5.8 HAZARDS AND HAZARDOUS MATERIALS

The components of the proposed Project analyzed herein are:

1) Adoption and implementation of the General Plan Update (Beaumont 2040 Plan), and
2) Adoption and implementation of the revised Zoning Ordinance and Zoning Map.

Of the project components listed above, the revised Zoning Ordinance address site planning, building compatibility with the proposed Beaumont 2040 Plan, and is thus not considered to have impacts related to hazards and hazardous materials. Therefore, this project component will not be analyzed further in this section. The revised Zoning Map will have similar types of land uses as the Beaumont 2040 Plan for consistency purposes; therefore, all discussions which apply to the Beaumont 2040 Plan shall also apply to the revised Zoning Map.

Since an Initial Study was not prepared with the issuance of the Notice of Preparation (Appendix A), the focus of the following discussion is related to potential impacts to creating a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; creating 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; emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; being located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, creating a significant hazard to the public or the environment; 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 use airport, resulting in a safety hazard or excessive noise for people residing or working in the project area; impairing implementation of or physically interfering with an adopted emergency response plan or emergency evacuation plan; and exposing people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

In response to the Notice of Preparation, the City received comment letters from the Riverside County Department of Waste Resources and the Southwest Regional Council of Carpenters.[1] These letters are included in Appendix A and summarized in **Table 2-A – Summary of Written Comments Received in Response to the Notice of Preparation**. No oral comments were received regarding hazardous and hazardous materials at the Project's public scoping meeting.

5.8.1 Setting

Hazardous Materials

Hazardous or potentially hazardous materials are known to be produced, used, and/or stored by certain commercial and industrial facilities within the Planning Area. Regulations for the protection of the public and the environment affect both the use of these materials as well as the transport and disposal within a community. The State Water Resources Control Board (SWRCB) and the California Department of Toxic Substance Control (DTSC) maintains the GeoTracker and EnviroStor databases, respectively. These databases include information to easily identify the location of a hazardous waste site and also maintains information about specific sites, including the current status of the site, chemicals of concern on the site,

[1] Letter prepared by Wittwer Parkin LLP on behalf of the Southwest Regional Council of Carpenters.

potential media affected, regulatory activities, and any data submitted to the oversight agency. According to the GeoTracker and EnviroStor databases, there are no open leaking underground storage tank (LUST) sites in the Planning Area. GeoTracker identifies 15 closed case LUST sites that have completed site assessments and any required clean-up in addition to two cleanup program sites for which cleanup has been completed and the cases are closed. There is one open cleanup program site within the Planning Area; Lockheed Propulsion Company at 17255 Highland Springs Road (within the City's Sphere of Influence (SOI)). GeoTracker reports the status of this site as "open – assessment and interim remedial action." This means an interim remedial action is occurring at the site and additional activities such as site characterization, investigation, risk evaluation, and or/site conceptual model development are occurring. EnviroStor identifies Lockeed Propulsion-Beaumont No. 1 (Site 1) and Lockheed-Propulsion-Beaumont No. 2 (Site 2) as active sites. These sites are also on the Cortese List maintained by the California Environmental Protection Agency.

Lockheed Site 1 and Site 2 were used for the processing, testing, and disposal of solid rocket propellant, among other products, in the 1960's, and early 1970's. Operations at these sites ceased in 1974. Between 1974 and 1986, portions of the overall sites were used for sheep ranching and training of heavy equipment operators. These practices were ceased when the potential for contamination was discovered. The majority of the testing was conducted at Site 1, which encompasses approximately 9,100 acres within the City's SOI on Highland Springs Road. Site 1 is currently vacant and all but approximately 566 acres are now owned by the State of California and administered by the California Department of Fish and Wildlife. Those 566 acres are owned by Lockheed Martin and a conservation easement has been granted to the State. Site 1 is designated and zoned Open Space. Site 2 encompasses approximately 2,500 acres within the City limits on Jack Rabbit Trail approximately five miles northeast of Site 1. Site 2 is designated and zoned Industrial and is owned by the County of Riverside. Final environmental cleanup at both Site 1 and Site 2 commenced summer 2018. (Lockheed 1, Lockheed 2, Lockheed Martin.)

The EnviroStor database identifies 15 school site investigations, which are all completed, and no action is required. EnviroStor also identifies the Square D Company site, located at 1060 E 3rd Street as being "Certified O & M – Land Use Restriction Only." This status means a remedy is implemented and the selected remedy results in hazardous substances remaining at the site at concentrations above those acceptable for unrestricted use and a Land Use Restriction or Land Use Covenant has been recorded for the site.

The DTSC summarizes all registered hazardous material transporters in the state. There is currently one active transporter located within the City, (DTSC.) Additionally, two major freeways (Interstate 10 and State Route 60), as well as the Union Pacific railroad serve as transportation corridors for vehicles carrying a variety of hazardous or potentially hazardous materials. Accidental release of these materials could pose health risks and the potential for environmental contamination.

The City works with the Riverside County Fire Department to require hazardous materials users and generators to identify safety procedures for responding to accidental spills and emergencies. The City also supports and coordinates with the Riverside County Waste Management Department to host "household hazardous waste" collection events in the City for safe disposal of hazardous items by individuals.

Wildfire Hazards

Wildfires also pose a hazard in the Planning Area, particularly at the interface of wildlands and urban structures. Beaumont has been identified by CAL FIRE as being located within a "wildland-urban

interface". This interface includes areas where homes or structures are intermixed with wildlands, which creates high wildfire risk. Historically, several fires have occurred in the wildland-urban interface in Riverside County and the threat intensifies under the Santa Ana winds and other extreme fire weather conditions. (Beaumont 2040 Plan, p. 228.)

The severity of wildfires is generally influenced by four factors: vegetation, climate, topography, and fire origin. Other factors such as accessibility (roads), distance from urban areas (remoteness), and structure design and location (homes) also influence the fuel load and response times for emergency vehicles. The risk of exposure to wildfires can be reduced by the following:

- Reduce fuel loads where feasible and appropriate;
- Land use plans and policies that discourage or prohibit development proximate to areas with high risk of wildfire due to fuel load, remoteness, and accessibility, or some combination thereof;
- Site plans, conditional use permits, tract maps, and parcel maps [others?] that incorporate adequate clear buffer areas to reduce the risk to structures from the threat of wildfires; and
- Facilities that evidence fire-resistant designs.

The type, density and dryness of vegetation, called the "fuel load," will influence the risk level for a wildfire to start and/or spread. Light fuel loads typically consist of flammable grasses and annual herbs; medium fuels are brush and shrubs less than six feet in height; and heavy fuel loads consist of heavier brush and timber over six feet high. The majority of the fuel loads in the Planning Area are characterized as light fuels with some medium fuels in the southern and western portions of the Planning Area. Heavy fuel loads are known to exist within riparian areas where vegetation is dense and large in size.

The majority of fires in Southern California occur when the marine airflow is displaced by the dry Santa Ana winds after long dry periods. Wind velocities can reach up to 100 miles per hour in exposed open space areas and relative humidity sometimes reaches zero. The westerly winds that blow with considerable force through the eastern portion of the San Gorgonio Pass can also increase the risk of fire hazards within Beaumont. Topography can also directly and indirectly affect fire intensity and the direction and rate of spread of a fire. The degree of slope and direction of the slope face will affect the amount of rainfall received, fuel types and fuel densities.

In Beaumont, Moderate, High, and Very High Fire Hazard Severity Zones (FHSZ) are in and near undeveloped land, both within the existing City limits and in the Sphere of Influence. High and Very High FHSZ are in the northeast portion of the City and Sphere near the San Bernardino Mountains as well as in undeveloped areas in the Potrero Reserve along State Route-79 in the southern portion of the City (See **Figure 5.8-1 – Fire Hazard Zone Severity Map**.) The undeveloped area within the Potrero Reserve is largely composed of shrub and grassland communities, which may provide fuel for wildfires. (Beaumont 2040 Plan, p. 228.)

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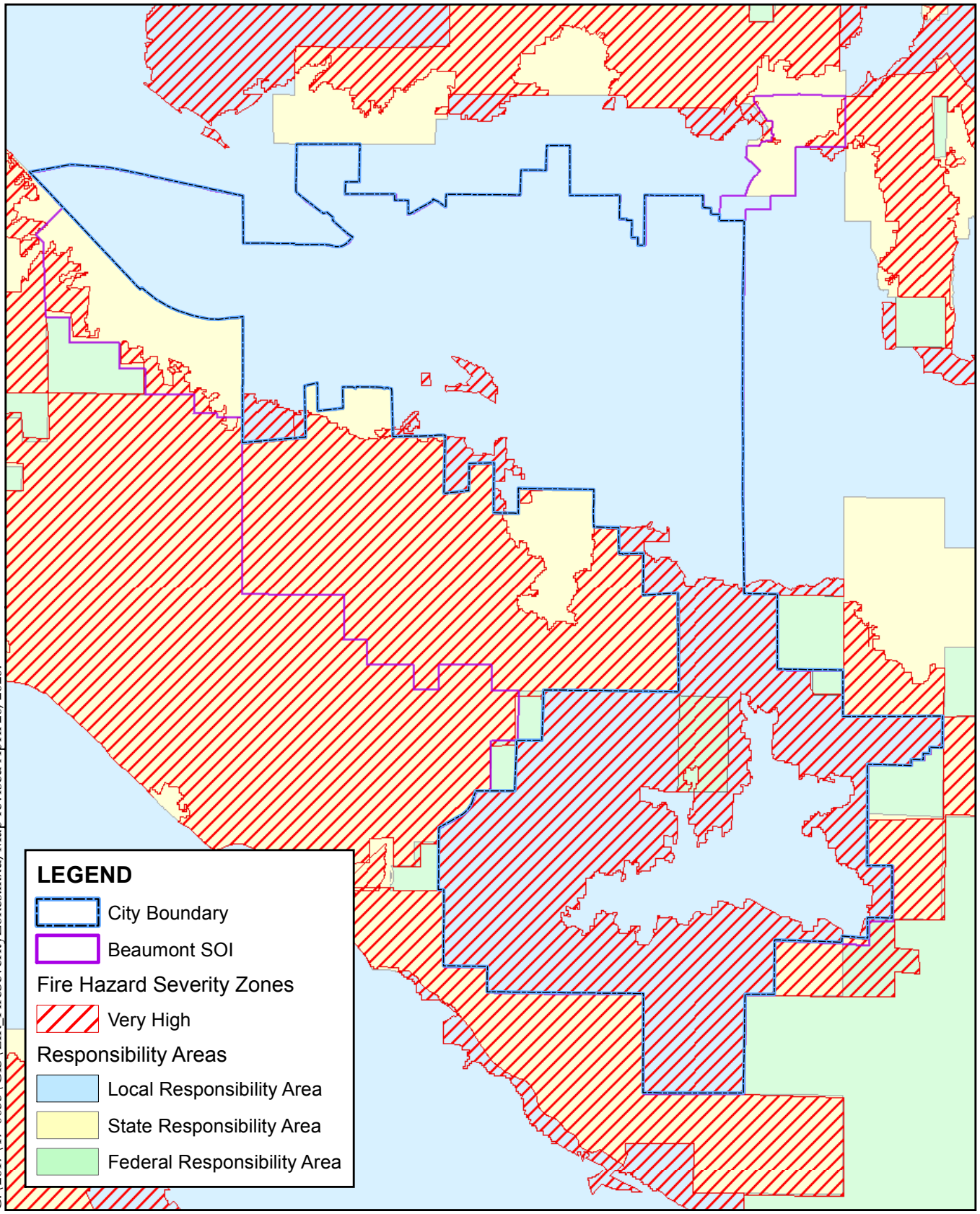

Figure 5.8-1 Fire Hazard Severity Zones

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ALBERT A. WEBB ASSOCIATES

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Primary fire protection services, in addition to emergency medical services and fire safety education within the Planning Area are provided by the Riverside County Fire Department in conjunction with CAL FIRE.[2] (Refer to Section 5.14 – Public Services. The City regularly reviews the adequacy of fire protection and emergency services in the City, as part of the annual budget review of the City's contract with the County Fire Department. In addition to protection and response services, the County Fire Department also implements programs designed to help prevent fires and reduce fire hazards, including but not limited to:

- Participation with the City in the land use and development review process ("Safe Development Review Program"), with Fire Department input required before proposals can proceed;
- Building inspections; and
- Public education and awareness.

Airport Hazards

Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Other airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport. There are no airports in the Planning Area; however, the Banning Municipal Airport is located approximately five (5) miles east of the City's eastern boundary. The Planning Area is not within the Airport Influence Area Boundary of the Banning Airport. (ALUC, Map BN-1 and Map BN-2.)

5.8.2 Related Regulations

A summary of key federal, state, county and local regulations and policies that address hazardous materials and hazardous waste management is provided below. These polices and regulations provide the regulatory framework for addressing all aspects of hazards and hazardous materials that would be affected by adoption and implementation of the proposed Project.

Federal Regulations

Hazardous Materials Transportation Act

The Hazardous Materials Transportation Act (1975) is the statutory basis for the extensive body of regulations providing for the safe transport of hazardous or potentially hazardous materials on water, rail, highways, through air, or in pipelines. The Act includes provisions for material classification, packaging, marking, labeling, placarding, and shipping documentation.

Resource Conservation and Recovery Act (RCRA)

The Resource Conservation and Recovery Act of 1976 addresses hazardous waste generation, handling, transportation, storage, treatment, and disposal. RCRA implemented a manifest tracking system which documents and records the movement of waste from its site of generation to its ultimate disposition. RCRA also establishes national minimum requirements for solid waste disposal sites and practices, and requires states to develop plans for the management of wastes within their jurisdictions. RCRA also specifically requires monitoring and containment systems for underground storage tanks that hold hazardous materials. Owners of such tanks must demonstrate financial assurance for any required

[2]

remediation should tanks rupture or leak. Subsequent amendments to RCRA established waste minimization in total as a national priority.

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

CERCLA, enacted in 1980, created a tax on the chemical and petroleum industries and provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. The purposes of CERCLA are to:

- Establish prohibitions and requirements concerning closed and abandoned hazardous waste sites;
- Provide for liability of persons responsible for releases of hazardous waste at these sites; and
- Establish a trust fund to provide for cleanup when no responsible party could be identified.

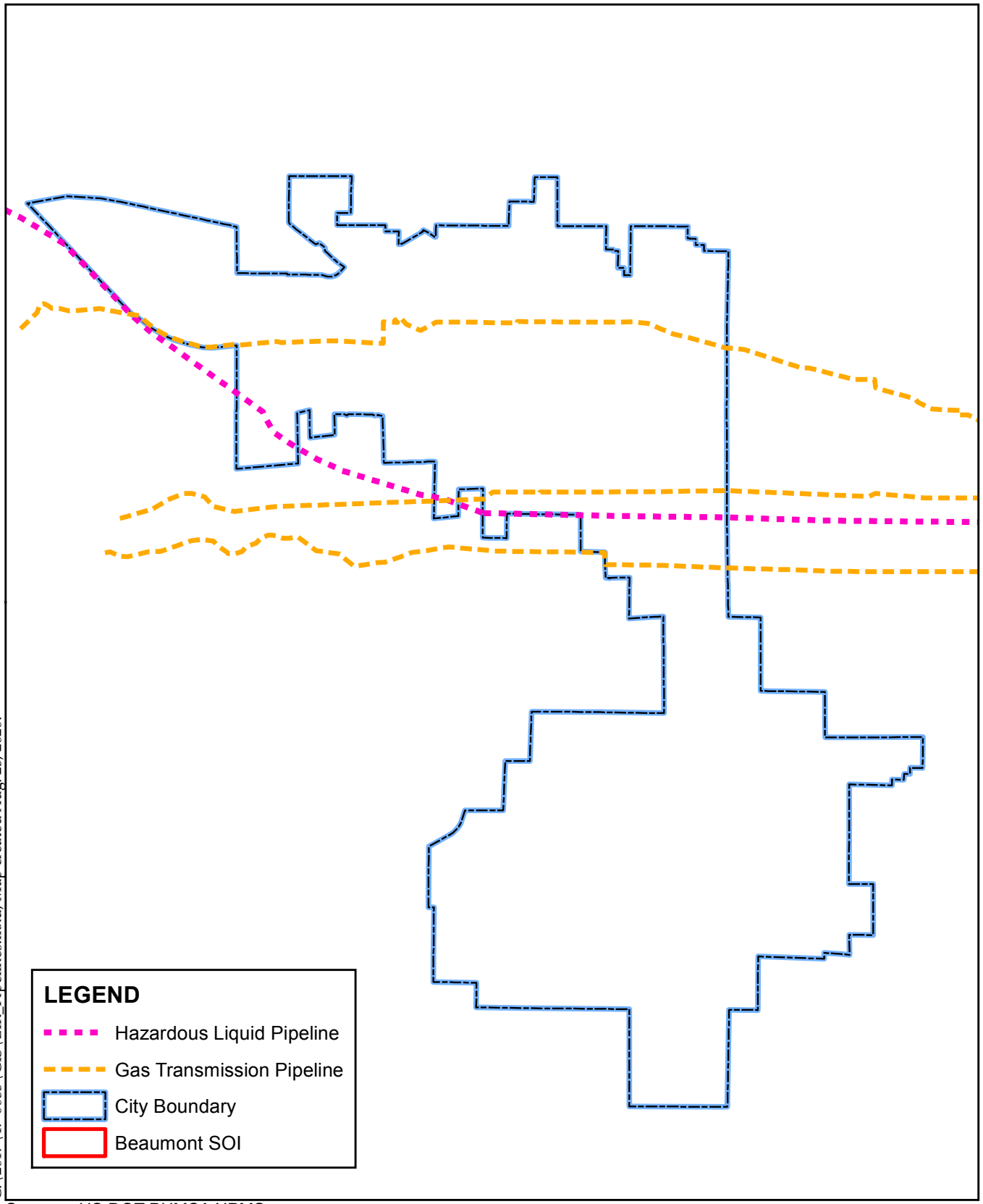
Superfund Amendments and Reauthorization Act (SARA)

The 1986 Superfund Amendments and Reauthorization Act (SARA) amended CERCLA to reflect EPA's experience in administering the complex Superfund program during its first six years. Important changes and additions to the program initiated under SARA included:

- Enhancement of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites;
- Superfund actions were required to consider the standards and requirements found in other State and federal environmental laws and regulations;
- Provision of new enforcement authorities and settlement tools;
- Increased State involvement in every phase of the Superfund program;
- Increased focus on human health problems posed by hazardous waste sites;
- Greater citizen participation in making decisions on how sites should be cleaned up; and
- Increased the size of the trust fund for cleanup when no responsible party could be identified.

Hazardous Liquid Pipeline and Natural Gas Pipeline Safety

The Hazardous Liquid Pipeline Safety Act of 1979 and the Natural Gas Pipeline Safety Act of 1968 authorize the US Department of Transportation (DOT) to regulate pipeline transportation of hazardous liquids, including crude oil, petroleum products, anhydrous ammonia, and carbon dioxide; transportation of flammable, toxic, or corrosive natural gas and other gases; and transportation and storage of liquefied natural gas. The US Pipeline and Hazardous Materials Safety Administration develops and enforces regulations for the safe, reliable, and environmentally sound operation of the nation’s 2.6-million-mile pipeline transportation system. (PHMSA.) There is a gas transmission pipeline and a hazardous liquid pipeline that traverses the Planning Area in a west-east direction. (NPMS.) **Refer to Figure 5.8-2 – Pipelines**.



G:\2017\17-0033\GIS\EIR_Pipelines.mxd; Map created Aug. 23, 2020.

Sources: US DOT PHMSA NPMS; Raimi+ Assoc. 2019; ESRI.

Figure 5.8-2 – Pipelines

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Regulation of Polychlorinated Biphenyls and Lead-Based Paint

The Toxic Substances Control Act of 1976 (Title 15, United States Code, Section 2605) banned the manufacture, processing, distribution, and use of polychlorinated biphenyls (PCB) in enclosed systems. The EPA Region 9 PCB Program regulates remediation of polychlorinated biphenyls in several states, including California. The Residential Lead-Based Paint Hazard Reduction Act of 1992 amended the Toxic Substances Control Act to include Title IV, Lead Exposure Reduction. The EPA regulates renovation activities that could create lead-based paint hazards in target housing and child-occupied facilities and has established standards for lead-based paint hazards and lead dust cleanup levels in most pre-1978 housing and child-occupied facilities.

Federal Aviation Regulations (FAR)

Federal Aviation Administration (FAA) regulations, known as Federal Aviation Regulations (FARs), provide regulatory guidance for the operation, development, and construction of airports and aircraft as well as the training of and conduct of pilots of all civil types and ratings. Included in the FARs are specific regulations guiding the operation of airports and requirements related to development adjacent to airports (14 CFR 77). FAR Part 77 pertains to objects affecting navigable airspace and establishes standards for determining obstructions in navigable airspace, sets forth the requirements for notice to the administrator of certain proposed construction or alteration, provides for aeronautical studies of obstructions to air navigation in order to determine their effect on the safe and efficient use of airspace, provides for public hearings on the hazardous effects of proposed construction or alteration on air navigation, and provides for the establishment of antenna farm areas.

The Planning Area is not within any FAA-regulated area of the Banning Municipal Airport.

Healthy Forest and Rangelands (National Fire Plan)

Healthy Forests and Rangelands is a cooperative effort between the US Department of the Interior (DOI), the US Department of Agriculture (USDA), and their land management agencies. Healthy Forests and Rangelands provides fire, fuels, and land management information to government officials, land and fire management professionals, businesses, communities, and other interested organizations and individuals. The National Fire Plan (NFP) was developed in August 2000, following a landmark wildland fire season, with the intent of actively responding to severe wildland fires and their impacts to communities while ensuring sufficient firefighting capacity for the future. The NFP was finalized in August 2001 by the DOI and the USDA and addresses five key points: firefighting, rehabilitation, hazardous fuels reduction, community assistance, and accountability.

State Regulations

At the state level, California has developed hazardous waste regulations that are similar to the federal laws, but that are more stringent in their application in some cases. The California Environmental Protection Agency (Cal/EPA) has broad jurisdiction over hazardous materials management in the state. Within Cal/EPA, the Department of Toxic Substances Control (DTSC) is the primary state agency with jurisdiction over hazardous chemical materials management. While DTSC has the primary responsibility for enforcement and implementation of hazardous waste control laws in the state, this responsibility is shared with other state and local government agencies, including the SWRCB, Regional Water Quality Control Board (RWQCB), and city and county governments. Other state agencies involved in hazardous materials management are the California Department of Industrial Relations' Division of Occupational Safety and Health (Cal/OSHA), California Emergency Management Agency's Accidental Release Prevention (Cal/ARP), California Department of Fish and Wildlife (CDFW), California Air Resources Board (CARB), California Department of Transportation (Caltrans), California Office of Environmental Health Hazard Assessment (OEHHA), and the California Department of Resources Recycling and Recovery

(CalRecycle). Hazardous chemical and bio-hazardous materials management laws in California include the following statutes and regulations.

Hazardous Waste Control Law (HWCL)

The Hazardous Waste Control Law (1972) was enacted four years before RCRA and implements the "cradle-to-grave" concept of hazardous waste management in the State of California. Under the Law, it is the responsibility of generators to determine whether their wastes are potentially hazardous, and to ensure their proper management. The Law also establishes criteria for the reuse and recycling of hazardous wastes. The regulation far exceeds Federal requirements by mandating source reduction planning, and more extensive permitting requirements for facilities that treat hazardous waste. It also regulates a number of types of wastes and waste management activities that would not be subject to RCRA.

California Code of Regulations (CCR)

Most State and Federal regulations and requirements that apply to generators of hazardous waste are spelled out in the California Code of Regulations (CCR), Title 22, Division 4.5. Title 22 contains the detailed compliance requirements for hazardous waste generators, transporters, and treatment, storage, and disposal facilities. However, the State Department of Toxic Substance Control (DTSC) regulates hazardous waste more stringently than the U.S. EPA. As such, the integration of California and Federal hazardous waste regulations articulated within Title 22 does not allow for as many exemptions or exclusions permitted under Federal regulations. CCR Title 22 also regulates a wider range of waste types and management activities than do similar federal regulations. California hazardous waste and toxics-related regulations identified within Title 22 and elsewhere throughout the CCR are comprehensively identified and consolidated within CCR Title 26 "Toxics."

Public Resources Code & Government Code

Public Resources Code Sections 4201–4204 and Government Code Sections 51175–51189 require identification of fire hazard severity zones in California. Fire hazard severity zones are modeled based on vegetation, topography, weather, fuel load type, and ember production and movement within the area in question. Fire hazard severity zones are defined as moderate, high, and very high fire hazard severity by the California Department of Forestry and Fire. Fire prevention areas considered to be under state jurisdiction are referred to as state responsibility areas, while areas under local jurisdiction are called local responsibility areas.

State Aeronautics Act

The State Aeronautics Act, which is codified in Public Utilities Code Section 21670, et seq., establishes the requirement for the creation of airport land use commissions for every county in which there is located an airport that is served by a scheduled airline. Additionally, these sections of the Public Utilities Code mandate the preparation of Comprehensive Land Use Plans (CLUP) to provide for the orderly growth of each public airport and the area surrounding the airport. The purpose of CLUPs includes the protection of the general welfare of inhabitants within the vicinity of the airport and the general public.

California Emergency Services Act

California Government Code 8550-8692 provides for the assignment of functions to be performed by various agencies during an emergency so that the most effective use may be made of all manpower, resources, and facilities for dealing with any emergency that may occur. The coordination of all emergency services is recognized by the state to mitigate the effects of natural, manmade, or war-caused emergencies that result in conditions of disaster or extreme peril to life, property, and the resources of the

state. The general purpose is to protect the health and safety, and preserve the lives and property of the people of the state.

California Division of Occupational Safety and Health

Occupational safety standards exist in federal and state laws to minimize worker safety risks from both physical and chemical hazards in the workplace. The California Division of Occupational Safety and Health (Cal/OSHA) is responsible for developing and enforcing workplace safety standards and assuring worker safety in the handling and use of hazardous materials. Among other requirements, Cal/OSHA obligates many businesses to prepare Injury and Illness Prevention Plans and Chemical Hygiene Plans. The Hazard Communication Standard requires that workers be informed of the hazards associated with the materials they handle.

California Fire Code

The California Fire Code (Title 24, 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 referenced in other parts of Title 24 of the CCR, also known as the California Building Standards Code.

Government Code Section 65962.5

The provisions of Government Code Section 65962.5 are commonly referred to as the Cortese List. The Cortese List is a planning document used by the state and local agencies to provide information about hazardous materials release sites. Government Code Section 65962.5 requires the California Environmental Protection Agency (Cal/EPA) to develop an updated Cortese List annually, at minimum. The DTSC is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information for the list.

Emergency Services Act

Under the Emergency Services Act (California Government Code Section 8850 et seq.), the State developed an emergency response plan to coordinate the emergency services of federal, state, and local agencies. Quick response to natural and man-made incidents is a key part of the plan. The Governor's Office of Emergency Services (Cal OES) administers the plan and coordinates the responses of other agencies, including Cal/EPA, the CHP, the California Department of Fish and Wildlife, Regional Water Quality Control Boards, air quality management districts, and county disaster response offices.

Business Plan Act

The California Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act) requires preparation of hazardous materials business plans and disclosure of inventories of hazardous materials. A business plan includes an inventory of the hazardous materials handled, facility floor plans showing where hazardous materials are stored, an emergency response plan, and provisions for employee safety and emergency response training (California Health and Safety Code, Division 20, Chapter 6.95, Article 1). Statewide, the DTSC has primary regulatory responsibility for managing hazardous materials, with delegation of authority to local jurisdictions that enter into agreements with the State. Local agencies, including the Riverside County Environmental Health Department, administer these laws and regulations. Sections 12101 through 12103 of the California Health and Safety Code require that permits be obtained by those manufacturing, transporting, possessing, or using explosives and endorsed by the jurisdiction(s) in which the transportation or use would occur.

Hazardous Waste Control Act

The Hazardous Waste Control Act is codified in California Code of Regulations Title 26, which describes requirements for the proper management of hazardous wastes. The Hazardous Waste Control Act and Title 26 regulations list more than 800 potentially hazardous materials and establish criteria for identifying, packaging, and disposing of such wastes. To comply with these regulations, the generator of hazardous waste material must complete a manifest that accompanies the material from the point of generation to transportation to the ultimate disposal location, and is required to file copies of the manifest with the DTSC.

Underground Storage Tank Program

The California Department of Public Health and the SWRCB maintain lists of hazardous underground storage tanks for remediation. Sites are listed based on unauthorized release of toxic substances. Leak prevention, cleanup, enforcement, and tank testing certification are elements of the UST program.

Unified Program

Cal OES grants oversight and permitting responsibility to qualifying local agencies for certain state programs pertaining to hazardous waste and hazardous materials. Beaumont's participation in the Unified Program is coordinated by the Riverside County Department of Environmental Health, as the designated Certified Unified Program Agency (CUPA) for the City.

Regional Regulations

At the local level, Riverside County provides for enforcement and monitoring of federal and State regulations addressing hazardous materials/hazardous wastes activities and management. The following County Ordinances provide the primary means for implementing applicable federal and State policies.

Ordinance No. 615.3

This Ordinance designates the Riverside County Department of Environmental Health as the local enforcement agency responsible for ensuring compliance with 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 related to the generation, storage, handling, disposal, treatment, and recycling of hazardous waste.

Ordinance No. 718.1

This Ordinance implements a local medical waste management program in accordance with the Medical Waste Management Act, as found in the California Health and Safety Code, Division 14, Part 14. The Ordinance establishes requirements for the management of medical waste and makes provisions for the enforcement thereof.

Riverside County Fire Department Policies

The Riverside County Fire Department (RCFD) maintains a hazardous material (hazmat) team to respond to hazardous materials spills and leaks as well as provide expertise in the safe handling, abatement and documentation of hazmat emergencies. The RCFD implements its programs through the RCFD Hazardous Materials Response Plan, which was developed in accordance with CCR Title 8. Riverside's team consists of two parts including a hazmat unit and a support unit.

County of Riverside Multi-Jurisdictional Local Hazard Mitigation Plan

The City Beaumont is a participating jurisdiction in the Riverside County Multi-Jurisdictional Local Hazard Mitigation Plan (HMP). The HMP identifies the county's hazards, reviews and assesses past disaster

occurrences, estimates the probability of future occurrences, and sets goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards for the County and Operational Area member jurisdictions, including the City Beaumont. (Riverside County HMP, p. 4.)

CAL FIRE/Riverside County Unit Strategic Fire Plan

The California Department of Forestry and Fire Protection (CAL FIRE)/Riverside County Unit Strategic Fire Plan (Fire Plan) was updated in May 2016. The Fire Plan is a cooperative effort between the State Board of Forestry and California Department of Forestry and Fire Protection. The plan provides a road map for prevention and reduction of firefighting costs and losses to property, life, and the environment in San Jacinto Mountain communities including Beaumont. The Safety Element incorporates relevant policies from the Fire Plan. (Beaumont 2040 Plan, p. 223.)

Beaumont Drainage Management Plan

In accordance with the requirements of the State Regional Water Quality Control Board, the Beaumont-Cherry Valley Water District adopted a 2015 Urban Water Management Plan. The purpose of this plan is to analyze drainage problems in Beaumont and consider flood protection for existing and future development. Additionally, the plan aims to provide guidance on reducing levels of pollutants within stormwater runoff and increasing public awareness of water quality problems. . (Beaumont 2040 Plan, p. 223.)

The Riverside County Flood Control and Water Conservation District (District) provides flood control facilities planning, design, operation, and maintenance within the City limits. The District's Master Drainage Plan for the Beaumont Area analyzes drainage issues in Beaumont and provides solutions for drainage issues within the plan area. The Plan also describes the location, size, and capacity of flood control facilities that are needed for current development and anticipated growth. . (Beaumont 2040 Plan, p. 223.)

Local Regulations

Local Hazard Mitigation Plan

The City's Local Hazard Mitigation Plan (LHMP) was last updated in 2017. The LHMP's purpose is to identify potential City hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term damage to people and property from natural and man-made hazards. The plan identifies vulnerabilities, prioritizes mitigation actions, evaluates resources and identifies mitigation shortcomings, provides future mitigation planning, and maintenance guidelines for the existing plan. Mitigation strategies included in the LHMP will serve as the implementation plan for the Beaumont 2040 Plan Safety Element. Under Assembly Bill 2140, cities may adopt their LHMP into their Safety Elements in order to ensure eligibility for potential reimbursement of post-disaster public assistance. (Beaumont 2040 Plan, p. 222.)

Emergency Operations Plan

The City of Beaumont has an adopted Emergency Operations Plan (EOP) and Standardized Emergency Management System (SEMS) / National Incident Management System (NIMS). This plan establishes the emergency organization, assigns tasks, specifies policies and general procedures, and provides for coordination of planning efforts of the various emergency staff and service elements. Further, it is an extension of the State Emergency Plan. The EOP addresses the planned response to extraordinary situations associated with natural disasters and/or human caused incidents. The plan is intended to facilitate multi-agency and multi-jurisdictional coordination, particularly between the City of Beaumont and

Riverside County, special districts, and state agencies. The EOP references and is consistent with the Beaumont 2040 Plan Safety Element goals and policies. (Beaumont 2040 Plan, p. 222.)

Beaumont Municipal Code

The following chapters of the Beaumont Municipal Code address hazards and hazardous materials.

Title 2 – Administration and Personnel, Chapter 2.28 – Emergency Services

Section 2.28.010 of the Beaumont municipal Code (BMC) states that is the intent of this chapter that informal mutual aid shall be available and furnished in all cases of local peril or emergency when requested by appropriate agency designates. The official who may proclaim a local emergency is the City Manager. In the absence of the City Manager, the City Police Chief or designated agent, Emergency Services Director, or designated agent, and/or the Mayor, Mayor Pro tem, or other Council member designated.

Title 3 – Revenue and Finance, Chapter 3.36 – Emergency Preparedness Facilities Fees

BMC Chapter 3.36 establishes the collection of an impact feet to be levied on new development within the City to fund Emergency Preparedness Centers to accommodate expected growth in the City. As defined in BMC Section 3.36.020, *Emergency Preparedness Centers means those improvements necessary to provide those facilities identified in the City of Beaumont General Plan, the City's Multi-hazard Functional Plan and the Emergency Preparedness Facilities Fee Study dated January 26, 2001, and other improvements in connection therewith, as may be determined by the City Council from time to time, which are not otherwise provided by, or required of, development within the City pursuant to BMC Title 17 (Zoning), Title 16 (Subdivisions), and Title 15 (Building and Construction). Emergency Preparedness Centers shall also include architectural, administrative, engineering, legal, planning, environmental and other services required in connection with the implementation of this Chapter and the construction of the foregoing improvements.*

The Emergency Preparedness Facilities Fee is collected prior to the issuance of a building permit for a new residential unit (including the conversion of an existing unit to more than one unit), new commercial, office, and industrial development, and additions to existing commercial, office, and industrial development greater than 200 gross square feet. The fees collected shall be used for the purpose of acquiring and construction facilities identified by the City Council in the Master Plan or facilities included in the City's capital improvement plan. (BMC, Sections 3.36.020, 3.36.080.)

Title 5 – Business Taxes, Licenses and Regulations, Chapter 5.36 – Telecommunications Ordinance

BMC Section 5.36.360 (Emergency Override) requires the operators of cable television services in the City to install and maintain an Emergency Alert System that allows the City to simultaneously override audio signals and broadcast emergency messages on all television channels.

Title 8 – Health and Safety, Chapter 8.12 – Solid Waste Management

The purpose of Chapter 8.12 is to properly manage and dispose of solid waste to protect the public health, safety, and well-being of Beaumont's citizens, visitors, property owners, and businesses. The provisions of this Chapter are intended to ensure solid waste handling services, including hazardous materials, are readily available, adhere to uniform standards, and are reliable clean, and efficient. (BMC Section 8.12.010A.)

BMC Section 8.12.530 states, *No person shall place or deposit hazardous waste, household hazardous waste, or universal waste in any container provided by a solid waste franchisee, or deposit, release, spill,*

leak, pump, pour, emit, empty, discharge, inject, dump or dispose into the environment any hazardous waste,[3] household hazardous waste,[4] or universal waste.[5]

Title 17 – Zoning, Chapter 17.04 – Performance Standards

BMC Section 17.04.040 (Hazardous Materials), states that in order to protect the health and welfare of persons living, working, or visiting the City of Beaumont the use, storage, manufacture, or disposal of hazardous material shall be regulated and monitored according to the standards established by the US EPA, the California Department of Health Services (DHS), and BMC Section 17.04.040.

BMC Section 17.04.040A requires preparation of a risk management and prevention program in accordance with the California Health and Safety Code, in addition to an inventory statement in accordance with federal, state, and local laws for all structures and land uses using materials identified as hazardous by the State of California Environmental Protection Agency (Cal EPA) and the US EPA.

BMC Section 17.04.040B, requires compliance with all applicable ordinances in order to use and/or store of flammable or explosive materials. This section of the BMC also prohibits open burning unless a written permit has been issued by the appropriate responsible agency.

BMC 17.04.040C, prohibits the discharge of liquid or solid waste or similar material that contaminates the water supply, or interferes with the bacterial processes in sewage treatment or otherwise causes the emission of dangerous or offensive elements into the public sewer or private disposal system, except in accordance with the applicable requirements of the US EPA.

BMC 17.04.040D, prohibits the emission of dangerous levels of radioactivity at any time. The term dangerous levels correspond to the applicable Federal and/or State standards for exposure.

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[3] BMC Section 8.12.020 defines “hazardous waste" *as any waste materials or mixture of wastes defined as a "hazardous substance" or "hazardous waste" pursuant to the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. §§ 6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act ("CERCLA"), 42 U.S.C. §§ 9601 et seq., the Carpenter-Presley-Tanner Hazardous Substance Account Act ("HSAA"), codified at California Health & Safety Code §§ 25300 et seq.; the Electronic Waste Recycling Act of 2003, codified at California Health & Safety Code §§ 25214.9 et seq. and California Public Resources Code §§ 41516 et seq., laws governing Universal Waste, all future amendments to any of them, or as defined by CalRecycle or the Department of Toxic Substances Control, or by their respective successor agencies. If there is a conflict in the definitions employed by two or more agencies having jurisdiction over hazardous or solid waste, the term "hazardous waste" shall be construed to have the broader, more encompassing definition.*

[4] BMC Section 8.12.020 defines “household hazardous waste” *as dry cell household batteries; cell phones and PDAs; used motor oil; used oil filters when contained in a sealed plastic bag; cooking oil; compact fluorescent light bulbs contained in a sealed plastic bag; cleaning products; pesticides; herbicides; insecticides; painting supplies; automotive products; solvents; stripes; and adhesives; auto batteries; and universal waste generated at a single-family or multifamily residential premises.*

[5] According to BMC Section 8.12.020, *"Universal waste" means and includes, but is not limited to, "universal waste electronic devices" or "UWEDs," (i.e., electronic devices subject to the regulation of the Department of Toxic Substances Control, 23 CCR §§ 66273.1, et seq.), and other universal wastes, including, but not limited to non-empty aerosol cans, fluorescent tubes, high intensity discharge lamps, sodium vapor lamps, and any other lamp exhibiting a characteristic of a hazardous waste, batteries (rechargeable nickel-cadmium batteries, silver button batteries, mercury batteries, small sealed lead acid batteries [burglar alarm and emergency light batteries] alkaline batteries, carbon-zinc batteries and any other batteries which exhibit the characteristic of a hazardous waste), mercury thermometers, and mercury-containing switches.*

BMC 17.040.082 requires signs to be placed on trash and recycling containers that state disposal of hazardous waste is prohibited.

5.8.3 Beaumont 2040 Plan

As required by State law (Government Code Section 65302(g)), the Safety Element identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the Planning Area. The goal of the Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. (Beaumont 2040 Plan, p. 221.)

The Beaumont 2040 Plan includes the following goals, policies, and implementation, intended to reduce potential impacts from hazards and hazardous materials.

Beaumont 2040 Plan, Chapter 9 – Safety

Goal 9.3: A City that provides effective emergency response following a natural or human-caused disaster.

Policy 9.3.1 Ensure that the City's Emergency Operations Plan is regularly updated to be compatible with Federal, State and local emergency requirements and latest FEMA Best Practices.

Policy 9.3.2 Continue to partner with local emergency management organizations to implement coordinated emergency response planning.

Policy 9.3.3 Continue to educate City staff, residents, and businesses regarding appropriate actions to take during an emergency.

Policy 9.3.4 Promote community-based, emergency preparedness programs and disaster education awareness, including the City's annual emergency system training.

Policy 9.3.5 Support the existing Community Emergency Response Team (CERT) program to educate volunteers about disaster preparedness and train them in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

Policy 9.3.5 Maintain emergency procedures for the evacuation and control of population in identified flood hazard areas in accordance with Section 8589.5 of the California Government Code.

Goal 9.4: A City that is protected from the effects of natural and manmade disasters.

Policy 9.4.1 Continue coordinated review of development proposals with the Police Department and Fire Safety Specialist to ensure that police and fire staff and resources keep pace with new development planned or proposed in the City and City's Sphere of Influence.

Policy 9.4.2 Conduct a community risk assessment or hazard profile in partnership with fire crews, community members, and city staff to identify specific target hazards, including critical facilities, community assets, and historical buildings.

Policy 9.4.3 Maintain adequate levels of staffing for fire protection and emergency services by

- Retention of current staffing positions,
- Forecast of future demand, and
- Provision of additional staff, equipment and technology acquisition, and facilities when fiscally appropriate and needed.

Policy 9.4.4 Ensure that backup power is maintained in critical facilities across the City.

Policy 9.4.5 Require new development to provide access roads that allow both safe and efficient access of emergency equipment and community evacuation.

Policy 9.4.6 Restrict new development in areas where adequate access cannot be achieved, unless remedies are proposed that alleviate the constraints.

Policy 9.4.7 Develop a fire service standards study, including identification of existing and future needs and recommendations to address challenges posed by Beaumont's topography, vegetative hazards, road network, extent of fire emergency, and safety personnel capacity.

Goal 9.5: A City with enhanced and fire and emergency response services.

Policy 9.5.1 Ensure the locations of new and existing fire protection facilities provide a consistent level of service across the City. Fund and support new fire stations, personnel, and equipment as need to meet NFPA and County Fire response standards, Partner with CAL FIRE to establish minimum staffing levels of each fire company or each duty shift.

Policy 9.5.2 Increase Fire Department resources and facilities to the western portion of Beaumont to decrease current response times to the targeted response time of five minutes.

Policy 9.5.3 Provide an adequate level of paramedic service for emergency medical aid for patients.

Policy 9.5.4 Continue code enforcement efforts to reduce fire hazards associated with older buildings.

Policy 9.5.5 Coordinate with the Beaumont-Cherry Valley Water District to ensure that water pressure for existing and future developed areas is adequate for firefighting purposes.

Policy 9.5.6 Provide fire suppression water system guidelines and implementation plans for existing and acquired lands, including fire protection water volumes, system distribution upgrades, and emergency water storage.

Policy 9.5.7 Continue to provide technical and policy information regarding structural and wild land fire hazards to developers, interested parties, and the general public through all available media.

Policy 9.5.8 Continue to support and promote the Riverside County Fire and CAL FIRE Ready Set Go program.

Policy 9.5.9 Coordinate with CAL FIRE, Riverside County Fire Department, and other agencies to provide emergency services training for residents and City staff, and promote fire prevention programs, including raising awareness about fire safe landscaping and buffer zones in areas of wildfire risk.

Goal 9.6: A City that protects human life, land, and property from the effects of wildland fire hazards.

Policy 9.6.1 Inventory and assign risk levels for wildfire hazards to assist in regulating the allowable type, density, location, and/or design and construction of new developments, both public and private.

Policy 9.6.2 Update development standards to meet or exceed the California Code of Regulations Title 14 State Responsibility Area Fire Safe Regulations and Fire Hazard Reduction Around Buildings and Structures Regulations.

Policy 9.6.3 Ensure that development in Very High Fire Hazard Severity Zones minimizes the risks of wildfire through planning and design of structures in accordance with the California Building Code Chapter 7A. Ensure adequate provisions for vegetation management, emergency access, and firefighting.

Policy 9.6.4 Require new development in the High and Very High Fire Hazard Severity Zones to develop a fire protection and evacuation plan and ensure that the plan includes adequate fire access to new development.

Policy 9.6.5 Prohibit new public or critical facilities in Very High Fire Hazard Severity Zones, except when other options do not exist.

Policy 9.6.6 Require property owners to clear brush and high fuel vegetation and maintain fire-safe zones (a minimum distance of 30 feet from the structure or to the property line, whichever is closer) to reduce the risk of fires. For structures located within a Very High Fire Hazard Severity Zone, the required brush distance is up to 200 feet from structures up to their property line.

Policy 9.6.7 Continue to enforce the weed abatement ordinance to mitigate potential fire hazard risks.

Policy 9.6.8 Require that developments located in wildland interface areas incorporate and enforce standards for construction, including a fuel modification program (i.e., brush clearance, planting of fire-retardant vegetation) to reduce the threat of wildfires.

Policy 9.6.9 Ensure that re-development after a large fire complies with the requirements for construction in the High and Very High Fire Hazard Severity Zones for fire safety.

Policy 9.6.10 Evaluate soils and waterways for risks from flooding, water quality, and erosion to ensure that they are suitable to support redevelopment following a large fire.

Goal 9.9: A City that promotes preparedness related to the adverse effects of high winds common in the Pass area.

Policy 9.9.1 Consider potential risk posed by high winds in the City in the review of new development applications including those for signs.

Policy 9.9.2 Require implementation of best practices for dust control at all excavation and grading projects.

Policy 9.9.3 Prohibit excavation and grading during high wind conditions, defined as instantaneous wind speeds that exceed 25 miles per hour by South Coast AQMD.

Policy 9.9.4 Continuously monitor multi-hazard threats during high wind and associated wildfire conditions. Allocate appropriate firefighting and emergency personnel resources to effectively respond to multi-hazard threats.

Goal 9.11 - A City with minimized risk associated with hazardous materials.

Policy 9.11.1 Require all users, generators, and transporters of hazardous materials and wastes to provide and maintain an updated inventory of hazardous waste and materials, associated handling procedures, and clean up response plans.

Policy 9.11.2 Require an assessment of hazardous materials use as part of environmental review and/or include approval of the development of a hazardous management and disposal plan, as a condition of a project, subject to review by the County Environmental Health Department.

Policy 9.11.3 Work with responsible Federal, State, and County agencies to effectively regulate the management, disposal, and appropriate remediation for accidental spills of hazardous materials and hazardous waste.

Policy 9.11.4 Work with responsible Federal, State, and County agencies to prepare contingency plans for potential accidental spills of hazardous materials along the major transportation freeways, roadways and rail corridors that transect the City.

Policy 9.11.5 Prohibit placement of proposed new facilities that will be involved in the production, use, storage, transport, or disposal of hazardous materials near existing sensitive land uses (such as homes, schools, child-care centers, nursing homes, senior housing, etc.), that may be adversely affected by such activities.

Policy 9.11.6 Establish clear policies and procedures in the event of a hazardous contamination. Recommend and offer trainings to private sector companies.

Policy 9.11.7 Coordinate with regulatory agencies regarding remnant safety hazards and future utilization of contaminated sites within Potrero Reserve and elsewhere in the City.

Policy 9.11.8 Adopt ordinances that reduce the level of risk from hazardous materials, hazardous waste, infectious waste, and radioactive materials to the public, industries, and businesses.

Policy 9.11.9 Promote proper hazardous waste disposal by hosting regular bi-annual or quarterly collection events.

Beaumont 2040 Plan, Chapter 11 – Downtown Area Plan

Goal 11.11: Create development that provides a safe setting for the Downtown residents.

Policy 11.11.3 Protect the health of the citizens by careful consideration of uses eliminate or reduce odors, toxins, or other hazardous discharges.

Implementation S5 Budget Review. Coordinate a periodic review with the Police Department and the Fire Safety Specialist to ensure that police and fire staff and resources keep pace with new planned or proposed development.

Implementation S7 Community Risk Assessment. Conduct a community risk assessment to identify critical facilities and community assets.

Implementation S11 Maintenance Fund. Re-evaluate development impact fees to cover costs of maintaining community fire breaks and other similar activities.

Implementation S12 Fire Hazard Risk Assessment**.** Inventory all buildings, assigning risk level for all wildfire hazards in the City and developing regulations for each level to minimize wildfire risk.

Implementation S13 Municipal Code Updates. Update municipal code to require that

- New public facilities are located outside of Very High Fire Hazard Severity Zones, when feasible.
- Developments located in wildland interface areas incorporate and enforce standards for construction, including a fuel modification program (i.e., brush clearance, planting of fire-retardant vegetation).

- Development in High and Very High Fire Hazard Severity Zones prepares a fire protection and evaluation plan.
- New development provides emergency access (i.e. two viable points of ingress and egress) for emergency vehicles and evacuation in the event of a fire.
- All existing and new homes and businesses have visible street addressing and signage.

Implementation S14 Fire Suppression Guidelines. Develop fire suppression water system guidelines and implementation plans for existing and acquired lands, including fire protection water volumes, system distribution upgrades, and emergency water storage.

Implementation S15 Buffer Zones. Define a protected buffer zone that separates wildlands from vulnerable development to mitigate the risk of potential wildfires.

Implementation S16 Water Assessment. Confirm that water pressure is adequate for firefighting purposes in existing and future developed areas.

Implementation S24 Design Review. Develop guidelines for multi-hazard design measures that mitigate the effects of high winds and consider other potential risks.

Implementation S25 Dust Control. Develop guidelines for dust control at all excavation and grading projects, including addressing high wind conditions.

Implementation S29 Remediation Strategies. Establish protocols for regular coordination with regulating agencies regarding remediation strategies for hazardous and toxic materials.

Implementation S30 Hazardous Materials Inventory. Develop an inventory of hazardous materials used by businesses in the City. Maintain this inventory as a living document.

Implementation S31 Contaminated Sites. Maintain a public record of property locations, which contain hazardous materials, including a timetable for and the extent of remediation to be expected.

5.8.4 Thresholds of Significance

According to *CEQA Guidelines* Appendix G, a project would have a significant impact on hazards and hazardous materials, if it would:

- (Threshold A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- (Threshold B) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- (Threshold C) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;

- (Threshold D) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;
- (Threshold E) 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 use airport, would result in a safety hazard or excessive noise for people residing or working in the project area;
- (Threshold F) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or
- (Threshold G) expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

5.8.5 Environmental Impacts before Mitigation

Threshold A*: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.*

Adoption and implementation of the Beaumont 2040 Plan will enable development of new residential, commercial, industrial, and institutional uses. This new development will result in increased transport, use, storage, and disposal of hazardous materials in the Planning Area. Of particular concern are facilities with leaking underground storage tanks or other methods of storage that could accidentally leak or be released into the soil, groundwater, surface water, or air. Examples of these facilities include light industrial uses, gas stations, automotive repair shops, and dry cleaners.

The transport, storage, use, and disposal of hazardous materials and wastes is extensively regulated by federal, state, and local policies as discussed in Section 5.8.2 of this Draft PEIR, above, which provides a high level of protection to the public. Beaumont will continue to enforce disclosure laws though BMC 17.04.040 , such as the Hazardous Materials Transportation Act, RCRA, HWCL, CCR Title 22, Business Plan Act, CCR Title 26, and BMC Section 14.04, that require users, producers, and transporters of hazardous materials and wastes to clearly identify the materials that they store, use, or transport and to notify the appropriate city, county, state, and federal agencies in the event of a violation. By recognizing these hazards and ensuring that an educated public is able to work with City officials to minimize risks associated with hazardous materials, the City can maintain safe conditions throughout the Planning Area. Facilities developed consistent with the Beaumont 2040 Plan that will use hazardous materials will be required to obtain permits and comply with appropriate regulatory agency standards designed to avoid hazardous waste releases and protect public health.

The amount of hazardous materials transported through the Planning Area on local roadways, I-10 and SR-60 will likely increase as a result of new development resulting in the potential for a greater number of people to be exposed to hazardous materials during accidental releases. At the federal level, the Resource Conservation and Recovery Act gives the EPA the authority to control the generation, transportation, treatment, storage, and disposal of hazardous waste. The hazardous materials regulations included in federal law, including the Hazardous Materials Transportation Act, govern the transportation of hazardous materials. The Federal Motor Carrier Safety Administration issues regulations concerning highway routing of hazardous materials, hazardous materials endorsements for a commercial driver's license, highway hazardous material safety permits, and financial responsibility requirements for motor carriers of hazardous materials.

The Riverside County Department of Environmental Health (DEH) is the CUPA for Riverside County and is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in Riverside County, of which the Planning Area is a part. Riverside County DEH implements the hazardous materials business plans that include an inventory of hazardous materials used, handled, or stored at any business in the Planning Area. DEH is also responsible for regulating hazardous materials handlers, hazardous waste generators, underground storage tank facilities, aboveground storage tanks, and stationary sources handling regulated substances. Beaumont 2040 Plan Policy 9.11.2 requires an assessment of hazardous materials as part of environmental review and/or the approval of a hazardous management and disposal plan as a condition of project approval subject to review by DEH.

In addition, to the numerous federal, state, and local regulations, the Beaumont 2040 Plan incorporates policies and implementation actions to minimize the risk associated with the use and transport of hazardous materials in the Planning Area. Because projects undertaken pursuant to the Beaumont 2040 Plan will be required to comply with existing regulations, standards, and Beaumont 2040 Plan Policy 9.11.2 (discussed previously), Policy 9.11.5 (prohibits the placement of new facilities involved with use storage, transport, or disposal hazardous materials near existing sensitive land uses), and Implementation action S30 (requires the City of develop and maintain an inventory of hazardous materials used by businesses in the City), and Implementation Action S31 (requires the City to maintain a public record of hazardous materials sites and a timetable for the expected remediation,) impacts regarding hazards to the public or environment through the routine use transport, use, or disposal of hazardous materials will be **less than significant.**

Threshold B: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Adoption and implementation of the Beaumont 2040 Plan will enable development of new residential, commercial, industrial, and institutional uses. This new development could result in upset and/or accident conditions involving the release of hazardous materials into the environment. The public could also be exposed to hazardous materials if new development or redevelopment were to be located on a current or historical hazardous material site. Currently, there are no open LUST sites in the Planning Area. There is one open cleanup program site within the Planning Area; Lockheed Propulsion Company at 17255 Highland Springs Road (within the City's Sphere of Influence (SOI)). Interim remedial action is occurring at the site and additional activities as well as site characterization, investigation, risk evaluation, and or/site conceptual model development. There is one registered hazardous materials transporter in the City, (DTSC.)

The transport, storage, and use of hazardous materials by developers, contractors, business owners, and others are required to comply with federal, state, and local regulations during project construction and operation. Facilities that use hazardous materials are required to obtain permits from the EPA under the Resource Conservation and Recovery Act, which gives the EPA the authority to control the generation, transportation, treatment, storage, and disposal of hazardous waste. Additionally, the hazardous materials regulations included in federal law govern the transportation of hazardous materials. The Federal Motor Carrier Safety Administration issues regulations concerning highway routing of hazardous materials, hazardous materials endorsements for a commercial driver's license, highway hazardous material safety permits, and financial responsibility requirements for motor carriers of hazardous materials. Locally, the Riverside County Department of Environmental Health is the CUPA for Riverside

County and is responsible for consolidating, coordinating, and making consistent the administrative requirements, permits, inspections, and enforcement activities of state standards regarding the transportation, use, and disposal of hazardous materials in Riverside County.

To address potential accidental exposure of individuals as a consequence of unknown existing environmental contaminants, Beaumont 2040 Plan Policy 9.11.2 requires an assessment of hazardous materials as part of environmental review. Individual developments may be required to prepare site-specific Phase I Environmental Assessments and supplemental environmental reviews, if applicable, to determine if there are any unknown site-specific sources of hazardous materials or wastes. In particular, site-specific assessments will be useful to identify potentially contaminated soils that may be encountered during grading and excavation or improperly or unrecorded abandoned wells. Additionally, these studies may identify asbestos containing materials, lead residue from paints, polychlorinated biphenyl (PCB) residue from transformers, and other hazardous materials which may be identified in existing buildings proposed for demolition or modification.

Compliance with and enforcement of existing laws and regulations concerning the upset and/or accidental release of hazardous materials into the environment including but not limited to Chemical Accident Prevention Provision, which requires companies that use certain hazardous materials to develop a Risk Management Program ; RCRA, which requires infrastructure at the State and local levels to plan for chemical emergencies; and the California Health and Safety Code, which provides threshold quantities for regulated hazardous substances and the establishment of Hazardous Materials Release Response Plans, supported by Beaumont 2040 Plan Policies 9.11.2 through 9.11.9 and Implementation actions S29 through S31, will ensure that the general public will not be exposed to any unusual or excessive risks related to accidental upset and/or release of hazardous materials into the environment. Therefore impacts will be **less than significant**.

Threshold C: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Future land uses consistent with the Beaumont 2040 Plan could include commercial uses within one-quarter mile of existing and new schools. However, Beaumont 2040 Plan Policy 9.11.5 prohibits the placement of new facilities involved with the production, use, storage, transport, or disposal of hazardous materials near existing sensitive land uses, which includes schools. Additionally, the California Department of Education establishes standards for school sites pursuant to Education Code Section 17251 and adopts school site regulations, which are contained in the California Code of Regulations, Title 5, commencing with Section 14001. The regulations define certain health and safety requirements for school site selection, including a potential school site's proximity to airports, high-voltage power transmission lines, railroads, and major roadways. Regulations regarding the placement of schools also restrict the presence of toxic and hazardous substances and hazardous facilities and hazardous air emissions within one-quarter mile of a proposed school site. Further, Education Code Section 17213 requires the written findings of the environmental impact report or negative declaration prepared for a proposed school site to include a statement verifying that the site is not currently or was not formerly a hazardous, acutely hazardous substance release, or solid waste disposal site or, if so, that the wastes have been removed. The written findings must also state that the site does not contain pipelines which carry hazardous wastes or substances other than a natural gas supply line to that school or neighborhood. If hazardous air emissions are identified, the written findings must state that the health risks do not and will not constitute an actual or potential danger of public health of students or staff. If corrective measures of chronic or accidental hazardous air emissions are required under an existing

order by another jurisdiction, the governing board of the school district(s) serving the Planning Area is required to make a finding that the emissions have been mitigated prior to occupancy of the school.

The DTSC's School Property Evaluation and Cleanup Division is responsible for assessing, investigating, and cleaning up proposed school sites. The division ensures that proposed school sites are free of contamination or, if the properties were previously contaminated, that they have been cleaned up to a level that protects the students and staff who will occupy the new school. All proposed school sites that will receive state funding for acquisition or construction are required to go through a rigorous environmental review and cleanup process under the DTSC's oversight.

CEQA Guidelines Section 15186, School Facilities, requires that school projects, as well as projects proposed to be located near schools, examine potential health impacts resulting from exposure to hazardous materials, wastes, and substances. Furthermore, permitting requirements for individual hazardous material handlers or emitters, including enforcement of Public Resources Code Section 21151.4, would require evaluation and notification where potential hazardous materials handling and emissions could occur in proximity to existing schools. Additionally, Beaumont 2040 Plan Policy 9.11.5 prohibits the placement of proposed new facilities that will be involved in the production, use, storage, transport, or disposal materials near existing sensitive receptors, which includes schools. Since any future placement of schools would be required to comply with state statutory and regulatory requirements addressing safety from hazards, including hazardous materials, impacts from the placement of schools in the vicinity of such hazards or the placement of new hazards in the vicinity of existing schools are anticipated to be **less than significant**.

Threshold D: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

There are two sites within the Planning Area that are on the Cortese list, compiled pursuant to Government Code Section 65962.5, Lockheed Propulsion-Beaumont No. 1 (Site 1) and Lockheed Propulsion-Beaumont No. 2 (Site 2). According to EnviroStor, the DTSC is the cleanup oversight agency for these sites. Since Site I is designated Open Space in the Beaumont 2040 Plan and the majority of the site is owned by the state and administered by CDFW and the remainder of the site is under a conservation easement to the state, implementation of the Beaumont 2040 Plan would not result in new development at this location or a significant hazard to the public or environment. Site No. 2 is, which is owned by the County of Riverside is designated Industrial in the Beaumont 2040 Plan; therefore, future development could occur on this site. Final environmental cleanup at Site 1 and Site 2 commenced summer 2018. According to EnviroStor, the remedial investigation and feasibility study for Site 1 indicated that levels of contaminants were very low and do not present any health concern. (Lockheed 1, Lockheed 2, Lockheed Martin.) Through compliance Health and Safety Code Section 25356.1, Beaumont 2040 Plan Policy 9.11.7 (coordination with regulatory agencies regarding remnant safety hazards and future utilization of contaminated sites), impacts regarding the potential risks of public exposure to hazardous materials as a consequence of development on a site on the Cortese list will be **less than significant**.

Threshold E: 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 use airport, would result in a safety hazard or excessive noise for people residing or working in the project area.

There are no airports within the Planning Area. The closest airport to the Planning Area is the Banning Municipal Airport, located in the eastern portion of the City of Banning over four miles to the east of the

City of Beaumont. Because the Planning Area is not within an airport land use plan or within two miles of a public use airport, impacts with regard to safety hazards to people residing or working in the Planning Area would be **less than significant**.

Threshold F: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Major evacuation routes that would be used in the event of an emergency are designated in the Beaumont 2040 Plan and shown on **Figure 5.8-3 – Evacuation Routes**. These routes include I-10, SR-60, Brookside Avenue, Oak Valley Parkway, Highland Springs Avenue, and Beaumont Avenue. The Beaumont 2040 Plan includes a planned extension of Potrero Road eastward to connect to Highland Springs Avenue. After the completion of the extension, Potrero Boulevard shall be designated as an evacuation route as well. During any future development activities, measures will be taken to maintain these roadways' use at all times. (Beaumont 2040 Plan, p. 227.)

Additionally, as discussed in Section 5.16 of the Draft PEIR, the Mobility Element of the Beaumont 2040 Plan provides for appropriate access and circulation throughout the Planning Area and allows for appropriate access for rapid response for emergency situations and routes for evacuation purposes.

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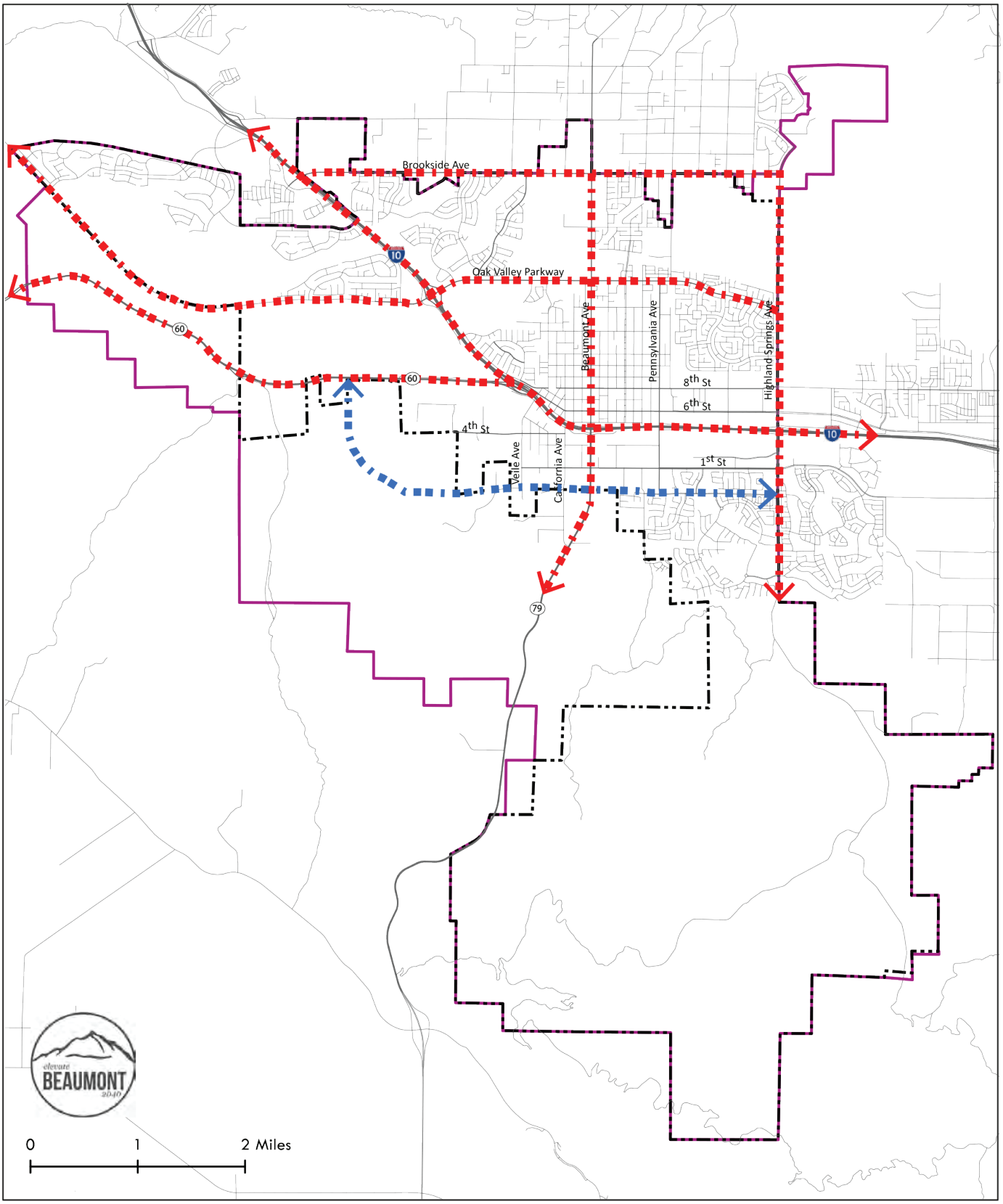

City Boundary

Sphere of Influence

Evacuation Route

Future Evacuation Route

Figure 5.8-3 - Evacuation Routes

City of Beaumont General Plan Update

ALBERT A. WEBB ASSOCIATES

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Goals and Policies in the Beaumont 2040 Plan, including Goals 9.3 and 9.4 and Policies 9.3.1 through 9.3.6, 9.4.5, and 9.4.6, which provides for effective emergency responses, protection from natural and man-made disasters, and public education related to emergency conditions and emergency preparedness, response, and evaluation plans.

Future development projects would be reviewed for adequate infrastructure and access as well as consistency with adopted emergency and evacuation plans among many other environmental issues in order to ensure the safety of City residents and the physical environment. Therefore, implementation of existing laws and regulations, compliance with applicable Beaumont 2040 Goals, Policies, and Implementation actions during individual project review would ensure that impacts regarding impairing the implementation of emergency response and evacuation plans will be **less than significant**.

Threshold G: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

The Southern California region generally faces risk from wildland fire, particularly where urbanized properties adjoin undeveloped areas containing substantial available fuel loads; CAL FIRE -has designated the City as being located within a "wildland-urban interface." This includes areas where residential structures are intermixed with wildlands.

Protection from wildland fires is realized through creation of defensible areas around structures and the use of fire-resistant building materials. Standard City Building and Safety Department and City Fire Department environmental and building permit review processes are intended to ensure that new developments are safely designed with regard to wildland fire hazards. Several proposed Beaumont 2040 Plan goals, policies, and implementation actions would protect people and property from wildland fire hazards. Specifically, Goals 9.5 and 9.6, Policies 9.5.1 through 9.5.9 and 9.6.1 through 9.6.10 and Implementation actions S12 through S16. Therefore, through compliance with existing federal, state, and local laws and regulations related to wildland fire hazards and implementation of Beaumont 2040 Plan goals, policies, and implementation actions, impact regarding the exposure of people or structures to significant loss, injury, or death involving wildland fires will be **less than significant.**

5.8.6 Proposed Mitigation Measures

An EIR is required to describe feasible mitigation measures which could minimize significant adverse impacts (*CEQA Guidelines*, Section 15126.4). Implementation of the proposed Project will not result in any potentially significant impacts related to hazards and hazardous materials; therefore, mitigation measures are not necessary.

5.8.7 Level of Significance after Mitigation

No mitigation measures are necessary regarding the Project's impacts to hazards and hazardous materials. With adherence to and implementation of the above Beaumont 2040 Plan goals, policies, and implementation, and applicable federal, state, and local standards/regulations discussed herein, the Project's potential impacts regarding hazards and hazardous materials were found to be **less than significant.**

5.8.8 References

The following references were used in the preparation of this section of the Draft PEIR:

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