
3.6 - Hazards and Hazardous Materials

This section describes the potential hazards and hazardous materials effects from project implementation on the project site and its surrounding area. Descriptions and analysis in this section are based on information contained in the May 4, 2011 Phase I Environmental Site Assessment (ESA) prepared by Leighton Consulting, Inc., and the November 1, 2012 Environmental Data Resources, Inc. (EDR) Radius Map Report prepared by EDR. The 2011 Phase I ESA was prepared for the recharge facility site, while the 2012 EDR Radius Map Report was prepared for the pipeline alignment and service connection site. The Phase I ESA and EDR Radius Map Report are included in this Draft EIR as Appendix F.

3.6.1 - Existing Conditions

Hazardous Materials

Hazardous materials, as defined by the California Health and Safety Code Section 25501 (n) and (o), are substances with certain physical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Hazardous materials are grouped into the following four categories, based on their properties:

- Toxic (causes human health effects)
- Ignitable (has the ability to burn)
- Corrosive (causes severed burns or damage to materials)
- Reactive (causes explosions or generates toxic gases)

A hazardous waste is any hazardous material that is discarded, abandoned, or slated to be recycled. When improperly handled, hazardous materials and hazardous waste can result in public health hazards if released into the environment through releases into soil or groundwater, or via airborne releases in the form of vapors, fumes, or dust. Contaminated soil and groundwater containing concentrations of hazardous constituents that exceed regulatory threshold must be handled and disposed of as hazardous waste when excavated or pumped. The California Code of Regulations, Title 22, Sections 66261.20-.24 contains technical descriptions of toxic characteristics that could cause soil or groundwater to be classified as hazardous waste.

Project Sites Settings

Since two separate hazardous materials evaluations were prepared for the project - the 2011 Phase I ESA was prepared for the recharge facility site, while the 2012 EDR Radius Map Report was prepared for the pipeline alignment and service connection site - the following existing conditions discussion first addresses the recharge facility site, followed by the pipeline alignment and service connection site.

Recharge Facility Site

Historical Use

Historically, the recharge facility site was vacant land that could have been used for cattle and sheep grazing and ranching during the late 1800s. Historical aerial photographs were reviewed for information regarding past uses that may have occurred on the recharge facility site. Aerial photographs were reviewed for the years 1938, 1953, 1967, 1976, 1980, 1996 and 2002. Each aerial photograph that was reviewed showed the site as vacant, undeveloped land. With the exception of the onsite addition of unimproved dirt roads and trees and the offsite encroachment of development, the site remained relatively unchanged from 1938 to 2002.

Historical topographic maps were also reviewed for information related to past uses on the recharge facility site. Topographic map coverage of the recharge facility site and surrounding area was provided by 1943, 1953, 1979, 1988 and 1996 Banning Quadrangle topographical maps. None of the topographical maps depicted any structures, tanks, or wells on or adjacent to the site.

Records Search

A search of selected government databases was conducted using Track Info Services, LLC's Environmental FirstSearch Report. Details of the database search, along with descriptions of each database researched, are provided in the Environmental FirstSearch Report, which is included as part of the Phase I ESA prepared for the recharge facility site (Appendix F). The report meets the government record search requirements of ASTM E1527-05 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The database listings were reviewed within the specified radii established by ASTM E1527-05. The following is a summary of the results of the Environmental FirstSearch Report:

Onsite

The recharge facility site was not identified on the Environmental FirstSearch Report.

Offsite

One offsite facility within the specified radius established by ASTM E1527-05 was identified. Chavez Elementary School and Expansions is located approximately 0.89 miles southeast of the recharge facility site, and was identified on the "State/Tribal/Other Sites" listing. This database is maintained by the Department of Toxic Substances Control (DTSC) with information about sites that are known to be contaminated with hazardous substances, as well as with information on uncharacterized locations where further study may reveal problems.

According to the information provided on Chavez Elementary School and Expansions, the DTSC changed the status of this facility to "no further action" in 2001. Based on its "no

further action” status and its cross-gradient location from the recharge facility site, there would be low potential for this facility to adversely affect the project.

Site Reconnaissance

On April 12, 2011, Leighton Consulting, Inc. conducted a reconnaissance-level assessment of the recharge facility site. Site reconnaissance involved the observation and documentation of the existing conditions found on the site and the nature of the neighboring property development.

During the site reconnaissance, some asphalt chunks, soil stockpiles, and a boulder stockpile were observed in the northwestern portion of the site. A power line and three pole-mounted transformers were also observed in the northern and western portions of the site.

Polychlorinated Biphenyls (PCBs)

Three pole-mounted transformers were identified on the recharge facility site. However, soil staining was not observed beneath the transformers. The presence of these pole-mounted transformers does not constitute a recognized environmental concern (REC).

Dumping

Evidence of small, scattered, uncontrolled dumping was observed on the recharge facility site. Dumped materials found across the northwestern portion of the site consist of rusted metal cans, asphalt chunks, and other materials. Two soil stockpiles and a boulder stockpile were also observed on the site. According to Mr. Jeff Davis with SGPWA, these stockpiles consist of flood sediments transported by Riverside County Flood Control from Cherry Valley Creek, north of the site, and dumped on the site. The soil stockpiles would ultimately be removed by Riverside County Flood Control. Soil staining was not observed on or around the stockpiles. The presence of these stockpiles does not constitute a REC.

Other Common Recognized Environmental Concerns.

During the site reconnaissance, evidence of the following common RECs or indicators of RECs were not observed: hazardous substances, drums, or other chemical containers; aboveground or underground storage tanks; solid or hazardous waste disposal; pits, ponds, lagoons, septic systems, drains, cisterns, or sumps; pesticide use; staining, discolored oils, or corrosion; stressed vegetation; unusual odors; or onsite wells.

Pipeline Alignment and Service Connection Site

Records Search

A search of available environmental records was conducted by EDR. The EDR Radius Map Report (Appendix F) was designed to meet the search requirements of the EPA’s Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site

Assessments (E 1527-05), and/or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate. Since the records search included a linear component (i.e., the pipeline alignment) without an address or assessor's parcel number (APN), the intersection of Beaumont Boulevard and Cherry Valley Boulevard, which serves as the approximate halfway point along the pipeline alignment, was used as a center-point for the search. The records search included the entire pipeline alignment, the service connection site, the offsite triangular parcel, the recharge facility site (although a previous Phase I ESA and Environmental FirstSearch Report was previously prepared specifically for the recharge facility site, as addressed above), and the surrounding area. The following is a summary of the results of the EDR Radius Map Report:

Onsite

The pipeline alignment, the roadways that would contain the pipeline (i.e., Brookside Avenue, Beaumont Avenue, and Orchard Street), and the service connection site were not identified on the EDR Radius Map Report.

Offsite

Nine offsite facilities/addresses within the specified radius established by ASTM E1527-05 were identified. However, certain facilities/addresses appeared on numerous lists (designated below with **), so a net total of four individual offsite facilities/addresses occur within the search radius.

LUST: State and Tribal Leaking Storage Tank Lists (0.5 mile search radius)

The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data comes from the State Water Resources Control Board (WRCB) Leaking Underground Storage Tank Information System.

- Texaco Nino's**: Located at 10501 Beaumont Avenue, 0.005 mile north-northwest and upgradient of the search radius center-point. The status of this facility is "Completed - Case Closed."
- Phil Messrah: Located at 38766 Cherry Valley Boulevard, 0.442 mile west and downgradient of the search radius center-point. The status of this facility is "Completed - Case Closed."

UST: State and Tribal Registered Storage Tank Lists (0.25 mile search radius)

The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data comes from the State WRCB Hazardous Substance Storage Container Database.

- Texaco Station***: Located at 10501 Beaumont Avenue, 0.005 mile north-northwest and upgradient of the search radius center-point.

HIST UST: Local Lists of Registered Storage Tanks (0.25 mile search radius)
Historical UST Registered Database.

- Cherry Valley Exxon***: Located at 10501 Beaumont Avenue, 0.005 mile north-northwest and upgradient of the search radius center-point.

SWEEPS UST: Statewide Environmental Evaluation and Planning System Storage Tanks Lists (0.25 mile search radius)

This underground storage tank listing was updated and maintained by a company contacted by the State WRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

- Exxon Station***: Located at 10501 Beaumont Avenue, 0.005 mile north-northwest and upgradient of the search radius center-point.
- Cherry Valley Liquor: Located at 10376 Beaumont Avenue, 0.13 mile north and upgradient of the search radius center-point.

RCRA-NonGen: RCRA Non-Generators Lists (0.25 mile search radius)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting RCRA and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites that transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. Non-Generators do not presently generate hazardous waste.

- James Dawson Disposal Co: Located at 10300 Beaumont Avenue 0.203 mile north and upgradient of the search radius center-point.

HIST CORTESE: Historical Hazardous Waste and Substances Sites Lists (0.5 mile search radius)

The sites on the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (CALSTATES). This listing is no longer updated.

- Texaco Nino's***: Located at 10501 Beaumont Avenue, 0.005 mile north-northwest and upgradient of the search radius center-point. The status of this facility is "Completed - Case Closed."

- Phil Messrah: Located at 38766 Cherry Valley Boulevard, 0.442 mile west and downgradient of the search radius center-point. The status of this facility is “Completed - Case Closed.”

Schools

The nearest schools to the recharge facility site are Mountain View Middle School, which is located directly south of the site; Beaumont High School, which occurs just north of the site on the northern side of Brookside Avenue; and Brookside Elementary School, which is located approximately 0.30 mile west of the site. The closest school to the pipeline alignment and service connection site are Cherry Valley Brethren Preschool, which occurs directly adjacent to the pipeline alignment at the southwest corner of the Beaumont Avenue-Vineland Street intersection.

Airports/Private Airstrips

The nearest public airport to the project facilities is Banning Municipal Airport, which is located approximately seven miles southeast in the City of Banning. There are no private airstrips located within a 20-mile radius of the project facilities.

Wildlands/Fire Hazards

Due to a combination of mountainous terrain, dry vegetation, and prevailing winds, portions of the Western Coachella Valley and San Gorgonio Pass are susceptible to wildland fire hazards. Generally, the highest wildland fire hazard is found in the most rugged mountainous terrain where development density is relatively low. Methods of addressing wildland fire hazards include avoiding development activity within higher risk areas, creating setbacks that buffer development from higher risk areas, maintaining brush clearance standards, establishing low fuel landscaping, and incorporating fire retardant building materials into the design phase.

According to Fire Hazard Severity Zones Maps published by the California Department of Forestry and Fire Protection, the project facilities are not located within an area deemed highly susceptibility to wildland fire.

3.6.2 - Regulatory Setting

Federal Regulations

Comprehensive Environmental Response, Compensation, and Liability Act

The U.S. Congress passed the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund) in 1980. The purpose of CERCLA is identifying and remediating chemically contaminated sites that pose a significant environmental health threat. The Hazard Ranking System is used to determine whether a site should be placed on the National Priorities List for cleanup activities.

Superfund Amendments and Reauthorization Act

The Superfund Amendments and Reauthorization Act (SARA) primarily pertains to emergency management of accidental releases. SARA requires the formation of State and local emergency planning committees, which are responsible for collecting material handling and transportation data for use as a basis for their planning. Chemical inventory data is made available to the public under the "right-to-know" provision of this Act. SARA also requires annual reporting of continuous emissions and accidental releases of specified compounds. These annual submissions are compiled into a nationwide Toxics Release Inventory.

Hazardous Materials Transportation Act

The Hazardous Materials Transportation Act serves as the statutory basis for the body of regulations designed to ensure the safe transport of hazardous materials via water, rail, highways, air, or pipelines. This Act includes provisions for material classification, packaging, marking, labeling, placarding, and shipping documentation.

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) Subtitle C addresses hazardous waste generation, handling, transportation, storage, treatment, and disposal. RCRA establishes a system that uses hazardous waste manifests to track the movement of hazardous waste from generation to disposal (cradle-to-grave). The 1984 amendments to RCRA created a national priority for waste minimization. Subtitle D establishes national minimum requirements for solid waste disposal sites and practices. It requires States to develop plans for the management of wastes within their jurisdictions. Subtitle I requires monitoring and containment systems for underground storage tanks (USTs) that hold hazardous materials. Owners of USTs must demonstrate financial assurance for the cleanup of a potential leaking tank.

State Regulations

The California Hazardous Waste Control Law

The Hazardous Waste Control Law (HWCL) is the primary hazardous waste statute in the State of California. HWCL implements RCRA as a "cradle-to-grave" waste management system in the State. The Law states that generators have the primary duty to determine whether their wastes are hazardous and to ensure their proper management. HWCL also establishes criteria for the reuse and recycling of hazardous wastes. The Law exceeds federal requirements by mandating source reduction planning, and a much broader requirement for permitting facilities that treat hazardous waste. It also regulates a number of types of wastes and waste management activities that are not covered by RCRA.

California Code of Regulations

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 detailed compliance requirements for hazardous waste generators and transporters, and treatment, storage, and disposal facilities. Because California is a fully authorized State according to RCRA,

most RCRA regulations (those contained in 40 Code of Federal Regulations [CFR] 260 et seq.) have been duplicated and integrated into Title 22. However, because the DTSC regulates hazardous waste more stringently than the U.S. EPA, Title 22 contains less exemptions and exclusions as 40 CFR 260. As with the California Health and Safety Code, Title 22 also regulates a wider range of waste types and waste management activities than RCRA regulations in 40 CFR 260. To make regulatory requirements more accessible and easier to follow, California compiled the hazardous materials, waste, and toxics-related regulations contained in CCR, Titles 3, 8, 13, 17, 19, 22, 23, 24, and 27 into one consolidated CCR Title 26 'Toxics.' However, California hazardous waste regulations are still commonly referred to as Title 22.

California Strategic Fire Plan

The 2010 Strategic Fire Plan is a statewide fire plan developed as a cooperative effort between the State Board of Forestry and Fire Protection and the California Department of Forestry and Fire Protection. The Fire Plan builds upon the concept first developed in the 1996 California Fire Plan, which led to collaborative efforts in fire prevention. The primary goals of the 2010 Strategic Fire Plan that are critical to reducing and preventing the impacts of fire revolve around both suppression and prevention efforts. Major components include improved availability and use of information on hazard and risk assessment; land use planning, including general plans, new development, and existing developments; shared vision among communities and the multiple fire protection jurisdictions, including county-based plans and community-based plans such as Community Wildfire Protection Plans (CWPP); establishing fire resistance in assets at risk, such as homes and neighborhoods; shared vision among multiple fire protection jurisdictions and agencies; levels of fire suppression and related services; and post fire recovery.

Local Regulations

As discussed previously in Section 1 of this Draft EIR, the SGPWA is exempt from local land use policies and ordinances in accordance with California Government Code Sections 53091(d) and 53091(e). Although exempt for the proposed project, SGPWA has chosen to provide a discussion of the local land use policies and ordinances.

City of Beaumont General Plan

The City of Beaumont General Plan contains the following goals and policies that address hazards and hazardous materials.

Safety Element

Goal 4. The City of Beaumont will continue to enhance fire and emergency response services in the community.

Policy 18. The City of Beaumont will continue to implement those measures that will be effective in reducing the potential for wildfire.

Goal 5. The City of Beaumont will cooperate with ongoing efforts to reduce the health and safety hazards related to the exposure of hazardous materials.

Policy 22. The City of Beaumont will support legislation that reduces the level of risk from hazardous materials, hazardous waste, infectious waste, and radioactive materials to the public, industries, and businesses.

Policy 23. The City of Beaumont will continue to support regional efforts as needed to plan for and facilitate the establishment of regional treatment facilities to manage the hazardous wastes that are generated within the City.

County of Riverside General Plan

The County of Riverside General Plan contains the following policies that address hazards and hazardous materials.

Safety Element

Policy S 5.1. Develop and enforce construction and design standards that ensure that proposed development incorporates fire prevention features through the following:

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

Policy S 6.1. Enforce the policies and siting criteria and implement the programs identified in the County of Riverside Hazardous Waste Management plan, which includes the following:

- a. Comply with federal and state laws pertaining to the management of hazardous wastes and materials.
- b. Ensure active public participation in hazardous waste and hazardous materials management decisions in Riverside County.
- c. Coordinate hazardous waste facility responsibilities on a regional basis through the Southern California Hazardous Waste Management Authority (SCHWMA).
- d. Encourage and promote the programs, practices, and recommendations contained in the County Hazardous Waste Management Plan, giving the highest waste management priority to the reduction of hazardous waste at its source.

3.6.3 - Thresholds of Significance

According to the CEQA Guidelines' Appendix G Environmental Checklist, to determine whether hazards and hazardous materials impacts are significant environmental effects, the following questions are analyzed and evaluated. Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (See Section 6.8.1, Routine Use)
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the hazardous materials into the environment? (See Accident Conditions Impact HAZ-1.)
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (See Schools Impact HAZ-2.)
- 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 it create a significant hazard to the public or the environment? (See Hazardous Materials Site Listing Impact HAZ-3.)
- 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 airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (See Section 6.8.2, Public Airports)
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (See Section 6.8.3, Private Airstrips)
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (See Section 6.8.4, Emergency Plans)

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (See Section 6.8.5, Wildland Fires)

3.6.4 - Project Impact Analysis and Mitigation Measures

This section discusses potential impacts associated with the proposed project and provides mitigation measures where necessary.

Accident Conditions

Impact HAZ-1	The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
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Impact Analysis

As addressed in Section 6, Effects Found Not To Be Significant, any handling, transporting, use, or disposal activities associated with hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations. Both short-term construction and long-term operation of the project would adhere to the policies and programs established by agencies such as the U.S. EPA, the Riverside County Department of Environmental Health, the SGPWA, and the City of Beaumont. Adherence with the policies and programs of these agencies would ensure that any interaction with hazardous materials would occur in the safest possible manner, reducing the opportunity for the accidental release of hazardous materials into the environment.

Any handling of hazardous materials would be limited in both quantities and concentrations. Although hazardous materials such as fertilizers, herbicides, pesticides, and similar materials could be stored onsite, only the amounts needed would be stored; excessive amounts would not be stored. As mandated by the U.S. Occupational Safety and Health Administration (OSHA), all hazardous materials stored onsite would be accompanied by a Material Safety Data Sheet (MSDS), which, in the case of accidental release, would inform personnel as to the necessary remediation procedures.

As discussed above in Section 3.6.1, Environmental Setting, records searches of selected government databases and available environmental records were conducted for the recharge facility site, the pipeline, the service connection site, the offsite triangular parcel, and the surrounding area (Appendix F). The record searches determined that no hazardous materials sites occur on and no active hazardous materials sites occur adjacent to the proposed locations of the project facilities. Additionally, the records searches did not identify RECs that could potentially effect the project facilities or the surrounding area, nor any evidence of either surface or subsurface contamination on or adjacent to the planned locations of the project facilities.

While grading, excavation, trenching, and other earthmoving activities related to construction of the project would disturb surface and subsurface soils, no evidence exists that these soils are

Hazards and Hazardous Materials

contaminated or potentially contaminated. Thus, disturbance of these soils during the construction phase of the project is unlikely to create a significant hazard to the public or the environment through the release of hazardous materials into the environment. Therefore, impacts associated with release of hazardous materials would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

Schools

Impact HAZ-2	The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
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Impact Analysis

The nearest schools to the recharge facility site are Mountain View Middle School, which is located directly south of the site; Beaumont High School, which occurs just north of the site on the northern side of Brookside Avenue; and Brookside Elementary School, which is located approximately 0.30 mile west of the site. The closest school to the pipeline alignment and service connection site are Cherry Valley Brethren Preschool, which occurs directly adjacent to the pipeline alignment at the southwest corner of the Beaumont Avenue-Vineland Street intersection.

As addressed in Impact Question HAZ-1, records searches of selected government databases and available environmental records were conducted for the recharge facility site, the pipeline, the service connection site, the offsite triangular parcel, and the surrounding area (Appendix F). The record searches determined that no hazardous materials sites occur on and no active hazardous materials sites occur adjacent to the proposed locations of the project facilities. Additionally, the records searches did not identify RECs that could potentially effect the project facilities or the surrounding area, nor any evidence of either surface or subsurface contamination on or adjacent to the planned locations of the project facilities.

While grading, excavation, trenching, and other earthmoving activities related to construction of the project would disturb surface and subsurface soils, no evidence exists that these soils are contaminated or potentially contaminated. Thus, the handling of these soils during the construction phase of the project is unlikely to create a hazard to schools within 0.25 mile of the proposed locations of the project facilities, including Mountain View Middle School, Beaumont High School,

Brookside Elementary, and Cherry Valley Brethren Preschool. Therefore, impacts associated with the handling of hazardous materials within 0.25 mile of a school would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.

Hazardous Materials Site Listing

Impact HAZ-3	The project would not 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 not create a significant hazard to the public or the environment.
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Impact Analysis

As discussed above in Section 3.6.1, Environmental Setting, records searches of selected government databases and available environmental records were conducted for the recharge facility site, the pipeline, the service connection site, the offsite triangular parcel, and the surrounding area (Appendix F). The records searches were designed to meet the search requirements of the EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05), and/or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

No facilities/addresses corresponding with any of the proposed locations of the project facilities were identified on either of the two records searches performed for the project. A net total of five facilities/addresses were identified between the two records searches to occur within the specific search radius, as summarized below.

Chavez Elementary School and Expansions

This facility is identified on the "State/Tribal/Other Sites" database. The DTSC changed the status of this facility to "no further action" in 2001. Thus, this site does not constitute a REC.

Gas Station Located at 10501 Beaumont Avenue (referenced in the records searches as Texaco Nino's, Texaco Station, Cherry Valley Exxon, and Exxon Station)

This facility is identified on the LUST, UST, HIST UST, SWEEPS UST, and HIST CORTESE databases. The status of this facility on the LUST database is "Completed - Case Closed." Inclusion on the UST, HIST UST, SWEEPS UST, and HIST CORTESE databases likely pertains to the historical and/or present presence of an underground storage and does not necessarily assume the presence of an environmental issue. Thus, this site does not constitute a REC.

Hazards and Hazardous Materials

Phil Messrah

This facility is identified on the LUST and HIST CORTESE databases. The status of this facility on the LUST database is “Completed - Case Closed.” Inclusion on the HIST CORTESE database likely pertains to the historical presence of an underground storage tank and does not necessarily assume the presence of an environmental issue. Thus, this site does not constitute a REC.

Cherry Valley Liquor

This facility is identified on the SWEEPS UST database. Inclusion on the SWEEPS UST database likely pertains to the historical presence of an underground storage tank and does not necessarily assume the presence of an environmental issue. This database is no longer updated or maintained, so the current presence of an underground storage tank at the address is unknown. However, the address is not listed on any other active federal, state, or local regulatory databases; thus, this site does not constitute a REC.

James Dawson Disposal Co

This facility is identified on the RCRA-NonGen database. The database includes selective information on sites that transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. Inclusion on the RCRA-NonGen denotes that the facility does not generate hazardous waste. To maintain good standing on the database, a facility must comply with all applicable provisions established by RCRA, which are designed to reduce the potential impacts related to hazardous waste on the surrounding area. Thus, this site does not constitute a REC.

Despite the presence of the above facilities as identified by the two records searches, none of the five facilities constitute a REC. Thus, there would be low potential for any of these facilities to adversely affect the project or the surrounding area. None of these facilities occurs on the planned locations of the project facilities. Therefore, impacts associated with locating the project on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

No mitigation measures are required.

Level of Significance After Mitigation

Less than significant impact.