

3.10 HAZARDS AND HAZARDOUS MATERIALS

3.10.1 INTRODUCTION

This section of the PEIR addresses a variety of hazardous materials and public safety issues related to the proposed project. The environmental setting presents an overview of existing hazards and public safety issues specific to the City and its SOI. These issues include hazardous materials, airport safety, and wildland fire hazards. Geologic hazards are discussed in Section 3.11 (Geology and Soils) of this PEIR. A description of the potential impacts of the proposed project is also provided and includes the identification of feasible mitigation (general plan policies) to avoid or lessen the impacts. Given the programmatic nature of the PEIR, specific impacts to individual properties or areas are not identified or known at this time.

3.10.2 ENVIRONMENTAL SETTING

The information contained in this Environmental Setting section includes information contained in the City of Lake Elsinore General Plan Background Reports (see Chapter 11 – Hazards and Hazardous Materials). This document is attached as Appendix B to this PEIR.

HAZARDOUS MATERIALS AND HAZARDOUS WASTE

Hazardous Materials

Hazardous materials, including agricultural chemicals, natural gas and petroleum, explosives, radioactive materials, and various commercial chemical substances, are used, stored, or produced in Riverside County. The pesticide dibromochloropropane (DBPC) has been discovered in wells in Riverside County and other parts of the state and has caused wells to be shut down. Additionally, underground storage containers have been found to be a source of contamination of soil and groundwater.

Many miles of natural gas and petroleum pipelines traverse the County, carrying natural gas, crude oil, and other petroleum products. Hazards associated with petroleum pipelines include accidental releases into the environment in the event of a pipeline break, creating a hazardous condition for people living in the area and the environment.

The County's solid waste disposal facilities pose an additional hazard due to illegal dumping and disposal of household hazardous wastes as well as the accidental dumping of hazardous wastes.

Radioactive Materials

Radioactive materials (mostly low level) are also used throughout the County. While low-level radioactive materials are used by medical, educational, governmental, and industrial uses, higher level radioactive materials are associated with governmental research, military weapons, and nuclear power plants.

Hazardous Waste Production and Facilities

The California Department of Health Services (DOHS) estimates that within Riverside County approximately 33,270 tons per year of hazardous waste are generated. Approximately 17,780 tons of this total are managed on-site, that is, in treatment, storage, or disposal facilities located on the property producing the waste. The other 15,490 tons are managed off the property at hazardous waste facilities.

City of Lake Elsinore

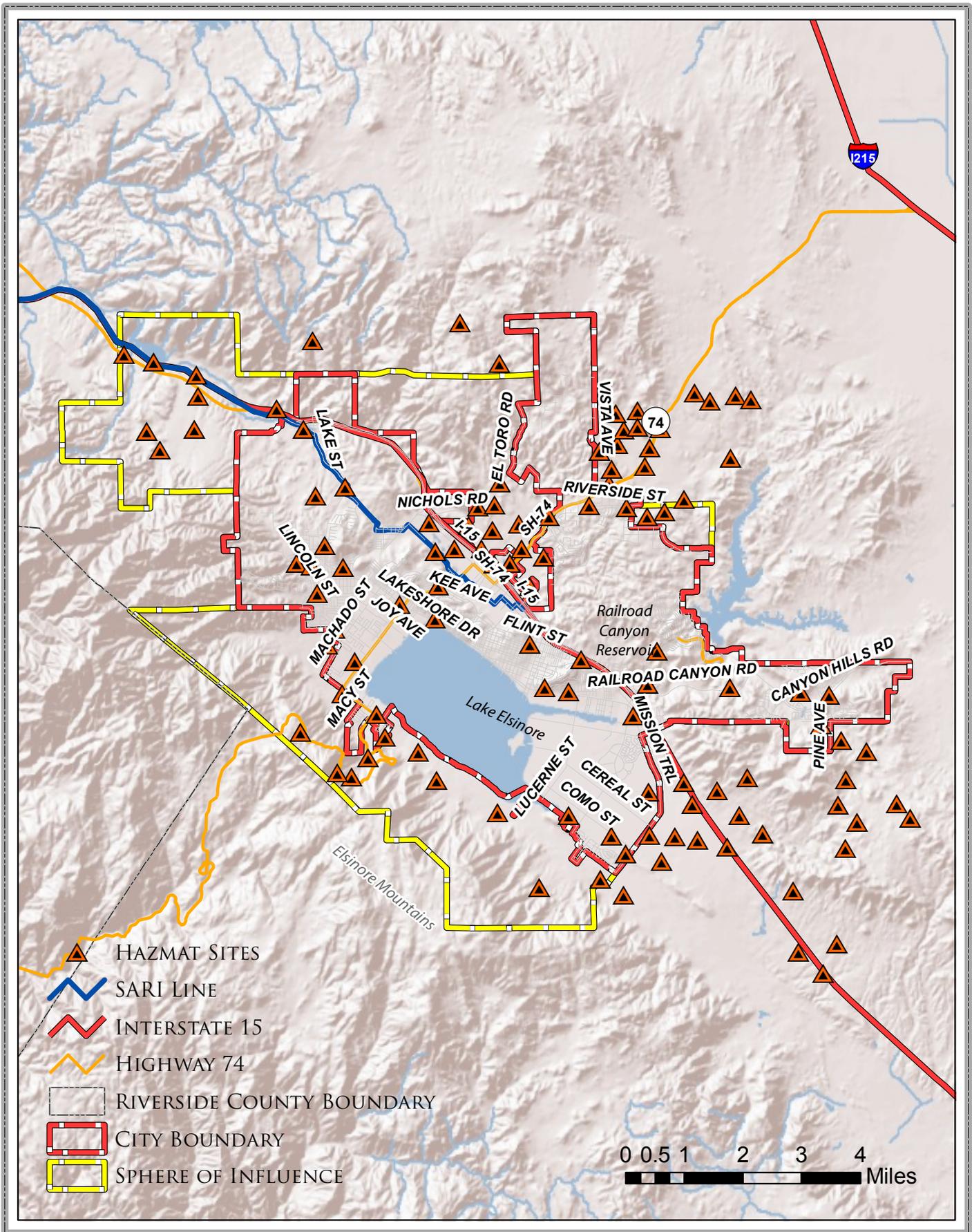
Hazardous Sites

There are large numbers of businesses and other entities within the City and the SOI that generate, transport, store, treat, or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Since almost all fuels, lubricants, solvents, and paints are considered hazardous materials under RCRA, businesses and institutions that use substantial quantities of such materials are required to adhere to very strict requirements in handling, transporting, and storing their supplies. **Figure 3.10-1, Hazardous Materials Sites and SARI Line**, shows hazardous materials sites and the Santa Ana Regional Interceptor (SARI) line.

There is a wide range and variety of entities that deal with hazardous materials in the course of their activities. As indicated above, these include but are not limited to:

- automobile repair facilities
- gas stations
- automobile service facilities
- construction firms
- manufacturing firms
- painting contractors and paint suppliers
- dry cleaning firms
- schools
- hospitals and medical facilities
- trucking firms
- closed landfills

Review of the executive summary of the Environmental Data Resources (EDR) report (the complete report of approximately 668 pages is included as Appendix H of this document) and the records referenced therein does not currently indicate any active enforcement actions relating to hazardous materials. There do not appear to be any active RCRA-related violations or enforcement actions.



SOURCES: CITY OF LAKE ELSINORE GIS, COUNTY OF RIVERSIDE GIS



CITY OF LAKE ELSINORE
 HAZARDOUS MATERIALS SITES & SARI LINE
 FIGURE 3.10-1



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The City of Lake Elsinore’s Fire Department provides oversight of hazardous materials and regulates permits for the handling, storage, and use of any explosive or other hazardous material. These permits note the location of the user as well as the type of material used. This enables the City to be aware of locations where such uses occur and thus note areas where high concentrations of such uses occur, such as industrial and manufacturing areas. Hazardous materials also occur in other individual locations, such as gas stations and dry cleaners.

Santa Ana Regional Interceptor

The SARI line is a regional brine line constructed to protect the Santa Ana watershed from various saline wastes. The SARI line collects up to 30 million gallons per day (mgd) of nonreclaimable wastewater from the upper Santa Ana River basin; after treatment, it is discarded in the ocean. The purpose is to maintain the quality of water in the Santa Ana watershed by balancing the amount of salt in the basin. Increased salt in the watershed is caused mainly by industrial and agricultural uses that can affect all water users. Increased salinity in the water creates problems ranging from decreased effectiveness of laundry detergents to worn out plumbing fixtures and household appliances. It also affects the taste of the water.

A brine line is necessary because industrial and commercial users are able to dispose of only a limited amount of saline waste into wastewater plants due to the difficulty of removing salts and minerals from water. Users that produce a lot of saline waste can go through an application process to make a connection to the SARI line; the SAWPA establishes connection fees and monthly rates for using the SARI line. Businesses that do not generate a substantial flow and are not close enough to make a direct connection can haul the waste by truck to a SARI truck collection station. SAWPA has permit fees and fees based upon volume for indirect connection users.

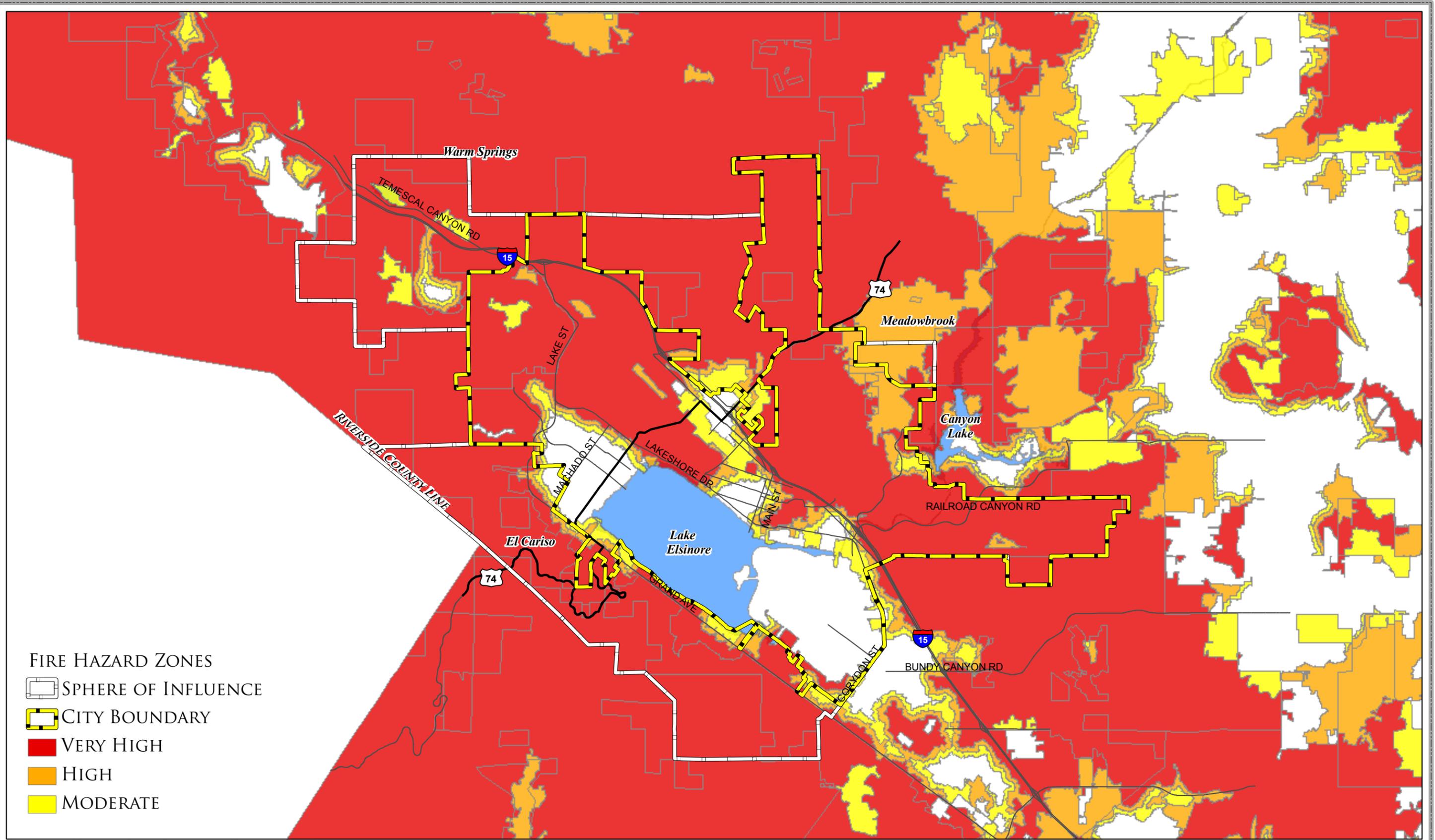
As shown in **Figure 3.10-1**, the alignment of the SARI pipeline through the City of Lake Elsinore and SOI runs along the I-15 corridor until it hits the San Jacinto River where it then follows the river toward Canyon Lake Reservoir, ending in Sun City. As seen in **Figure 3.10-1**, the western part of the SARI line is owned by SAWPA and operated by the Western Municipal Water District (WMWD). The eastern portion is owned and operated by the Eastern Municipal Water District (EMWD).

WILDFIRE HAZARD

A wildfire is an uncontrolled fire spreading through vegetative fuels, posing danger and destruction to property. Wildfires can occur in undeveloped areas and spread to urban areas where structures and other human development are more concentrated. Much of the area to the southwest, west, and northwest within the SOI supports coastal shrub and chamise redshank chaparral. These are prime fuel sources for wildfire. As shown in **Figure 3.10-2, Wildfire Susceptibility**, the wildfire susceptibility of the City and its SOI is defined as ranging from moderate to very high. The steep terrain in areas within the City at its SOI also contributes to rapid spread of wildfire when one occurs.

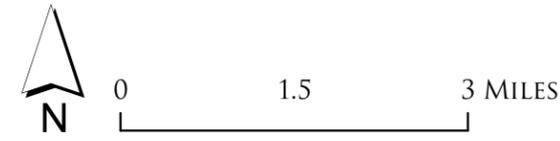


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FIRE HAZARD ZONES
 SPHERE OF INFLUENCE
 CITY BOUNDARY
 VERY HIGH
 HIGH
 MODERATE

SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE, CALIFORNIA DEPARTMENT OF FORESTRY & FIRE PROTECTION



CITY OF LAKE ELSINORE
 WILDFIRE SUSCEPTIBILITY
 FIGURE 3.10-2



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The danger of damage to land and structure from wildfire is high in California due to a generally dry climate and a preponderance of highly flammable vegetation over much of the state. In the years from 1999 to 2003 wildfires within the jurisdiction of the California Department of Forestry and Fire (CDF) numbered an average of 6,081 per year and burned an average of 217,908 acres per year. The number of structures damaged during that 5-year span averaged about 1,560 per year. Average annual monetary damages are estimated to be about \$275,600,000. In 2003 alone, the damage from wildfires, which burned 527,753 acres within the CDF jurisdiction, was estimated at about \$950 million.

The combination of southern California's Mediterranean climate, its winter and spring rainfall, hot dry summers, and the frequency of high wind velocity creates optimum conditions for wildfires. The annual rainfall pattern supports grasses, shrubs, and trees, and the hot arid summers dry out vegetation. This readily combustible material can be easily ignited and will burn hot and fast especially during high wind conditions. In fact, southern California fires accompanied by high-velocity winds consumed more than 90 percent of the wildfire-burned acreage.

The City of Lake Elsinore and SOI are known for periodic high-velocity wind conditions through the Temescal Valley and the steep canyons to the northwest, west, and southwest portions of the SOI. Such winds are due mostly to the area's topography, which forms a natural wind tunnel along the valley and through the canyons. The area is also subject to occasional Santa Ana conditions.

Past fire management policy mandated immediate fire suppression action for all fires, including those in wilderness areas. This policy resulted in a long-term accumulation of vegetation (fuel) and posed a significant hazard in many areas, especially in forested and chaparral areas of rural southern California. Much of the areas in the Cleveland National Forest and along the Ortega Highway (SR-74) contain large areas of chaparral and oak/pinyon plant communities that are highly flammable in the summer dry season and capable of supporting the spread of wildfire over large distances, especially during high wind conditions. Chaparral in particular poses unique problems for fire prevention because its components (tough shrubs such as chemise, manzanita, and sage) are genetically predisposed to burn. Many of the plants in this community need fire to sprout their seeds; chaparral burns naturally every 30 to 100 years. Much of the area within the SOI supports this type of vegetation.

The heavy use of the Ortega Highway, and the location of residences in the mountains, poses additional fire risk. Traffic on this route provides an ignition source from tossed cigarettes and vehicle fires; residences provide other potential ignition sources such as power equipment, barbecues, and residential fires.

3.10.3 REGULATORY SETTING

State and federal regulations require that hazardous materials sites be identified and listed in public records. These lists include sites that have been identified through the following regulatory processes:

- Comprehensive Environmental Response, Compensation, and Liability Information System;
- National Priorities List for Uncontrolled Hazardous Waste Sites;
- Resource Conservation and Recovery Act;
- California Superfund List of Active Annual Workplan Sites; and
- Lists of state-registered underground and leaking underground storage tanks.

FEDERAL

The United States Environmental Protection Agency (EPA) is the principal federal regulatory agency responsible for the safe use and handling of hazardous materials. Two key federal regulations pertaining to hazardous wastes are described below. Other applicable federal regulations are contained primarily in 29, 40, and 49 Code of Federal Regulations (CFR).

Resource Conservation and Recovery Act (42 U.S.C. §6901 et seq.)

The Resource Conservation and Recovery Act (RCRA), enacted in 1976, gives EPA the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Comprehensive Environmental Response, Compensation, and Liability Act, and Superfund Amendment and Reauthorization Act Title III

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), also known as Superfund, was enacted by Congress in 1980 to facilitate the cleanup of the nation's toxic waste sites. In 1986, Superfund was amended by the Superfund Amendment and Reauthorization Act Title III (community right-to-know laws), also called the Emergency Planning and Community Right-to-Know Act, which states that past and present owners of land contaminated with hazardous substances can be held liable for the entire cost of the cleanup even if the material was dumped illegally when the property was under different ownership. These regulations also establish reporting requirements that provide the public with important information on hazardous chemicals in their communities to enhance community awareness of chemical hazards and facilitate development of state and local emergency response plans.

Federal Aviation Administration

Land use safety guidance from the Federal Aviation Administration (FAA) is limited to the immediate vicinity of the runway, the runway protection zones at each end of the runway, and

the protection of navigable airspace. The FAA criteria apply only to property controlled by the airport proprietor. It has no authority over off-airport land uses.

The emphasis in FAA safety criteria is upon the runway surface and the areas immediately adjoining it. Standards are established which specify ground surface gradients for areas adjacent to runways and acceptable location and height of aeronautical equipment placed nearby.

Runway protection zones (RPZs) are trapezoidal-shaped areas located at ground level beyond each end of a runway. The dimensions of RPZs vary depending upon the type of landing approach available at the airport (visual, non-precision, or precision) and characteristics of the critical aircraft operating at the airport (weight and approach speed). Ideally, each runway protection zone should be clear of all objects. The FAA's *Airport Design* advisory circular strongly recommends that airports own this property outright or to obtain easements sufficient to control the land. Even on portions of the RPZs not under airport control, the FAA recommends that churches, schools, hospitals, office buildings, shopping centers, and other places of public assembly, as well as fuel storage facilities be prohibited. Beyond the runway protection zones, the FAA has no specific safety-related land use guidance other than airspace protection.

Airspace Protection

Part 77 of the Federal Aviation Regulations (FAR), *Objects Affecting Navigable Airspace*, establishes standards for determining obstructions to navigable airspace and the effects of such obstructions on the safe and efficient use of that airspace. The regulations require that the FAA be notified of proposed construction or alteration of objects (whether permanent, temporary, or of natural growth) if those objects would be of a height which exceeds FAR Part 77 criteria.

The Part 77 regulations define a variety of imaginary surfaces at certain altitudes around airports. The Part 77 surfaces include the primary surface, approach surface, transitional surface, horizontal surface, and conical surface. Collectively, the Part 77 surfaces around an airport define a bowl-shaped area with ramps sloping up from each runway end. The Part 77 standards are not absolute height restrictions, but instead identify elevations at which structures may present a potential safety problem. Penetrations of the Part 77 surface generally are reviewed on a case-by-case basis.

The FAA has additional guidelines regarding protection of airport airspace, which are set forth in other FAA documents. In general, these criteria specify that no use of land or water anywhere within the boundaries encompassed by FAR Part 77 should be allowed if it could endanger or interfere with the landing, take off, or maneuvering of an aircraft at an airport (FAA-1987). Specific characteristics to be avoided include creation of electrical interference with navigational signals or radio communication between the airport and aircraft, lighting which is difficult to distinguish from airport lighting, glare in the eyes of pilots using the airport, smoke, or other impairments to visibility in the airport vicinity, and uses which attract birds and create bird strike hazards.

STATE

California regulations are equal to or more stringent than federal regulations. EPA has granted the state primary oversight responsibility to administer and enforce hazardous waste management programs. State regulations require planning and management to ensure that hazardous wastes are handled, stored, and disposed of properly to reduce risks to human health and the environment. Several key state laws pertaining to hazardous wastes are discussed below.

Hazardous Materials Release Response Plans and Inventory Act of 1985

The Hazardous Materials Release Response Plans and Inventory Act (California Health and Safety Code, Section 25500 et seq.), also known as the Business Plan Act, requires businesses using hazardous materials to prepare a hazardous materials business plan that describes their facilities, inventories, emergency response plans, and training programs. Hazardous materials are defined as raw or unused materials that are part of a process or manufacturing step. They are not considered hazardous waste. Health concerns pertaining to the release of hazardous materials, however, are similar to those relating to hazardous waste.

Hazardous Waste Control Act

The Hazardous Waste Control Act created the state hazardous waste management program, which is similar to, but more stringent than, the federal RCRA program. The Act is implemented by regulations contained in Title 26 of Code of California Regulations (CCR), which describes the following required aspects for the proper management of hazardous waste: identification and classification; generation and transport; design and permitting of recycling, treatment, storage, and disposal facilities; treatment standards; operation of facilities and staff training; and closure of facilities and liability requirements.

These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of them. Under this Act and 26 CCR, a generator of hazardous waste must complete a manifest that accompanies the waste from the generator to the transporter to the ultimate disposal location. Copies of the manifest must be filed with the Department of Toxic Substances Control (DTSC).

Emergency Services Act

Under the Emergency Services Act (California Government Code Section 8850 et seq.), the state developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. Rapid response to incidents involving hazardous materials or hazardous waste is an important part of the plan, which is administered by the California Office of Emergency Services. The office coordinates the responses of other agencies, including EPA, California Highway Patrol, Regional Water Quality Control Boards (RWQCBs), air quality management districts, and county disaster response offices.

California Occupational Safety and Health Administration Standards

Worker exposure to contaminated soils, vapors that could be inhaled, or groundwater containing hazardous constituents would be subject to monitoring and personal safety equipment requirements established in Title 8 of the California Occupational Safety and Health Administration (Cal-OSHA) regulations. The primary intent of the Title 8 requirements is to protect workers, but compliance with some of these regulations would also reduce potential hazards to non-construction workers and project-area occupants because required controls related to site monitoring, reporting, and other activities would be in place.

California Food and Agricultural Code

Sections 12980 to 12988 of the California Code of Regulations directs counties to restrict worker reentry into areas treated with pesticides determined to be hazardous to worker safety by using either time limits or the pesticide residue level on treated plant parts. These regulations ensure safe working conditions for farm workers, pest control applicators, and other persons handling, storing, or applying pesticides or working in and about pesticide-treated areas. For this project, these regulations apply because the land is currently being used for agricultural purposes and has evidence of past and current pesticide use.

California Education Code

Section 14010 of the California Code of Regulations (Title 5, Division 1, Chapter 13, Subchapter 1, Article 2) requires all districts to select a school site that “provides safety and that supports learning.” Regulations for site selection require the property line of the site be at least 150 feet in distance from the edge of respective power line easements for a 220–230kV line.

Additionally, Sections 17210–17224 of the California Education Code (Title 1, Division 1, Article 1, Part 10.5) require the governing board of a school district not to approve a project involving the acquisition of a school site if potential hazards may exist on the site or in areas surrounding the site that could present a risk to students and employees of the school unless these hazards can be removed or remediated to acceptable levels.

State Education Code Section 17215 requires proposed school sites within two miles of an airport to be evaluated by the State Department of Education and Caltrans. If Caltrans makes an unfavorable determination regarding the proposed school site, no state or local funds can be used for site acquisition or building construction on that site.

Polychlorinated Biphenyl Regulations and Requirements

In the past, oil-containing PCBs were used in electrical equipment, such as transformers and light ballasts, as a dielectric insulating fluid for heat dissipation. Manufacture of PCBs was banned in 1976; therefore, equipment manufactured after this time should not contain PCBs. EPA requires that insulating oils containing PCBs at concentrations greater than 50 milligrams per liter be disposed of properly by a California-licensed hazardous waste hauler. It is also common for fluorescent light tubes and electrical thermostats to contain mercury vapor or fluid.

If PCBs and mercury are known or presumed to be present within light ballasts, associated fluorescent tubes, or thermostats, then these features should be disposed of properly by a California-licensed hazardous waste hauler.

Safe Drinking Water and Toxic Enforcement Act of 1986

Proposition 65, the Safe Drinking Water and Toxic Enforcement Act of 1986, was enacted as a ballot initiative in November 1986. The Proposition was intended by its authors to protect California citizens and the State's drinking water sources from chemicals known to cause cancer, birth defects or other reproductive harm, and to inform citizens about exposures to such chemicals. Proposition 65 requires the Governor to publish, at least annually, a list of chemicals known to the state to cause cancer or reproductive toxicity. This act is administered by the California Office of Environmental Health Hazard Assessment.

California Government Code Section 65962.5 ("Cortese List")

The provisions in Government Code Section 65962.5 are commonly referred to as the "Cortese List" (after the Legislator who authored the legislation that enacted it). The list, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with the California Environmental Quality Act (CEQA). Because this statute was enacted over twenty years ago, some of the provisions refer to agency activities that were conducted many years ago and are no longer being implemented and, in some cases; the information to be included in the Cortese List does not exist.

Government Code § 65962.5 was originally enacted in 1985, and per subsection (g), the effective date of the changes called for under the amendments to this section was January 1, 1992. While Government Code Section 65962.5 makes reference to the preparation of a "list," many changes have occurred related to web-based information access since 1992 and this information is now largely available on the Internet sites of the responsible organizations.

"SRA" Fire Safe Regulations

The following are summarized provisions are from California Code of Regulations, Title 14 (Natural Resources), Division 1.5 (Department of Forestry), Chapter 7 (Fire Protection), Subchapter 2, which is known as the "SRA" Fire Safe Regulations" and constitutes the basic wildland fire protection standards of the California Board of Forestry.

Article 4. Emergency Water Standards

1275.00. Intent

Emergency water for wildfire protection shall be available and accessible in quantities and locations specified in the statute and these regulations in order to attack a wildfire or defend property from a wildfire. Such emergency water may be provided in a fire agency mobile water tender, or naturally occurring or man-made containment structure, as long as the specified quantity is immediately available

Article 5. Fuel Modification Standards

1276.00 Intent

To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelt shall provide increased safety for emergency fire equipment and evacuating civilians; and a point of attack or defense from a wildfire.

1276.01 Setback for Structure Defensible Space

Sets standards for separation between structures and flammable vegetation and/or combustible fuels.

1276.02 Disposal of Flammable Vegetation and Fuels

Describes safe methods for disposal of flammable vegetation and fuels in wildfire-prone areas.

State of California Airport-Related Regulations

Similar to regulations at the federal level, California state laws and regulations provide few specifics regarding airport land use safety compatibility. Available guidance is found in two primary locations, the State Aeronautics Act and the State Education Code.

The Aeronautics Act (Public Resources Code, Section 21001 et. seq.) provides for the right of flight over private property, unless conducted in a dangerous manner or at altitudes below those prescribed by federal authority. The Act gives the State Department of Transportation (Caltrans) and local governments the authority to protect the airspace defined by FAR Part 77 criteria. The act prohibits any person from constructing a structure or permitting any natural growth of a height that would constitute a hazard to air navigation unless a permit is obtained from Caltrans.

No permit is required if it is determined that the structure or growth is not a hazard to aviation. Typically, this has been interpreted to mean that no penetration of FAR Part 77 imaginary surfaces is permitted without a finding by the FAA that the object would not constitute a hazard to air navigation.

In addition to the above laws and regulations, Section 21096 of the California Environmental Quality Act (Public Resources Code Sections 21000 et seq.) requires a “lead agency” to utilize the Airport Land Use Planning Handbook published by the Division of Aeronautics of the Department of Transportation as a technical resource to assist in the preparation of the environmental impact report as the report relates to airport-related safety hazards and noise problems. The State Department of Transportation, Division of Aeronautics published its most recent “California Airport Land Use Planning Handbook” (“CALUP Handbook”) in January 2002. This document has been used as a technical resource in the preparation of this Draft EIR.

LOCAL

Riverside County Hazardous Waste Management Plan (HWMP)

Assembly Bill 2948 established procedures for the preparation of a County Hazardous Waste Management Plan (CHWMP). The CHWMP is intended to serve as the primary planning document for hazardous waste management within a county and contains goals, policies, and recommended programs for the management, recycling, and disposal of hazardous wastes. The CHWMP governs principally the coordination and planning of hazardous waste disposal capacity between the county and state. The California Department of Health Services must give its approval to the plan before the document becomes effective. Riverside County prepared a Hazardous Waste Management Plan (HWMP) in November 1988. On January 9, 1989, the City of Lake Elsinore adopted this plan.

The HWMP is intended to serve as the primary planning document for hazardous waste management in the County. The HWMP analyzes the hazardous waste situation within the County and makes recommendations. The recommendations within the HWMP encourage a variety of administrative programs to monitor and encourage hazardous waste reduction and educate and inform hazardous waste generators and the public concerning hazardous waste problems. It is also recommended in the HWMP that any use permit for a hazardous waste generator require that generator to implement a waste reduction program.

Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan.

Riverside Operational Area (OA) developed the Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP) to create a safer community. The Riverside OA LHMP is the representation of Riverside OA's commitment to reduce risks from natural and other hazards, and serves as a guide for decision-makers as they commit resources to reducing the effects of natural and other hazards.

While the Disaster Mitigation Act of 2000 ("DMA 2000") requires that local communities address only natural hazards, the Federal Emergency Management Agency (FEMA) recommends that local comprehensive mitigation plans address man-made and technological hazards to the extent possible. Towards that goal, Riverside OA has addressed an expansive set of hazards.

For disasters declared after November 1, 2004, Riverside OA and the jurisdictions participating in the multi-jurisdictional effort, which includes the City of Lake Elsinore, must have an LHMP approved pursuant to §201.6 in order to receive FEMA Pre-Disaster Mitigation (PDM) project grants or to receive post-disaster Hazard Mitigation Grant Program (HMGP) project funding. The Multi-Jurisdictional LHMP is written to meet the statutory requirements of DMA 2000 (P.L. 106-390), enacted October 30, 2000 and 44 CFR Part 201 - Mitigation Planning, Interim Final Rule, published February 26, 2002.

Riverside County Underground Storage Tank Local Oversight Program and Health and Safety Code Section 25280-25289

The Riverside County Underground Storage Tank Local Oversight Program is designed to ensure adequate and appropriate cleanup of petroleum contamination associated with leaks from underground storage tanks (USTs). Owners of underground storage containers are required by the Sher Bill (Health and Safety Code Section 25280-25289) to register their underground containers with the County of Riverside Public Health Services Department. Under the registration program, those who own underground tanks must provide adequate leak detection, maintain records, and report spills. New tanks must be properly constructed under state or locally developed guidelines (Riverside County 1992).

City of Lake Elsinore Emergency Preparedness Plan

The City of Lake Elsinore is responsible for developing emergency plans and actions in response to actual or potential disasters which may impact the City. The City designs and conducts exercises for different scenarios and coordinates emergency training to ensure that the City is able to respond to natural, human caused and technological emergencies. The City’s Emergency Preparedness Plan outlines response strategies and tactics for a wide range of emergencies. City staff fulfills a wide variety of roles from the field response to emergency incidents within the City to operating the City Emergency Operation Center in supporting and recovering from major emergencies and disasters. All City Emergency Service activities are focused around the four primary phases of emergency management; Mitigation, Preparedness, Response and Recovery.

3.10.4 GENERAL PLAN GOALS AND POLICIES

The City of Lake Elsinore General Plan Update addresses Hazards and Hazardous Materials in Chapter 3.0 (Public Safety and Welfare). The goals, policies and implementation programs listed in **Table 3.10-1, General Plan Hazards and Hazardous Materials Goals, Policies and Implementation Programs**, apply to these topic. There are no special hazards and hazardous materials policies in any of the District Plans.

Table 3.10-1, General Plan Hazards and Hazardous Materials Goals, Policies and Implementation Programs

GENERAL PLAN GOALS, POLICIES AND IMPLEMENTATION PROGRAMS	
Chapter 3.0 – Public Safety and Welfare (Section 3.3 - Hazards and Hazardous Materials)	
Goal 3	Reduce the level of risk associated with the use, transport, treatment, and disposal of hazardous materials to protect the community’s safety, health, and natural resources.
Policy 3.1	Continue to require hazardous waste generators to implement a waste reduction program per the Riverside County Hazardous Waste Management Plan with necessary inspections per the Riverside County Hazardous Materials Handlers Program.
Policy 3.2	Require any proposed development within close proximity to an active and/or



GENERAL PLAN GOALS, POLICIES AND IMPLEMENTATION PROGRAMS	
	inactive landfill to complete a technical analysis that focuses on public safety and hazard issues. The analysis shall be prepared by a professional consultant.
Policy 3.3	Encourage the safe disposal of hazardous materials with County agencies to protect the City against a hazardous materials incident.
Policy 3.4	Continue operating household hazardous waste education and collection programs in collaboration with the Riverside County Department of Environmental Health.
Policy 3.5	Evaluate new development on or adjacent to the Santa Ana Regional Interceptor (SARI) line requiring extensive subsurface components or containing sensitive land uses such as schools on a project-by-project basis to determine impacts if an accident occurs.
Implementation Program	Through project review and the CEQA process the City shall assess new development and reuse applications for potential hazards, and shall require compliance with the County Hazardous Waste Management Plan and collaboration with its Department of Environmental Health.
Chapter 3.0 – Public Safety and Welfare (Section 3.4 - Wildfire Hazards)	
Goal 4	Adhere to an integrated approach to minimizing the threat of wildland fires to protect life and property using pre-fire management, suppression, and post-fire management.
Policy 4.1	Require on-going brush clearance and establish low fuel landscaping policies to reduce combustible vegetation along the urban/wildland interface boundary.
Policy 4.2	Create fuel modification zones around development within high hazard areas by thinning or clearing combustible vegetation within 100 feet of buildings and structures. The fuel modification zone size may be altered with the addition of fuel resistant building techniques. The fuel modification zone may be replanted with fire-resistant material for aesthetics and erosion control.
Policy 4.3	Establish fire resistant building techniques for new development such as non-combustible wall surfacing materials, fire-retardant treated wood, heavy timber construction, glazing, enclosed materials and features, insulation without paper-facing, and automatic fire sprinklers.
Policy 4.4	Encourage programs that educate citizens about the threat of human wildfire origination from residential practices such as outdoor barbeques and from highway use such as cigarette littering.
Implementation Program	The City shall condition project to comply with Fire Department requirements, and work with the California Department of Forestry and the County Fire Department supporting public fire education and prevention programs.
Chapter 3.0 – Public Safety and Welfare (Section 3.5 - Flooding and Floodplains)	
Goal 5	Minimize risk of injury to residents and visitors, and property damage due to flooding.
Policy 5.1	Continue to ensure that new construction in floodways and floodplains conforms to all applicable provisions of the National Flood Insurance Program in order to protect buildings and property from flooding.
Policy 5.2	Utilize the Capital Improvement Program for storm drainage projects and maintenance and improvement of local storm drain systems including channels, pipes, and inlets to

GENERAL PLAN GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

ensure capacity for maximum runoff flows.

<p>Implementation Program Through the project review and the CEQA processes the City shall assess new development and reuse applications for potential flood hazards, and shall require compliance with FEMA Special Flood Hazard Areas where appropriate.</p>

3.10.5 SIGNIFICANCE THRESHOLDS

The City of Lake Elsinore has not established local CEQA significance thresholds as described in Section 15064.7 of the State CEQA Guidelines. However, Appendix G of the State CEQA Guidelines indicates that impacts related to hazards and hazardous materials may be considered potentially significant if the project would:

- create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous material.
- 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.
- emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- 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 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 airport or private use airport, would the project result in a safety hazard for people residing or working in the project area.
- 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.
- impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- 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.

3.10.6 IMPACT ANALYSIS

The proposed project itself will not directly result in any specific development project. However, individual development projects implemented pursuant to the proposed project could be affected hazards and hazardous materials that are known to exist or potentially exist

within the area. The impacts upon such individual development projects cannot be fully assessed at this time. As planning progresses for each individual project undertaken within the proposed project's boundaries, potential hazards and hazardous materials issues will be considered in light of this PEIR and other relevant federal, State, and local regulations in order to determine whether potentially significant impacts may occur.

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

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

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

Analysis

General Plan Land Use Plan Goals and Policies

An increase in the generation, storage, and disposal of household hazardous wastes would be associated with buildout of the GPU. A household hazardous waste is any waste generated by households that can cause illness or death or pose a threat to health or the environment when improperly stored, disposed, or otherwise managed. Establishment of permanent collection centers or periodic collection events at temporary locations are the most common methods for gathering household hazardous waste for disposal other than through the municipal garbage collection system. Through ongoing cooperation between the City of Lake Elsinore and the Riverside County Waste Management District, the Lake Elsinore Regional Permanent Household Hazardous Waste Collection Facility (PHHWCF) serves City and County residents. The PHHWCF is located at 521 North Langstaff Street within the City of Lake Elsinore. Household hazardous waste collection and education programs will continue to operate in the City pursuant to Policy 3.4 of the Public Safety and Welfare chapter's Hazards and Hazardous Materials section.

In addition to increased household sources of hazardous materials and waste, new commercial and industrial land uses proposed under the GPU could also indirectly increase hazardous materials use and waste generation as more facilities are built. Commercial and industrial generators of hazardous waste are strictly regulated by the Riverside County Fire Department and applicable federal, state, and local regulations. All new development allowed under the GPU would be subject to these regulations. In addition to regulations, the policies under Goal 3 of the Hazardous Materials section of the Public Safety and Welfare chapter provide measures to ensure that waste reduction programs are implemented by waste generators and that regulations are strictly adhered to and regular inspections are performed to ensure that safe use and storage practices are in place for commercial and industrial operations. Potential impacts from population increase under the GPU and potential hazards from the use, handling, and

disposal of hazardous materials; exposure of employees to hazardous working conditions; and the creation of a substantial risk to public health or safety due to unusual risk of accident would be potentially significant.

Hazardous materials sites and hazardous facilities that could create a significant hazard to the public or to the environment exist within the City and the SOI. Natural gas pipelines, underground storage tanks, and a closed landfill exist in the region. There is always a risk of a pipeline break or tank leak. Contamination from these sources can lead to threats to groundwater resources and soil quality and cause risks to the health and safety of site workers or residents within the contamination area. New development allowed by the GPU would result in construction activities that could increase the amount of pipelines and underground storage tanks or uncover existing pipelines and tanks. In the event of contamination, the effects would be significant. Regulations currently in place ensure that the risk of contamination is low and Policies 3.1, 3.3 and 3.5 in the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter provide measures to ensure leak detection and maintenance of records for containers, reporting of spills, and maintenance and cleanup responsibility for the owners of the containers. The GPU also contains policies requiring measures be implemented to reduce potential hazards associated with development in proximity to the closed landfill.

The GPU includes policies under Goal 3 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter that address compliance with all requirements under the Riverside County Hazardous Waste Management Plan (RCHWMP). The policies state that hazardous waste generators must implement a waste reduction program as required with the application for a use permit under the RCHWMP and that the Riverside County Fire Department continues to conduct inspections, regulate permits, and maintain an inventory of hazardous materials users/waste generators per the RCHWMP. The GPU would not interfere with the policies under the RCHWMP because the regulation of hazardous materials and waste is subject to permits and regulation by the state, and any future development would be subject to these requirements.

SARI Line

The SARI line generally bisects the City in a northwest-southeast direction. The line is already completed and operating in this area and there are no plans for expansion in the City or SOI (except for an additional collection station for indirect contributors planned for the Elsinore area). The increase in development allowed by the GPU, including commercial or industrial operations, could increase discharge into the line, but no expansions of the line are planned. Any commercial or industrial operations that wish to discharge to the line will coordinate permit fees with SAWPA. Policy 3.5 in the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter states that new development on or adjacent to the SARI line requiring extensive subsurface components or containing sensitive land uses such as schools should be evaluated on a project-by-project basis to determine impacts should an accident occur.

District Plans

Every district in the City and SOI except for North Peak contains sites that currently use or dispose of hazardous materials and waste. These locations typically include small commercial and industrial operations such as gas stations, automobile repair shops, painting service facilities, dry cleaners, schools, and medical facilities. The Northwest, Alberhill, Business, Historic, Riverview, and Lake Elsinore Hills districts contain land adjacent to the SARI Line. In conformance with Policy 3.5 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter, proposed development projects on or adjacent to the SARI line in these districts would be required to analyze risks specific to sensitive land uses and the extent of the subsurface components involved with building in these locations. None of these locations currently has any active enforcement occurring, and each location is heavily regulated by the Riverside County Fire Department and federal, state, and local regulations. However, the Alberhill district currently has mining operations that may use hazardous materials or generate hazardous waste. All sites within each district with permits under the RCHWMP and state regulations are currently in compliance with federal, state, and local regulations regarding hazardous waste. The goals and policies under the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter include measures to ensure effective hazardous materials management that applies to each district within the City and SOI. In addition, all future development within the District Plan areas would not interfere with the policies under the RCHWMP because the regulation of hazardous materials and waste is subject to permits and regulation by the state, and any future development would be subject to these requirements.

3rd Street Annexation

This area is not adjacent to the SARI line. As a result, it is not anticipated that implementation of the annexation would affect the SARI line.

Sites with permits from the state to handle hazardous materials or waste exist within the 3rd Street Annexation area. Implementation of the annexation would increase the potential for land uses that handle hazardous materials or generate hazardous waste to be located within the City. Goals and policies within the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter include measures to ensure effective hazardous materials management that apply to the 3rd Street Annexation area. These policies include waste reduction programs as a condition for a use permit; the continued use of regulatory permits to ensure safe practices; the use of educational tools and collection programs for household hazardous waste management; registering underground storage containers, including records maintenance and spill reporting; and assigning responsibilities of maintenance and cleanup to owners of underground tanks and pipelines. The sites within this area are currently in compliance with federal, state, and local regulations regarding hazardous waste.

Mitigation Measures

General Plan Land Use Plan Goals and Policies

MM Hazards 1: Individual projects implemented pursuant to the Land Use Plan will be required to demonstrate their avoidance of significant impacts associated with use and storage of hazardous materials and disposal of hazardous waste through implementation of Policies 3.1 through 3.4 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter.

District Plans

MM Hazards 2: Individual projects implemented pursuant to the Land Use Plan within the District Plans will be required to demonstrate their avoidance of significant impacts associated with exposure to hazardous materials through implementation of Policy 3.5 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter. Proposed development projects on or adjacent to the SARI line in these districts would be required to analyze risks specific to sensitive land uses and the extent of the subsurface components involved with building in these locations.

3rd Street Annexation

MM Hazards 3: Individual projects implemented pursuant to the Land Use Plan within the 3rd Street Annexation will be required to demonstrate their avoidance of significant impacts associated with use and storage of hazardous materials and disposal of hazardous waste through implementation of Policies 3.1 through 3.4 of the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter.

Level of Significance

Increased development throughout the City and SOI in accordance with the Land Use Plan could expose people to potentially significant hazards from use of hazardous materials and the disposal of hazardous waste. Goal 3 and its associated policies under the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter of the GPU include measures to keep all hazardous materials generators within the City and SOI in compliance with regulations and continue to avoid any public health and safety impacts. Therefore, through compliance with the goals, policies and implementation programs of the proposed GPU and implementation of mitigation measures MM Hazards 1 through MM Hazards 3, potential impacts would be considered less than significant at a programmatic level.

Threshold: Would the project 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 environment.

Analysis

A review of the Environmental Data Resources (EDR) report contained in Appendix H of this PEIR shows that there were 28 “Cortese sites” located within the City and its SOI at the time the report was prepared. However, the records referenced therein do not indicate any active

enforcement actions relating to hazardous materials at those sites. The proposed project itself will not directly result in any specific development project. However, individual development projects implemented pursuant to the proposed project could be affected by sites that were once or in the future may be listed on a hazardous materials site list. The Implementation Program for Goal 3 in the Hazards and Hazardous Materials section of the Public Safety and Welfare chapter states that through project review and the CEQA process the City shall assess new development and reuse applications for potential hazards, and shall require compliance with the County Hazardous Waste Management Plan and collaboration with its Department of Environmental Health. Through compliance with the goals, policies and implementation programs of the proposed GPU, this impact will be less than significant.

Mitigation Measures

No mitigation measures are required.

Level of Significance

Since the proposed project does not include any specific development project and subsequent development proposals will be evaluated through project review and the CEQA process for compliance with applicable regulatory requirements and proximity to Government Code Section 65962.5 listed sites; potential impacts will be less than significant.

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

Threshold: 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.

Analysis

General Plan Land Use Plan Goals and Policies

The Skylark Airport is a private airport that is the hub for air sports in Lake Elsinore and accommodates organizations that utilize the airport for plane use, glider flights, and skydiving. Skylark Airport is located within the City of Lake Elsinore, in the vicinity of the southern terminus of the lake. The runway surface at Skylark Airport consists of gravel and sand; as such, this surface generally does not permit optimal conditions for frequent and convenient airport operations. Skylark Airport is a private use airport with runways that are 2,800 feet in length and fall under the category of Short General Aviation Runways.

The Land Use Plan would allow development of residential and commercial uses in the vicinity of the airport. However, no features of the GPU or the Land Use Plan would conflict with requirements of the FAA regarding proximity of development to airports. All future development proposed within proximity to the airport would be required to comply with FAA regulations to ensure that future residents or employees are not subject to significant hazards.

Within the traffic pattern zone of Skylark Airport, the Airport Land Use Planning Handbook recommends no more than 3 du/acre and exclusion of areas that attract large assemblages of people to minimize hazards including fuel spills. Low-medium residential areas (1-6 du/acre) currently exist and are designated in the Land Use Plan adjacent to the airport use area. The potential inconsistencies of future development with the densities allowed for in the Land Use Planning Handbook are considered to be a potentially significant land use compatibility impact at a programmatic level. However, each project will be reviewed for its consistency with the Land Use Planning Handbook Recommendations when individual projects are proposed. This review will include analysis and subsequent review under CEQA.

Mitigation Measures

MM Hazards 4: Proposed development projects within ~~proximity to the Skylark Airport~~ the Skylark Airport Influence Area, as shown on Figure 2.7 of the General Plan will be evaluated for consistency with continued operations at the airport. The project applicant of each such development project shall comply with the applicable requirements of the Federal Aviation Administration (FAA) regarding any encroachment into the airport's navigable airspace in accordance with Federal Aviation Regulations (FAR) Part 77.

Level of Significance

Through compliance with applicable regulatory requirements and mitigation measure MM Hazards 4, potential impacts related to Skylark Airport will be less than significant.

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

Analysis

The proposed project does not propose any changes to the City's Emergency Preparedness Plan or the Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan. As described in Section 3.4 (Transportation and Circulation) of this PEIR, implementation of the proposed project would increase the amount of vehicle traffic and modify the roadway network, however the proposed General Plan Update is designed to provide and maintain a comprehensive circulation system within the City that would provide adequate roadway connections and emergency access options. All applicable local and State regulatory standards for adequate emergency access will be met. Additionally, pursuant to Policies 8.1 and 8.2 of the Community Facilities and Protection Services section of Chapter 3.0 (Public Safety and Welfare), as described in Section 3.14 (Public Services) of this PEIR, the City will continue to work with the Riverside County Fire Department to follow the most current guidelines to achieve standard response times and staffing levels and with the County of Riverside to provide adequate police service and staffing levels.

New developments associated with the buildout of the proposed General Plan Update would be required to comply with all applicable fire code requirements for construction and access to the site. Individual projects would be reviewed by the City Fire Department to determine the specific fire requirements applicable to the specific development and to ensure compliance with

these requirements. This would ensure that new developments would provide adequate emergency access to and from the site. Further, the City Engineer and the City Fire Department would review any modifications to existing roadways to ensure that adequate emergency access or emergency response would be maintained. Therefore, the project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Mitigation Measures

No mitigation is required.

Level of Significance

Implementation of the proposed project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, the proposed project will have no impacts regarding emergency plans.

Threshold: Would the project 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.

Analysis

General Plan Land Use Plan Goals and Policies

As shown in **Figure 3.10-2, Wildfire Susceptibility**, the wildfire susceptibility of the City and its SOI is defined as ranging from moderate to very high. New development under the GPU would extend into areas of the SOI that are considered highly susceptible to wildfires. A fire that ignites in these areas has the potential to spread to areas within the SOI. Therefore, a substantial risk of loss and damage exists to new developments in these areas. However, with prevention strategies and response programs, these risks can be reduced greatly. Nevertheless, increased development throughout the City and SOI in accordance with the proposed Land Use Plan could expose more people and additional development to potentially significant hazards from wildfires.

Goal 4 and its associated policies under the Wildfire Hazards section of the Public Safety and Welfare chapter include measures to reduce the threat of loss and damage from wildfires. These policies include brush clearance and the establishment of low-fuel landscaping, fuel modification zones surrounding structures, fire resistant building techniques, and education programs for the public on prevention strategies. Also, the circulation element of the GPU does not propose extensive changes to the circulation system that would potentially affect emergency access for the fire department or police department.

District Plans

Districts that contain lands located within high wildfire susceptibility zones include the Northwest, Lake View Sphere, Lakeland Village, Country Club Heights, Alberhill, North Central, and North Peak districts. Districts that are adjacent to very high wildfire susceptibility

zones include the Northwest, Lake View Sphere, and Lakeland Village districts. These districts must adopt preventative and preparedness measures to reduce the risk of wildfire. Increased development throughout the City and SOI in accordance with the Land Use Plan within each District Plan could expose people and future development to potentially significant hazards from wildfires. Goal 4 and its associated policies under the Wildfire Hazards section of the Public Safety and Welfare chapter include measures that must be implemented to reduce the potential impact from wildfires.

3rd Street Annexation

The wildfire susceptibility zones near this area are considered low and moderate risk to the north and west and very high risk to the east. According to the analysis of impacts of the 3rd Street Annexation in Section 3.8 (Biological Resources) of this PEIR, coastal sage scrub and Riversidian alluvial fan sage scrub natural communities are present in the area, indicating a potential wildfire risk, because these natural communities have a tendency to burn easily and quickly. Increased development throughout the City and SOI in accordance with the Land Use Plan within the 3rd Street Annexation could expose people to potentially significant hazards from wildfires. The goals and policies under the Wildfire Hazards section of the Public Safety and Welfare chapter include measures that must be implemented to reduce the potential impact from wildfires.

Mitigation Measures

MM Hazards 5: Individual projects implemented pursuant to the Land Use Plan in each District and within the 3rd Street Annexation Area will be required to demonstrate their avoidance of significant impacts associated with wildfire hazards through implementation of all policies under the Wildfire Hazards section of the Public Safety and Welfare chapter.

Level of Significance

Although development would spread into wildfire risk zones, the proper precautions set forth in the GPU and in mitigation measure MM Hazards 5, would reduce potential impacts to less-than-significant levels.

3.10.7 LEVEL OF SIGNIFICANCE AFTER MITIGATION

With implementation of the policies of the GPU, all impacts related to hazards and hazardous materials would be reduced to less than significant levels.

3.10.8 REFERENCES

In addition to other reference documents, the following references were used in the preparation of this section of the EIR:

Section 3.10 - Hazards and Hazardous Materials



California Environmental Protection Agency, *Background and History on "Cortese List" Statute*. (Available at <http://www.calepa.ca.gov/sitecleanup/cortese/Background.htm>; accessed on August 15, 2011.)

California Office of Environmental Health Hazard Assessment, *Proposition 65 Web Site*. (Available at <http://oehha.ca.gov/prop65.html>; accessed on August 15, 2011.)

City of Lake Elsinore, Emergency Preparedness Web Site. (Available at <http://www.lake-elsinore.org/index.aspx?page=471>; accessed on August 15, 2011.)

City of Lake Elsinore, *General Plan Background Reports*, prepared by Mooney•Jones & Stokes, January 2006. (Appendix B)

City of Lake Elsinore, *Municipal Code* (Available at www.lake-elsinore.org/index.aspx?page=346; accessed June 20, 2011.)□

County of Riverside, *Riverside County General Plan Appendix H, Natural Hazard Mapping, Analysis, and Mitigation: a Technical Background Report in Support of the Safety Element of the New Riverside County 2000 General Plan*, prepared by Earth Consultants International, August 2000. (Available at http://www.rctlma.org/genplan/general_plan_2008/general_plan_2008.aspx; accessed on July 20, 2011.)

County of Riverside, *Riverside County Operational Area Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP)*, March 2005 (Available at www.rvcfire.org/opencms/functions/oes/EmergencyManagement/PlansandPublications; accessed on July 21, 2011.)