

California Code of Regulations (CCR), Title 8, Sections 1529 and 1532.1, provide for exposure limits, exposure monitoring, respiratory protection and good working practice by workers exposed to lead and asbestos-containing materials (ACM).

SCAQMD Rule 1403 specifies work practices with the goal of minimizing asbestos emissions during building demolition and renovation activities, including the removal and associated disturbance of ACMs. The requirements for demolition and renovation activities include asbestos surveying; notification; ACM removal procedures and time schedules; ACM handling and cleanup procedures; and storage, disposal, and landfill disposal requirements for asbestos-containing waste materials.

Responsible Agencies that Regulate Hazardous Materials and Waste:

US EPA: The EPA is the primary federal agency that regulates hazardous materials and waste. In general, the EPA works to develop and enforce regulations that implement environmental laws enacted by Congress. The agency is responsible for researching and setting national standards for a variety of environmental programs and delegates to states and tribes the responsibility for issuing permits and for monitoring and enforcing compliance. EPA programs promote handling hazardous wastes safely, cleaning up contaminated land, and reducing trash. Under the authority of the RCRA and in cooperation with state and tribal partners, the Waste Management Division manages a hazardous waste program, an underground storage tank program, and a solid waste program that includes development of waste reduction strategies such as recycling.

California EPA: Cal/EPA was created in 1991 by Governor's Executive Order. The six boards, departments, and office were placed under the Cal/EPA umbrella to create a cabinet-level voice for the protection of human health and the environment and to assure the coordinated deployment of state resources. Cal/EPA oversees the unified hazardous waste and hazardous materials management regulatory program. Currently, there are 83 CUPAs in California.

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The Unified Program consolidates, coordinates, and makes consistent the following six existing programs:

- Underground Storage Tank (UST)
- Aboveground Petroleum Storage Tank (APST)
- Hazardous Waste (HW)
- Hazardous Materials Disclosure (HMD)
- Business Emergency Plan (BEP)
- California Accidental Release Prevention (CalARP)

California Department of Toxic Substances Control: The DTSC is a department of Cal/EPA, which authorizes DTSC to carry out the RCRA program in California to protect people from exposure to hazardous wastes. The department regulates hazardous waste, cleans up existing contamination, and looks for ways to control and reduce the hazardous waste produced in California primarily under the authority of RCRA and in accordance with the California Hazardous Waste Control Law (California Health and Safety Code Division 20, Chapter 6.5) and the Hazardous Waste Control Regulations (Title 22, California Code of Regulations, Divisions 4 and 4.5). Permitting, inspection, compliance, and corrective action programs ensure that people who manage hazardous waste follow state and federal requirements and other laws that affect hazardous waste specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning.

Certified Unified Program Agency: A CUPA is a local agency that has been certified by Cal/EPA to implement the local Unified Program. The CUPA can be a county, city, or joint powers authority. A participating agency is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A designated agency is a local agency that has not been certified by Cal/EPA to become a CUPA but is the responsible local agency that would implement the six Unified Programs until they are certified.



The Riverside County Community Health Agency, Department of Environmental Health, Environmental Protection Oversight (EPO) Division is the designated CUPA for the City of Menifee. The CUPA is the local administrative agency that coordinates the regulation of hazardous materials and hazardous wastes in the County.

Hazardous Waste Management Programs

UST Program: Releases of petroleum and other products from USTs are the leading source of groundwater contamination in the United States. The RCRA Subtitle I established regulations governing the storage of petroleum products and hazardous substances in USTs and the prevention and cleanup of leaks. In EPA Region 9 (California, Arizona, Hawaii, Nevada, Pacific Islands, and over 140 tribal nations), the UST program operates primarily through state agency programs with EPA oversight. In California, the SWRCB, under the umbrella of Cal/EPA, provides assistance to local agencies enforcing UST requirements. The purpose of the UST program is to protect public health and safety and the environment from releases of petroleum and other hazardous substances. The SWRCB's Geotracker system currently has information submitted by responsible parties for LUST sites statewide and has been extended to include all SWRCB groundwater cleanup programs including the LUST, non-LUST (Spill, Leaks, Investigation, and Cleanup), Department of Defense, and landfill programs.

APST Program: Effective January 1st, 2008, Assembly Bill 1130 (AB 1130) authorized the administration and implementation of the APST Program to the local CUPA. The Aboveground Petroleum Storage Act of 1990 requires owners or operations of APST facilities to file a tank facility statement, to develop and implement a

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spill prevention control and countermeasure plan. The purpose of this program is to protect the state's people and natural resources from aboveground petroleum storage tank spills or releases.

Hazardous Waste Program: The CUPA implements the Hazardous Waste Inspection Program throughout Riverside County. The purpose of this program is to ensure that all hazardous wastes generated by Riverside County businesses are properly handled, recycled, treated, stored, and disposed. Facilities that generate hazardous waste are inspected. The program investigates reports of illegal hazardous waste disposal and responds to emergency spills of hazardous chemicals. Specialists also participate in public education programs designed to inform industries and residents about the laws and regulations relating to safe disposal of hazardous waste.

Business Emergency Plan: The EPO oversees the Business Emergency Plans required under Chapter 6.95 of the California Health and Safety code for businesses which use, store or handle hazardous materials. The BEP lists preparations for and actions in an emergency. The information is also shared with emergency response personnel to mitigate a release and to minimize harm or damage to human life, the environment, and property.

CalARP: The California Accidental Release Prevention Program was adapted from the federal accidental release program established by the Clean Air Act Section 112 (r) and modified to meet California's needs. This program requires any business that handles more than threshold quantities of a regulated substance to develop a risk management plan (RMP). The RMP is implemented by the business to prevent or mitigate releases of regulated substances that could have offsite consequences

Riverside County Environmental Protection Oversight Division

The Riverside County Community Health Agency, Department of Environmental Health, Environmental Protection Oversight Division is the CUPA for Riverside County; the Certified Unified Program coordinates and makes consistent the administration and enforcement of six environmental and emergency response programs, including:

Underground Storage Tanks

The EPO regulates USTs containing hazardous materials in Riverside County, including providing plan check services. Contamination resulting from an unauthorized release is required to be assessed and mitigated. The investigation and cleanup of soil and groundwater contamination is overseen by the local oversight program (LOP).

Business Emergency Plan/Handler Program

EPO regulates facilities which handle and store onsite specified types and quantities of hazardous and acutely/extremely hazardous materials through permitting, routine facility inspections, and development of detailed site plans indicating where hazardous materials are stored.

Hazardous Waste Generator program

Regulates facilities in the community that generate hazardous waste; conducts inspections and issues annual permits.

Accidental Release Prevention Program

The CalARP program works with local businesses to reduce the likelihood and severity of consequences of releases from hazardous materials.

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Hazardous Materials Response

Riverside County agencies and programs involved in responses to hazardous materials releases include:

Hazardous Materials Emergency Response Team

The Hazardous Materials Emergency Response Team responds to over 1,100 chemically-related emergencies or complaints each year. The program is a joint agency team staffed by the Hazardous Materials Management and Riverside County Fire/California Department of Forestry.

Local Oversight Program

Under contract with the SWRCB, the Riverside County Department of Environmental Health, LOP oversees the investigation and cleanup of soil and groundwater contamination resulting from unauthorized releases of petroleum products (gasoline, diesel fuel, waste oil, etc.) from LUSTs. The cleanup of these sites is necessary to protect the groundwaters of the State from contamination and to protect the public from exposure to hazardous materials. During each phase of assessment and cleanup, technical workplans and reports are required to be submitted to and accepted by the LOP. Once assessment and cleanup efforts have been successfully completed, the Riverside County LOP will issue a closure/no further action letter to the responsible parties.

Environmental Crimes Task Force

The Environmental Crimes Task Force, a joint program of the Department of Environmental Health and the Riverside County District Attorney, investigates several hundred complaints each year related to hazardous materials, hazardous waste, underground storage tanks, medical waste, and other environmental crimes.



Fire Prevention and Suppression Programs and Regulations

California Department of Forestry and Fire Protection: State Responsibility Areas

The California Department of Forestry and Fire Protection (CAL FIRE) has been required since 1986 by state law to develop and implement a system to rank fire hazards in California. Areas were rated as moderate, high or very high based primarily on fuel types. Areas identified as having a fire hazard were referred to as state responsibility areas (SRAs). These are nonfederal lands covered wholly or in part by timber, brush, undergrowth or grass, for which the state has the primary financial responsibility of preventing and suppressing fires. There are several SRAs in the Menifee area and a few areas that are classified Federal Responsibility Areas. Most of the low-lying areas of the city are located within Local Responsibility Areas, as shown on Figure 5.8-3 and described below.

California Fire Code

The California Fire Code (Title 24 California Code of Regulations, Part 9) is based on the 2000 Uniform Fire Code and includes amendments from the State of California fully integrated into the code. The California Fire Code contains fire safety-related building standards that are referenced in other parts of Title 24 of the California Code of Regulations.

California Fire Plan

The 1996 California Fire Plan is a cooperative effort between the State Board of Forestry and Fire Protection and CALFIRE. The main goal of the California Fire Plan is to reduce total costs and losses from wildland fire in the state by protecting assets at risk before a fire occurs. The plan identifies prefire management prescriptions that can be implemented to reduce the risk, and analyzes policy issues, and develops

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recommendations for changes in public policy. This system ranks the fire hazard of all wildland areas of the state using four main criteria: fuels, weather, assets at risk, and level of service (which is a measure of the fire department's success in initial-attack fire suppression). The fire hazard of an individual area is ranked as very high, high or moderate. The high and very high fire hazard zones are based on the availability of fuel (fuel load), terrain, and assets at risk. In some cities in southern California, the high and very high fire threat areas include high-density residential subdivisions at the urban-wildland interface. These are the areas where, even though hardscape (concrete, asphalt and structures) and landscaping vegetation predominate, the high concentration of structures can allow fires to jump from one building to the next, and the loss due to fire would be greatest. These are therefore the areas where enhanced onsite protection for structures and people is necessary.

Under the California Plan, and given the area's vegetation types and slope characteristics, Menifee is mapped as having a moderate fuel rank and potential fire behavior, with the hillside areas having a high to very high potential fire behavior.

There are several fire prevention and suppression programs that communities can implement to reduce their wildland fire hazard. Some of these programs aim to control the type, density, and continuity of fuel (vegetation) available for a fire to burn; others aim to increase the fire resistance of structures. Given that the increase in catastrophic, human-caused wildland fires is associated with an increased number of people living and playing in wildland areas, limiting human-wildland interaction during periods of heightened fire risk can also help reduce the likelihood of human-caused fires in an area. Finally, the effective containment of a wildland fire before it impacts vulnerable structures is in great part the result of the suppression resources available to the agencies fighting the fire, and the fire department's accessibility to the impacted area. Some of these programs are described in more detail below.

Vegetation Management

In areas identified as susceptible to wildland fire, land development is governed by special state, county, and local codes, and property owners are required to follow maintenance guidelines aimed at reducing the amount and continuity of the fuel (vegetation) available. Requirements for vegetation management at the UWI in California were revisited following the 1993 wildland fires that impacted large areas of Orange, Los Angeles, and Ventura counties. The most recent Wildland-Urban Interface Code was issued by the International Code Council in 2006. The code contains provisions addressing fire spread, accessibility, defensible space, and water supply for buildings constructed near wildland areas. California incorporated the Wildland-Urban Interface Code into the California Fire Code and the California Building Code. The California Fire Code contains standards for building design, water supply, and brush clearance.

Hazard reduction and fuel modification are the two methods that communities most often employ to reduce the risk of fire at the UWI. Both methods reduce the amount of combustible fuel available, which reduces the amount of heat, associated flame lengths, and the intensity of the fire that would threaten adjacent structures. The purpose of these methods is to reduce the hazard of wildfire by establishing a defensible space around buildings or structures in the area. Defensible space is an area, either natural or man-made, where plant materials and natural fuels have been treated, cleared, or modified to slow the rate and intensity of an advancing wildfire and to create an area for firefighters to suppress the fire and save the structure.

Owners, tenants, and managers of properties in California within a wildland fire hazard area are required to maintain a defensible space clearance around buildings and structures of 100 feet (Public Resources Code 4291) or to their property line, whichever is less. Groups of property owners are encouraged to extend clearances beyond the 100-foot requirement to create community-wide defensible spaces.

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Fuel or vegetation treatments often used include mechanical, chemical, biological, and other forms of biomass removal within a given distance from habitable structures. These requirements include: clearing all dead or dying foliage; planting fire-resistive vegetation; keeping clearances between tree stands, bushes and shrubs, and between trees and structures; irrigating ground covers, storing firewood and combustible materials away from habitable structures; using fire-resistant roofing and construction materials; cleaning vegetation debris from roofs and rain gutters; and using spark arresters on chimneys.

In some communities or developments adjacent to a wildland area, residents are required to comply with fuel modification requirements. A fuel modification zone is a ribbon of land surrounding a development within a fire hazard area that is designed to diminish the intensity of a wildfire as it approaches the structures. Fuel modification includes both thinning combustible vegetation and replacing it with fire-resistive plant species.

Notification and Abatement

Riverside County Ordinance 695.4 addresses the issue of weeds and other vegetation as a potential fire hazard in vacant properties. Specifically, if dry weeds, grass, brush, plant material, dead trees, or other hazardous vegetation are present in an unimproved real property in Riverside County, the fire chief of the county or his designated representative has the authority to give the property owner of record a notice of violation and order to abate the hazard. If the owner does not comply with the notice, typically within 30 days, the county may take further action to reduce the fire hazard.

Building to Reduce the Fire Hazard

Building construction standards for such items as roof coverings, fire doors, and fire-resistant materials help protect structures from external fires and contain internal fires for longer periods. The portion of a structure most susceptible to ignition from a wildland fire is its roof, which is exposed to burning cinders (or brands) generally carried by winds far in advance of the actual fire. Roofs can also be ignited by direct contact with burning trees and large shrubs. In 1994 to 1996, new roofing materials standards were approved by California for Very High Fire Hazard Severity Zones. For further information about fire-resistant roofing and other construction materials, see Chapter 4, Fire Hazards, of the Technical Background Report.



Airports

Airport authorities and other agencies regulate aircraft activity. The City of Menifee has no direct authority over airport development and operations. The State Aeronautics Act of the California Public Utilities Code establishes statewide requirements for the airport land use compatibility planning and requires nearly every county to create an airport land use commission or other alternative. Regulations of land uses in airport compatibility zones are implemented by the Riverside County Airport Land Use Commission (RCALUC). If the RCALUC determines that a development plan is inconsistent with the Airport Land Use Plan, the RCALUC requires the local agency to reconsider its approval regarding land use compatibility. The local agency may overrule the RCALUC by a two-thirds vote of its governing board if it makes specific findings that the proposed action is consistent with Section 21670 of the California Public Utilities Code (California Aeronautics Act).

Federal Aviation Administration

The basic responsibilities of the FAA, under the US Department of Transportation, are the regulation of civil aviation to promote safety, airspace and air traffic management, and the regulation of commercial space transportation. The Code of Federal Regulations contains standards for aircraft noise emission levels.

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Air Safety Zones

The California ALUC Planning Handbook provides planning guidance to ALUCs and counties and cities with jurisdiction over airport area land uses. The purpose of the handbook is to support the State Aeronautics Act. The handbook allows jurisdictions flexibility in determining air safety zones that represent areas of assumed accident potential.

5.8.2 Thresholds of Significance

According to Appendix G of the CEQA Guidelines, a project would normally have a significant effect on the environment if the project would:

- HAZ-1 Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- HAZ-2 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.
- HAZ-3 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substance, or waste within one-quarter mile of an existing or proposed school.
- HAZ-4 Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.
- HAZ-5 For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would result in a safety hazard for people residing or working in the project area.
- HAZ-6 For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.
- HAZ-7 Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- HAZ-8 Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to the urbanized areas or where residences are intermixed with wildlands.

The Initial Study, included as Appendix A, substantiates that Impact HAZ-6 would be less than significant; therefore, this impact will not be addressed in the following analysis.

5.8.3 Environmental Impacts

The following impact analysis addresses thresholds of significance for potentially significant impacts. The applicable thresholds are identified in brackets after the impact statement.

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IMPACT 5.8.1: FUTURE INDUSTRIAL AND COMMERCIAL DEVELOPMENT MAY INVOLVE THE TRANSPORT, USE, AND/OR DISPOSAL OF HAZARDOUS MATERIALS. [THRESHOLDS HAZ-1, HAZ-2, AND HAZ-3]

Impact Analysis: The General Plan involves the designation of commercial, industrial, and residential land uses in Menifee. Buildout in accordance with the Menifee General Plan would result in an increase in the frequency of transport, use, and disposal of hazardous materials associated with commercial and industrial growth within Menifee. Industrial uses, which are the primary hazardous-waste-generating facilities in the City, are currently concentrated in the northern portion of the City in the Romoland area near SR-74. Under the proposed General Plan, industrial land use designations would remain in these locations. Buildout of the General Plan would allow for 28 acres of heavy-industrial development within the City as well as development of 2,466 acres designated Economic Development Corridor (EDC) and possibly Expanded EDC, which would permit a mixture of land uses including industrial land uses. Land in the EDC is along the I-215 and along Ethanac Road, Newport Road, and Scott Road. An increase in the transport of hazardous waste from buildout of the General Plan could result in more accidental events, such as spills, that release hazardous materials.

Waste Generators in Menifee

Though businesses/users are required by federal, state, and local regulations to properly transport, use, and dispose of hazardous material within the City, it is possible that upset or accidental conditions may arise that result in the release of hazardous materials into the environment.

There are currently 20 small-quantity hazardous waste generators and 5 large-quantity hazardous waste generators in the City (see Table 5.8-2). These and future hazardous waste generators would transport, treat, store, and/or dispose of hazardous materials or substances in and outside the City. Release of hazardous materials into the environment may result from accidental conditions that arise due to the location of the facility, including seismic and flooding hazards.

There are no known active faults in Menifee, so surface fault rupture is not considered a hazard for these sites. However, the City is near the San Jacinto and Elsinore faults (near-source seismic sources), and the San Jacinto and San Andreas faults have relatively high probability of generating an earthquake in the next 30 years. Therefore, hazardous materials sites in Menifee could be subject to moderate to severe seismic shaking. It has been shown in previous urban earthquakes that hazardous materials spills can occur even when the building does not suffer significant damage. Hazardous material containers not properly secured and fastened could easily be punctured and/or tipped over, pipelines may rupture, and storage tanks may fail. Containers may also explode if subject to high temperatures, such as those generated by a fire. Improperly segregated chemicals could react, forming a toxic gas cloud. In a worst-case scenario, several hazardous materials releases could occur simultaneously. Hazardous Materials Business Plans required for these hazardous materials generators must address seismic hazards within the City to minimize these risks. Preparation and adherence to the business plan to minimize hazards associated with seismic events would ensure impacts are less than significant.

In addition, some of the hazardous materials facilities have been identified as being in the 100-year floodplain. In accordance with the Hazardous Materials Business Plan required for hazardous materials generators in the City, facilities using, storing, or otherwise involved with substantial quantities of onsite hazardous materials are not permitted in floodplains unless all standards of elevation, anchoring, and flood proofing have been satisfied, and hazardous materials are stored in watertight containers designed to not float. Preparation and adherence to the Business Plan to minimize hazards associated with flooding would ensure impacts are less than significant.



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Transportation of Hazardous Materials

An increase in the transport of hazardous materials as a result of the proposed project would be limited to areas along selected major transportation corridors, where commercial uses and industrial uses would be concentrated. One designated hazardous materials transportation route, I-215, passes through the City. Some transport of hazardous materials may occur near small commercial pockets proposed throughout various areas of the City. The transportation of hazardous materials and waste within the City is directed toward arterial streets because they generally have better roadway conditions than local streets. The signalization, width, and level of service of a roadway affect the safety and speed at which hazardous materials can be transported through an area. Using transport routes on arterial streets is also preferred to local streets because the potential for hazardous material accidents within a residential neighborhood is minimized. Impacts in this regard are less than significant.

None of the existing public K–12 schools in Menifee is within 0.25 mile of I-215¹ (GeoSpective Technologies 2012a; GeoSpective Technologies 2012b; GeoSpective Technologies 2013; PUHSD 2007); thus, increased transportation of hazardous materials on I-215 would not pose hazards to persons at schools.

Although railroad tracks extend across a portion of the City (BNSF Railway line in the northeast part of the City), these tracks are currently unused. Therefore, trains derailments with the potential for hazardous material releases do not currently pose a concern in Menifee. Impacts are therefore less than significant.

Seismic shaking typically has less of an impact on buried utilities than it does on aboveground structures. Therefore, although pipelines are within 11 miles of two significant faults, seismic shaking is not anticipated to significantly impact them. Liquefaction and earthquake-induced settlement as a result of an earthquake on any of these two sources have the potential to locally impact pipelines, power lines, communication towers, and other lifelines that service Menifee. Monitoring and replacement of corroded sections of pipelines are conducted by the Southern California Gas Company.

Current federal and state regulations, City ordinances, and proposed General Plan policies would regulate the handling of hazardous substances to reduce potential releases; exposure; and risks of transporting, storing, treating, and disposing of hazardous materials and wastes. Impacts would be less than significant.

Impacts of the Expanded EDC Scenario would be the same as for the proposed General Plan analyzed above.

IMPACT 5.8-2: PORTIONS OF THE CITY OF MENIFEE ARE INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES. [THRESHOLD HAZ-4]

Impact Analysis: Based on the review of the environmental data resources database report included the Technical Background Report to the Safety Element (see Appendix G), the City encompasses an area that includes numerous businesses with historical releases of hazardous substances to the environment and/or are undergoing environmental investigation or remediation. There are currently six reported Significant Hazardous Materials Sites located in the Menifee General Plan area. A Significant Hazardous Materials Site includes facilities identified in federal and/or state databases as Superfund-Active or Archived Sites (CERCLIS), RCRA/RCRIS-EPA registered Large-Quantity Hazardous Waste Generators, or Toxic Release Inventory Sites (TRIs). The six Significant Hazardous Materials Sites in Menifee are the five large quantity generators listed above in Table 5.8-2, plus Matthews International Corporation at 28261 Highway 74, in

¹ One school is shown within 0.25 mile of I-215 on Figure 5.8-1, *Hazardous Materials Sites*. Mt. San Jacinto Community College Menifee Valley Campus is opposite Antelope Road from the east side of I-215.

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Romoland, which was listed as a TRI site in 2005. An additional 18 sites in Menifee are listed as LUST cases: eight open cases and 10 closed.

Due to the fact that there are numerous sites undergoing investigation and/or remediation within the City, impacts from hazardous substance contamination on or adjacent to specific project developments may occur. Future developments in accordance with implementation of the General Plan may be impacted by hazardous substance contamination remaining from historical operations on a particular site that may pose a significant health risk.

However, properties contaminated by hazardous substances are regulated at the local, state, and federal level and are subject to compliance with stringent laws and regulations for investigation and remediation. For example, compliance with the CERCLA, RCRA, California Code of Regulations, Title 22, and related requirements would remedy any potential impacts caused by hazardous substance contamination. All environmental investigations, sampling, and/or remediation for projects within the City would be conducted under the oversight of a regulatory agency that has jurisdiction. Impacts would be less than significant.

Impacts of the Expanded EDC Scenario would be the same as for the proposed General Plan analyzed above.

IMPACT 5.8-3 IMPLEMENTATION OF THE GENERAL PLAN WOULD NOT CONFLICT WITH HEIGHT LIMITATIONS OR LAND USE COMPATIBILITY IN AIRPORT LAND USE PLANS FOR MARCH AIR RESERVE BASE AND PERRIS VALLEY AIRPORT [THRESHOLD H-5]

Impact Analysis: Height limits for structures within specified distances of each airport would remain in place and are enforced by the FAA. Regulations of land uses in airport compatibility zones for Perris Valley Airport are implemented by the RCALUC. Development plans for projects in the part of Airport Compatibility Zone E for Perris Valley Airport or the parts of Airport Compatibility Zones D or E for MARB in the City of Menifee would be reviewed by the RCALUC before being considered for approval by the City. If the RCALUC determines that a development plan is inconsistent with the Airport Land Use Plan, the RCALUC requires the local agency to reconsider its approval regarding land use compatibility. The local agency may overrule the RCALUC by a two-thirds vote of its governing board if it makes specific findings that the proposed action is consistent with Section 21670 of the California Public Utilities Code (California Aeronautics Act).

General Plan buildout would not alter or interfere with land use compatibility review procedures of the RCALUC and the FAA. The RCALUC and FAA would review development plans and other land use plans considered for approval by the City of Menifee. No conflict with regulations on land uses or structure heights would occur. Airport impacts would be less than significant.

Impacts of the Expanded EDC Scenario would be the same as for the proposed General Plan analyzed above.

IMPACT 5.8-4: IMPLEMENTATION OF THE MENIFEE GENERAL PLAN WOULD NOT ADVERSELY AFFECT THE IMPLEMENTATION OF AN EMERGENCY RESPONSE OR EVACUATION PLAN. [THRESHOLD HAZ-7]

Impact Analysis: The emergency response plan in effect in Riverside County is the Riverside County Operational Area Emergency Operations Plan adopted in 2006. The EOP defines the roles of various county agencies in emergency preparedness, emergency response, and hazard mitigation. The Riverside County Fire Department (RCFD) Office of Emergency Services is responsible for planning for and managing



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emergency responses. The Local Hazard Mitigation Plan, adopted in 2004, includes assessments of the nature, locations, probabilities, and severities of a wide variety of hazards, as well as mitigation goals and strategies and action plans for reducing disaster risks.

Implementation of the proposed General Plan would not block emergency evacuation routes and would not interfere with the operations of emergency response agencies. The proposed General Plan includes a safety element containing policies for reducing potential losses from disasters and for emergency responses. No adverse impact would occur.

Impacts of the Expanded EDC Scenario would be the same as for the proposed General Plan analyzed above.

IMPACT 5.8-5: PORTIONS OF THE CITY OF MENIFEE ARE LOCATED WITHIN HIGH AND VERY HIGH FIRE RISK AREAS AND COULD EXPOSE STRUCTURES AND/OR RESIDENCES TO FIRE DANGER. [THRESHOLD HAZ-8]

Impact Analysis: The expansive open space areas in the City are susceptible to destructive wildland fires, often exacerbated by dry weather and Santa Ana winds. A wildland fire is an uncontrolled fire in areas of little or no development, but these fires can quickly spread to the urban-wildland interface where development meets expanses of vegetative fuels. Menifee has significant interface areas where a proactive approach to preventing the start and spread of wildland fire is vital to protecting lives and property.

The undeveloped areas in Menifee are characterized by sage scrub, chaparral, grassland, and other vegetation types that can provide fuel for wildland fires. A large percentage of the City's area is designated part of Moderate, High, and Very High fire hazard severity zones, as mapped by CAL FIRE. The proposed General Plan would designate areas for development adjacent to areas that would be designated for open space; therefore, risk of wildfire could occur.

Federal, state, and county fire suppression agencies have responsibility areas in Menifee. To protect the City and its residents from fire hazards, the City has building and fire codes that must be followed. The RCFD fire chief may also use their authority to require certain building, planning, or landscaping requirements.

Using fire-resistant building materials, implementing fuel modification zones, and maintaining vegetation clearance around structures is required to protect buildings and reduce the potential loss of life and property. New development in wildland and urban-wildland interface areas must be consistent with the existing regulations, including the State Fire Code, to meet fire safety standards for building construction. Additionally, the California Building Code includes sections on fire-resistant construction material requirements based on building use and occupancy. The construction requirements are a function of building size, purpose, type, materials, location, proximity to other structures, and the type of fire suppression systems installed. Because the State of California, County of Riverside, and the City of Menifee require adherence to building codes and review by the fire department to reduce wildland fires, fire hazard impacts would be less than significant.

Impacts of the Expanded EDC Scenario would be the same as for the proposed General Plan analyzed above.

5.8.4 Existing Regulations and Standard Conditions

State and Federal Regulations

- California Code of Regulations, Title 22, Divisions 4 and 4.5
- California Fire Code
- California Labor Code Section 6409.1 (b)10
- Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980
- Emergency Planning & Community Right-to-Know Act
- Government Code Sections 51018, 8670.25.5 (a)
- Hazardous Materials Disclosure Programs
- Health and Safety Codes Sections 25270.7, 25270.8, and 25507
- OSHA Rule 29 and Code of Federal Regulations Part 1926
- Public Utilities Code Section 7673, (PUC General Orders #22-B, 161)
- Resource Conservation and Recovery Act (RCRA) of 1976
- The Toxic Substances Control Act of 1976
- Vehicle Code Section 23112.5
- Water Code Sections 13271, 13272

City of Menifee Municipal Code

- Title 1, *General Provisions*, Chapter 1.10, *Emergency Organization*, designates the staff, organization, and responsibilities for emergency planning and emergency responses.
- Title 8, *Building and Safety*, Chapter 8.04: *Building Code*, adopts the 2010 California Building Code as the City's building code, with certain specified amendments.
- Title 8, *Building and Safety*, Chapter 8.20: *Fire Code*, adopts the 2007 California Fire Code as the City fire code, with certain specified amendments.



Relevant General Plan Policies

Relevant Menifee General Plan policies are in the Safety Element and are listed in Appendix C of this EIR.

5.8.5 Level of Significance Before Mitigation

Upon implementation of regulatory requirements and standard conditions of approval, the following impacts would be less than significant: 5.8-1, 5.8-2, 5.8-3, 5.8-4, 5.8-5. These significance conclusions would be the same for the Expanded EDC Scenario.

5.8.6 Mitigation Measures

No mitigation measures are required.

5.8.7 Level of Significance After Mitigation

Impacts would be less than significant for the proposed General Plan and the Expanded EDC Scenario.

5. Environmental Analysis

HAZARDS AND HAZARDOUS MATERIALS

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