

4.8 HAZARDS AND HAZARDOUS MATERIALS

INTRODUCTION

This section of the Draft EIR evaluates potential environmental impacts on human health and the environment due to exposure to hazards and hazardous materials present or potentially present on the Planning Area. This section also evaluates the potential effects on the surrounding area as a result of the implementation of the proposed Plan. For the purpose of this analysis, the terms “hazards” and “hazardous materials” include substances that, because of their quantity, concentration, or characteristics, may present moderate danger to public health, welfare, or the environment upon being released.

Information used to prepare this section was taken from the following sources, which are incorporated by reference herein and included in **Appendix H** to this Draft EIR.

- Environmental Setting Hazards & Minerals for the Etiwanda Neighborhood and Conservation Plan, City of Rancho Cucamonga, California, prepared by Michael Baker International, November 2018.
- Radius Maps for the Etiwanda Height Neighborhood Plan North and South, prepared by Environmental Data Resources, Inc, March 2019.

Information from the preliminary geotechnical investigation was also used to prepare this section and is included in **Appendix G** to this Draft EIR:

- Geological and Geotechnical Report prepared by Leighton and Associates, February 2019.

Additional information and analysis regarding potential air quality, noise, and haul truck impacts prepared for the proposed Project, can be found in **Section 4.2: Air Quality**, **Section 4.12: Noise**, and **Section 4.15: Transportation**, of this Draft EIR.

ENVIRONMENTAL SETTING

Definitions

a. Hazardous Materials

“Hazardous materials” generally refers to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment. Hazardous materials are used in products (e.g., household cleaners, industrial solvents, paint, pesticides) and in the manufacturing of products (e.g., electronics, newspapers, plastic products). Hazardous materials can include petroleum, natural gas, synthetic gas, acutely toxic chemicals, and other toxic chemicals that are used in agriculture, commercial, and industrial uses; businesses; hospitals; and

households. Accidental releases of hazardous materials have a variety of causes, including highway incidents, warehouse fires, train derailments, shipping accidents, and industrial incidents.

The term “hazardous materials” as used in this section include all materials defined in the California Health and Safety Code. (HSC):

*A material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. “Hazardous materials” include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the unified program agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.*¹

The term includes chemicals regulated as hazardous materials, wastes, or substances by the US Department of Transportation (USDOT), the US Environmental Protection Agency (USEPA), the Department of Toxic Substances Control (DTSC), the California Governor’s Office of Emergency Services (Cal OES), and other agencies. “Hazardous waste” is any hazardous material that has been discarded, except those materials specifically excluded by regulation.² Both hazardous materials that have been intentionally disposed of and inadvertently hazardous wastes are broadly characterized by their ignitability, toxicity, corrosivity, reactivity, radioactivity, or bioactivity. Federal and State hazardous waste definitions are similar but distinct enough that separate classifications are in place for federal Resource Conservation and Recovery Act (RCRA) hazardous wastes and State non-RCRA hazardous wastes. Hazardous wastes require special handling and disposal because of their potential to impact public health and the environment. Some materials are designated “acutely” or “extremely” hazardous under relevant statutes and regulations.

b. Recognized Environmental Conditions

The term “recognized environmental conditions” (RECs) refers to the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into the structures on the property or into the ground, groundwater, or surface water of the property.

1 California Health and Safety Code (HSC), div. 20, ch. 6.95, art. 1, Section 25501(o).

2 HSC, div. 20, ch. 6.5, art. 8, Section 2512.

c. Historical Recognized Environmental Condition

The term “historical recognized environmental condition” (HREC) is defined as an “environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently.” The American Society for Testing and Materials (ASTM) further defines a historical recognized environmental condition by stating “[i]f a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency...this condition shall be considered a historical recognized environmental condition.”³

REGULATORY FRAMEWORK

Hazardous materials and wastes can pose a significant actual or potential hazard to human health and the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Many federal, State, and local programs that regulate the use, storage, and transportation of hazardous materials and hazardous waste are in place to prevent these unwanted consequences.

National, State, regional and local laws, regulations, plans, and guidelines are summarized below. The following regulatory framework discussion does not include all plans and policies that relate to hazards and hazardous materials in the City. Specific requirements of these laws, regulations, plans, and guidelines might not be up to date when a proposed project undergoes review. These regulatory programs are designed to reduce the danger that hazardous substances may pose to people and businesses under normal daily circumstances and as a result of emergencies and disasters.

Federal

Regulating Agencies

US Environmental Protection Agency

The USEPA is the main federal agency responsible for enforcing regulations relating to hazardous materials and wastes, including evaluation and remediation of contamination and hazardous wastes. The agency works collaboratively with other agencies to enforce materials handling and storage regulations and site cleanup requirements. The US Occupational Safety and Health Administration (USOSHA) and the USDOT are authorized to regulate safe transport of hazardous materials.

3 Nick Albergo, "What the Heck Is a CREC?" (November 12, 2014), <http://edrnet.com/heck-crec-nick-albergo/>.

US Occupational Safety and Health Administration

USOSHA is authorized to regulate safe transport of hazardous materials. Specifically, USOSHA implements regulation related to materials handling. USOSHA requirements are intended to promote worker safety, worker training, and a worker's right to know.

Legislation and Regulations

Comprehensive Environmental Response, Compensation and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)⁴—better known as Superfund—provides federal funds to clean up uncontrolled or abandoned hazardous waste sites, accidents, spills, discharges, and other emergency releases of pollutants and contaminants into the environment. Through CERCLA, USEPA was given authority to seek out those parties responsible for any hazardous release and ensure their cooperation in the cleanup.

Emergency Planning and Community Right-to-Know Act

The Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986,⁵ commonly known as Title III of the Superfund Amendments and Reauthorization Act (SARA), was enacted by Congress as national legislation on community safety. This law was designated to help local communities protect public health, safety, and the environment from chemical hazards. The primary purpose of EPCRA is to inform communities and citizens of chemical hazards in their areas by requiring businesses to report the locations and quantities of chemicals stored on site to state and local agencies. These reports help communities prepare to respond to chemical spills and similar emergencies. Section 313.1 of EPCRA requires manufacturers to report releases to the environment (air, soil, and water) of more than 600 designated toxic chemicals; report off-site transfers of waste for treatment or disposal at separate facilities; implement pollution prevention measures and activities; and participate in chemical recycling. These annual reports are submitted to the USEPA and state agencies. The USEPA maintains and publishes a database that contains information on toxic chemical releases and other waste management activities by certain industry groups and federal facilities. This online, publicly available, national digital database is called the Toxics Release Inventory (TRI) and was expanded by the Pollution Prevention Act of 1990.

To implement EPCRA, Congress required each state to appoint a State Emergency Response Commission (SERC) to coordinate planning and implementation activities associated with hazardous materials. The SERCs were required to divide their states into emergency planning districts and to name a local

4 42 US Code (USC) sec. 9601 et seq. 1980.

5 42 USC sec. 11001 et seq., Emergency Planning and Community Right-to-Know Act (EPCRA) of 1986

emergency planning committee (LEPC) for each district. The federal EPCRA program is implemented and administered in California by Cal OES, a SERC, 6 LEPCs, and 83 certified Unified Program agencies (CUPAs).⁶ Cal OES coordinates and provides staff support to the SERC and LEPCs. Broad representation by fire fighters, health officials, government and media representatives, community groups, industrial facilities, and emergency managers ensures that all necessary elements of the planning process are represented.

Resource Conservation and Recovery Act

The 1976 RCRA was the first major federal act regulating the potential health and environmental problems associated with hazardous and nonhazardous solid waste. RCRA and the implementation regulations developed by the USEPA provide the general framework of national hazardous waste management systems. This framework includes the determination of whether hazardous wastes are being generated, techniques for tracking wastes to eventual disposal, and the design and permitting of hazardous waste management facilities. RCRA allows individual states to develop their own program for the regulation of hazardous wastes as long as state regulations are at least as stringent as the RCRA.

Toxic Substances Control Act

The Toxic Substances Control Act of 1976⁷ was enacted by Congress to give the USEPA the ability to track the 75,000 industrial chemicals currently produced or imported into the United States. The USEPA repeatedly screens these chemicals and can require reporting or testing of any that may pose an environmental or human health hazard. It can ban the manufacture and import of chemicals that pose an unreasonable risk. Also, the USEPA has mechanisms in place to track the thousands of new chemicals that industry develops each year with either unknown or dangerous characteristics. It then can control these chemicals as necessary to protect human health and the environment. The act supplements other federal statutes, including the Clean Air Act and the Toxics Release Inventory under EPCRA.

Hazardous Materials Transportation Act

The USDOT, in conjunction with the USEPA, is responsible for enforcement and implementation of federal laws and regulations pertaining to safe storage and transportation of hazardous materials. The Code of Federal Regulations (CFR) Title 49, Sections 171–180, regulates the transportation of hazardous materials, types of material defined as hazardous, and the marking of vehicles transporting hazardous materials.

6 California Governor's Office of Emergency Services, "State Emergency Response commission" (2018), accessed March 2019, <http://www.caloes.ca.gov/for-governments-tribal/plan-prepare/hazardous-materials/state-emergency-response-commission>.

7 Toxic Substances Control Act of 1976, 15 USC sec. 2601 et seq.

This act applies to this program because contractors will be required to comply with its storage and transportation requirements that would reduce the possibility of spills.

State

California Environmental Protection Agency

The California Environmental Protection Agency (CalEPA) was created in 1991 with the signing of Executive Order W-5-91 by Governor Pete Wilson. Several State regulatory boards, departments, and offices were placed under the CalEPA umbrella to create a cabinet-level voice for the protection of human health and the environment and to assure the coordinated deployment of State resources. Among those responsible for hazardous materials and waste management are the DTSC, Department of Pesticide Regulation, Regional Water Quality Control Board (RWQCB), and Office of Environmental Health Hazard Assessment. CalEPA also oversees the unified hazardous waste and hazardous materials management regulatory program (Unified Program), which consolidates, coordinates, and makes consistent the following six programs:

- Hazardous Materials Release Response Plans and Inventories (Business Plans)
- Underground Storage Tank Program
- Aboveground Petroleum Storage Tank Act
- Hazardous Waste Generator and On-site Hazardous Waste Treatment Programs
- California Uniform Fire Code: Hazardous Material Management Plans and Inventory Statements
- California Accidental Release Prevention (CalARP) Program.

Department of Toxic Substances Control

DTSC is authorized by EPA to administer the hazardous waste laws and oversee remediation of hazardous wastes sites. Regulations require that DTSC “shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following: (1) All hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code (HSC).”⁸

The DTSC regulates hazardous waste, cleans up existing contamination, and looks for ways to reduce the hazardous waste produced in California. Approximately 1,000 scientists, engineers, and specialized support staff ensure that companies and individuals handle, transport, store, treat, dispose of, and clean up hazardous wastes appropriately. Through these measures, DTSC contributes to greater safety for all

8 22 California Government Code (GOV), Development Permits for Classes of Projects [65960 - 65964.1], sec. 65962.5

Californians, and less hazardous waste reaches the environment. DTSC's role is limited to projects with State funding. DTSC oversight is not required where a State-funded project is statutorily or categorically exempt from CEQA.

The hazardous waste facilities identified in HSC Section 25187.5 are those where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under the HSC, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.⁹

Certified Unified Program Agency

Californians are protected from hazardous waste and hazardous materials by a Unified Program that ensures consistency throughout the state regarding administrative requirements, permits, inspections, and enforcement. CalEPA oversees the statewide implementation of the Unified Program and its 83 certified local government agencies, known as Certified Unified Program Agencies (CUPAs), which apply regulatory standards established by five different state agencies. The CUPA can be a county, city, or joint powers authority. A participating agency is a local agency that has been designated by the local CUPA to administer one or more Unified Programs within their jurisdiction on behalf of the CUPA. A designated agency is a local agency that has not been certified by CalEPA to become a CUPA but is the responsible local agency that would implement the six Unified Programs until they are certified. Currently, there are 83 CUPAs in California. The CUPA for the City of Rancho Cucamonga is the San Bernardino County Fire Department.

California Occupational Safety and Health Administration

The California Occupational Safety and Health Administration (Cal/OSHA) has set forth work requirements for disturbance of asbestos-containing materials (ACMs), including removal operations for all types of ACMs. In addition, the agency has developed standards for general industry and the construction industry hazardous waste operations and emergency response. Cal/OSHA ensures that employers must have controls to reduce and monitor exposure levels of hazardous materials; and oversees an informational program describing any exposure during operations and the inspection of drums and containers prior to removal or opening.

Decontamination procedures and emergency response plans must be in place before employees begin working in hazardous waste operations.

Legislation and Regulations

Senate Bill 14: California Hazardous Waste Source Reduction and Management Review Act of 1989

The California Hazardous Waste Source Reduction and Management Review Act of 1989, also known as SB 14, required large-quantity generators—those that annually produce more than 13.2 tons of hazardous waste or 26.4 pounds of extremely hazardous waste—to periodically conduct a source evaluation of their facilities and develop plans to reduce their volume of hazardous waste through measures such as changes in raw materials production methods, product reformulations, and employee training.⁹ The primary objective of the legislation was to reduce the quantity of hazardous waste generated in California and thereby promote public health and improve environmental quality. Generators that exceed the aforementioned waste volume thresholds are required to file waste minimization reports with DTSC every 4 years.

California Emergency Response Plan

California has developed an emergency response plan to coordinate emergency services provided by federal, State, and local governments and private agencies. Responding to hazardous materials incidents is one part of this plan. The plan is administered by Cal OES, which coordinates the responses of other agencies, including CalEPA, the California Highway Patrol, the RWQCB, and the Rancho Cucamonga Fire Protection District.

Hazardous Waste Control Act

The Hazardous Waste Control Act (HWCA) is the State equivalent of RCRA and regulates the generation, treatment, storage, and disposal of hazardous waste.¹⁰ This act implements the RCRA “cradle-to-grave” waste management system in California but is more stringent in its regulation of non-RCRA wastes, spent lubricating oil, small-quantity generators, and transportation and permitting requirements, as well as in its penalties for violations. HWCA applies to the Project because contractors will be required to comply with its hazardous waste requirements to reduce the possibility of spills.

Hazardous Materials Management Plans

In January 1996, CalEPA adopted regulations implementing a Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program).¹¹ As noted previously, the six program

9 California Department of Toxic Substances Control (DTSC), “SB14 Introduction and Overview” (July 2012), http://www.dtsc.ca.gov/PollutionPrevention/SB14/SB14_Intro.cfm.

10 DTSC, 2014 California Hazardous Waste and Hazardous Substances Law Code excerpts.

11 CalEPA, “Unified Program,” <https://calepa.ca.gov/cupa/>.

elements of the Unified Program are hazardous waste generators and hazardous waste on-site treatment; underground storage tanks; aboveground storage tanks; hazardous material release response plans and inventories; risk management and prevention programs; and Uniform Fire Code hazardous materials management plans and inventories. The program is implemented at the local level by a local agency, the CUPA which is responsible for consolidating the administration of the six program elements within its jurisdiction.

State and federal laws require detailed planning (1) to ensure that hazardous materials are properly handled, used, stored, and disposed of; and (2) in the event that such materials are accidentally released, to prevent or to mitigate injury to health or the environment.

California Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act)

The Business Plan Act requires preparation of hazardous materials business plans and disclosure of hazardous materials inventories, including an inventory of hazardous materials handled, plans showing where hazardous materials are stored, an emergency response plan, and provisions for employee training in safety and emergency response procedures (HSC, Division 20, Chapter 6.95, Article 1).¹² Statewide,

DTSC has primary regulatory responsibility for management of hazardous materials, with delegation of authority to local jurisdictions that enter into agreements with the State. Local agencies are responsible for administering these regulations. Several State agencies regulate the transportation and use of hazardous materials to minimize potential risks to public health and safety, including CalEPA and Cal OES. The California Highway Patrol and Caltrans enforce regulations specifically related to the transport of hazardous materials. Together, these agencies determine container types used and license hazardous waste haulers for hazardous waste transportation on public roadways. The Business Plan Act applies to this program because contractors will be required to comply with its handling, storage, and transportation requirements that would reduce the possibility of spills, and to prepare an emergency response plan to respond to accidental spills.

California Government Code Section 65962.5: Cortese List

The provisions of Government Code Section 65962.5 are commonly referred to as the Cortese List.¹³ The Cortese List is a planning document used by State and local agencies to provide information about

12 HSC, art. 1, Business and Area Plans (January 1, 2014), https://leginfo.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=20.&title=&part=&chapter=6.95.&article=1.

13 CalEPA, "Background and History" <https://calepa.ca.gov/sitecleanup/corteselist/background/>.

hazardous materials release sites. Section 65962.5 requires CalEPA to develop an updated Cortese List annually, at minimum. DTSC is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

a. Regional

South Coast Air Quality Management District

The South Coast Air Quality Management District (SCAQMD) regulates asbestos through Rule 1403, Asbestos Emissions from Renovation/Demolition Activities. Rule 1403 regulates asbestos as a toxic material and controls the emissions of asbestos from demolition and renovation activities by specifying agency notifications, appropriate removal procedures, and handling and cleanup procedures. Rule 1403 applies to owners and operators involved in the demolition or renovation of asbestos-containing structures, asbestos storage facilities, and waste disposal sites. SCAQMD also regulates volatile organic compound (VOC) emissions from contaminated soil through Rule 1166, Volatile Organic Compound Emissions from Decontamination of Soil. Rule 1166 sets requirements to control the emission of VOCs from excavating, grading, handling, and treating soil contaminated with VOCs as a result of leakage from storage or transfer operations, accidental spillage, or other deposition.

b. Local

City of Rancho Cucamonga

Rancho Cucamonga General Plan

The City's existing General Plan was adopted in 2010. The Public Health and Safety Element of the Rancho Cucamonga General Plan provides a proactive approach to public health and safety Planning. Relevant to this Hazards section, it addresses hazardous materials threats and wild urban interface fire hazards.

The Rancho Cucamonga Fire Protection District (RCFPD) coordinates hazardous materials and emergency preparedness planning and appropriate response efforts with other City departments and outside agencies. Rancho Cucamonga participates in a county-wide interagency coalition to better utilize the expertise and equipment that exists within all participating Fire agencies. The City also adopted an Emergency Operations Plan that addresses the City of Rancho Cucamonga's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in both war and peacetime.

In high fire-hazard areas, the designated Wildfire Urban Interface Area, fire protection and landscape plans for private and public development must be reviewed and approved by the Fire District to ensure

proper use of fire-resistant plants and adequate vegetation management zones. For further discussion and information regarding hazardous materials threats and wild urban interface fire hazards please refer to Chapter 8 of the Public Health and Safety Element of the Rancho Cucamonga General Plan.

Rancho Cucamonga Local Hazards Mitigation Plan

The Rancho Cucamonga Local Hazards Mitigation Plan was developed to assess the significant natural and manmade hazards that may affect the City and its inhabitants, evaluate and incorporate ongoing mitigation activities and related programs in the community, determine additional mitigation measures that should be undertaken, and to outline a strategy for implementation of mitigation projects. In addition, the Local Hazards Mitigation Plan was developed to identify actions, policies and tools for implementation over the long-term resulting in reduction of future losses community wide. The established mitigation projects were identified and reviewed by members of the Planning committee. This Local Hazards Mitigation Plan has been created in conjunction with the updated City of Rancho Cucamonga General Plan and is an extension of that document.

Rancho Cucamonga Development Code

Section 17.66.040, Hazardous Materials, of the City of Rancho Cucamonga Development Code, provides standards to ensure that the use, handling, storage, and transportation of hazardous materials comply with all applicable State laws (including but not limited to, Section 65850.2 of the California Government Code and Section 25505 et seq. of the California Health and Safety Code) and that appropriate information is reported to the Rancho Cucamonga Fire Protection District, as the regulatory authority. This section of the Development Code includes reporting requirements; standards regarding underground and aboveground storage of hazardous materials; and standards for new development near commercial supply bulk transfer delivery systems (e.g., oil and gas). Most relevant to the proposed project, businesses required by State law to prepare Hazardous Materials Release Response Plans and Hazardous Materials Inventory Statements shall, upon request, submit copies of these plans, including any revisions, to the Fire District.

EXISTING CONDITIONS

a. Project Site

Onsite and Surrounding Land Uses

The Rural/Conservation Area (RCA) is largely undeveloped, except several large-scale flood control facilities and power transmission lines, water supply storage tanks, a few private residences, and the Lingyen Mountain Temple. At the center of the RCA lies the North Etiwanda Preserve, a habitat preservation area including a trail network and picnic areas. Consistent with its rural and natural

character, the circulation network within the RCA is comprised of private rural roads and trails, and water and sewer services are provided by private water systems and septic systems.

The Neighborhood Area (NA) contains the Day Creek Levee, Deer/Day Separation Levee, Day and Deer Creek Flood Control Channels, and a closed Sand and Gravel Mine (discussed below). The NA is surrounded by single family residential neighborhoods to the east, south, and west. The Day Creek Neighborhood to the east, the Caryn Neighborhood to the south, and the Deer Creek Neighborhood (comprised of Deer Creek to the north of Wilson Avenue, and Chaffey College to the south of Wilson Avenue neighborhood) to the west. These neighborhoods are conventional, suburban neighborhoods accessed by automobile via arterial and collector streets. The neighborhoods to the east and to the west are separated from the NPA by the Day Creek Channel and Deer Creek Channel, respectively, and wide bands of undeveloped land. To the south, the Caryn Neighborhood faces Banyan Street with nicely landscaped concrete masonry walls and a multi- use equestrian trail separated from the street by a white rail fence.

Past Mining Operations

There was previously (up until 2013), one mining operation in the NA. The Inland Rock/Day Creek Spreading Grounds (California Mine ID 91-36-0018) was an aggregate quarry. The County of San Bernardino issued a conditional use permit (CUP) to Hanson Aggregates LLC for open pit sand and gravel mining operations and approved a Mining/Reclamation Plan 86M-04 for the project in 1986. The Mining/Reclamation Plan was amended in 1996, 2005, and 2013. In the 2013 amendment, production was reduced to 750,000 tons per year. Conditions of approval (COA) were adopted for the third (2013) amendment, subsequently, mining was voluntarily ceased, and a closure plan implemented.

A Reclamation Plan was subsequently prepared and implemented. Final slopes, including drainage and erosion control, were completed, as required by the approved reclamation plan. County staff inspected the final grading and determined that it complied with the reclamation plan requirements. The rock crusher and screening equipment and support facilities were removed. There was no evidence of environmental contamination from those uses. Revegetation efforts have been completed and the former mine is officially closed.

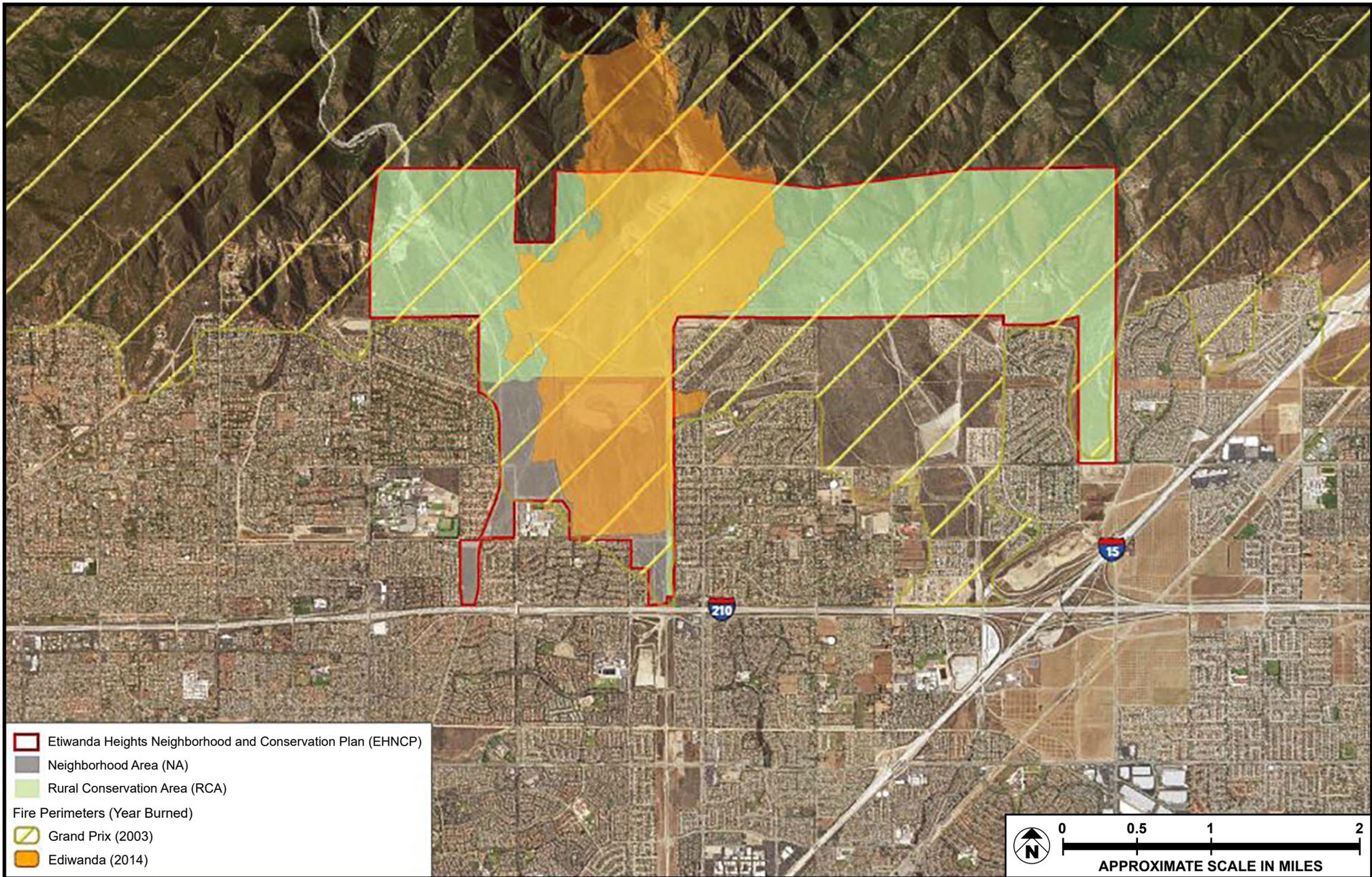
Fire Hazards

Urbanized areas that are located at the perimeter of wilderness and that are at higher risk for wildfire are typically referred to as the Wildland-Urban Interface (WUI). Most of the land within the EHNCP has been identified by Cal Fire as a very high fire hazard severity zone. The entire area of the EHNCP is within the Rancho Cucamonga Fire District's designated Wildland-Urban Interface Fire Area (WUIFA). The region's

relatively high temperatures, low humidity, low precipitation, and Santa Ana winds throughout the year create conditions conducive to wildfires.

Fire History

The wildfire history within the NA and RCA include the following fires: East (1952), Morse (1957), Etiwanda (1964), Summit (1980), Texas (1988), Grand Prix (2003), Foxborough (2008), and Etiwanda (2014). The most recent fires are the Foxborough (2008) and Etiwanda (2014), both of which burned the majority of the NA and RCA sites indicating that the sites. (See **Figure 4.8-1, Fire History**).



SOURCE: City of Rancho Cucamonga - 2018

FIGURE 4.8-1

b. Database Searches

A government database report, prepared by EDR (contained in **Appendix H**), of available federal, state, and County agency databases was reviewed to identify government-regulated properties having known recognized environmental conditions and potential environmental concerns on or within the vicinity of the EHNCP. Descriptions of the government databases reviewed are detailed in the EDR report. Also included in the EDR report are maps illustrating the location of listed properties relative to the Plan area. A number of the properties identified within approximately 1.0 mile of the Plan area have been identified on multiple databases. This radius search was conducted from the point within the Plan area and not from the boundaries of the project

The pertinent findings of the government database review are summarized below:

- The Department of Toxic Substance Control Site Migration and Brownfields Reuse Program (SMBRP's) ENVIROSTOR database identifies site that have known contamination or site for which there may be reasons to investigate further. A review of the ENVIROSTOR list, as provided by EDR has revealed that there are 2 ENVIROSTOR sites within approximately 1 mile of the Plan area.
- The Underground Storage Tank (UST) database contains registered USTs. USTs are registered under Subtitle I of the Resources Conservation and Recovery Act (RCRA). The data comes from the State Water Resources Control Board's Hazardous Substance Storage Container Database. A review of the UST, as provided by EDR, has revealed 1 UST site within approximately 0.25 miles of the Plan area.
- The Aboveground Storage Tanks (AST) database contains registered AST A review of the UST, as provided by EDR, has revealed 1 AST site within approximately 0.25 miles of the Plan area.
- The SWRCY database includes a listing of recycling facilities in California. A review of the SWRCY list as provided by EDR, has revealed 1 SWRCY site within approximately 0.5 miles of the Plan area.
- The California Hazardous Material Incident Report System (CHMIRS) contain information on reported hazardous materials incidents such as accidental releases or spills. A review of the CHMIRS list as provided by EDR, has revealed 1 CHMIRS site within approximately 0.001 miles of the Plan area.
- Mines Master Index File contains a list of US Mines. The sources of this database are the Department of Labor Mine Safety and Health Administration. A review of the US Mines lists as provided by EDR, has revealed 1 US Mines site within approximately 0.25 miles of the Plan area.
- Abandoned Mines (ABANDON MINES) is an inventory of land and water impacted by past mining activities. The inventory contains information on the location, type, and extent of impacts, as well as information on the cost associated with the reclamation of those problems. A review of the US Mines lists as provided by EDR, has revealed 1 US Mines site within approximately 0.25 miles of the Plan area
- The Facility Index System (FINDS) contains both facility information and "pointer" to other sources of information that contains more details. These such databases as RCRIS, Permit Compliance System (PCS), Federal Reporting Data Systems, and Federal Insecticide Fungicide Rodenticide Act, and

CERCLIS. A review of the FINDS lists as provided by EDR, has revealed 4 FINDS sites within approximately 0.001 miles of the Plan area.

- ECHO provides integrated compliance and enforcement information on 800,000 regulated facilities nationwide. A review of the ECHO list as provided by EDR, has revealed 1 EHCO site within approximately 0.001 miles of the Plan area.
- EMI provide a list of toxics and criteria emission data collected by the Air Resources Board and local air pollution agencies. A review of the ECHO list as provided by EDR, has revealed 1 EHCO site within approximately 0.001 miles of the Plan area.
- HAZNET is data extracted from the copies of hazardous waste manifests received each year by the Department of Toxic Substance Control (DTSC). The annual volume of manifests is typically 700,000 to 1,000,000 annually representing approximately 350,000 to 500,000 shipment. A review of the HAZNET list as provided by EDR, has revealed 2 HAZNET sites within approximately 0.001 miles of the Plan area.
- San Bernardino County Permit database includes permits that have been issued by the San Bernardino Fire Department Hazardous Material Division. A review of the San Bernardino County Permit list as provided by EDR, has revealed 7 San Bernardino County Permit sites within approximately 0.25 miles of the Plan area.
- The California Integrated Water Quality System (CIWQS) is a computer system used by the State and Regional Water Control Boards to track information about places of environmental interest, manage permits, and other orders, track inspections, and manage violations and enforcement activities. A review of the CIWQS as provided by EDR, has revealed 1 CIWQS site within approximately 0.001 miles of the Plan area.
- EDR Hist Auto includes sites that EDR has searched and selected based on national collections of business directories. The listing includes potential gas station/filling station/service station sites A review of the EDR Hist Auto as provided by EDR, has revealed 1 EDR Hist Auto site within approximately 0.25 miles of the Plan area.

ENVIRONMENTAL IMPACTS

Methodology

To evaluate potential impacts, existing and proposed on-site hazards were identified and compared against the established safety standards and regulations to determine if the EHNCP would result in impacts related to hazardous materials. The analysis of the potential impacts regarding hazardous materials management was based on review of appropriate hazardous material databases and lists, and review of the Public Health and Safety Element of the Rancho Cucamonga General Plan.

THRESHOLDS OF SIGNIFICANCE

Impacts related to hazards and hazardous materials are considered significant if the proposed Project would:

- Threshold HAZ-1:** Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- Threshold HAZ-2:** Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- Threshold HAZ-3:** Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- Threshold HAZ-4:** 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.
- Threshold HAZ-5:** For a project located within an airport land use plan or, where such plan has not been adopted, within 2 miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area.
- Threshold HAZ-6:** Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Threshold HAZ-7:** Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Please refer to **Section 6.1: Effects Found Not to Be Significant** for an evaluation of topics that were determined to be less than significant or have no impact and do not require further analysis in the EIR.

PROJECT IMPACT ANALYSIS

- Threshold HAZ-1:** Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Conservation Area and Neighborhood Area

Whereas incidents related to hazardous materials spills are not frequent, accidents along major transportation corridors can occur. Hazardous materials are transported along Interstate 210 via trucks

that commonly carry a variety of hazardous materials. During the construction and operation of the EHNCP, there would be deliveries and disposal of hazardous materials such as fuels, oils, solvents, and other materials. Existing federal and state laws adequately address risks associated with the transport of hazardous materials. These include regulations outlined in the Hazardous Materials Transportation Act, administered by the U.S. Department of Transportation. The California Department of Transportation is mandated to implement the regulations established by the U.S. Department of Transportation, which are published as the Code of Federal Regulations, Title 49.¹⁴ With regard to the transportation of hazardous materials and wastes, these regulations govern the manufacture of packaging and transport containers, packing and repacking, labeling, and the marking of hazardous material transport.

The City of Rancho Cucamonga created and maintains a Local Hazard Mitigation Plan that addresses the City's planned response to extraordinary emergency situations including incidents involving major hazardous material upset during transport. The plan provides operational concepts and identifies sources of outside support that would be provided through mutual aid agreements, state and federal agencies, and the private sector. Any transport of hazardous materials to the EHNCP area would be subject to the federal and state regulations described above. Potential impacts are less than significant through compliance with standard state and federal regulatory requirements.

Maintenance of the neighborhood shops and restaurants, parks, and community center uses that could be developed under the Plan might store and use hazardous materials such as fuels, oils, solvents, and other materials. The magnitude for hazards for individual projects within the Plan area would depend upon the location, type, and size of development and the specific hazards associated with the individual sites. A variety of state and federal laws govern the generation, treatment, and/or disposal of hazardous wastes. Rancho Cucamonga Fire Protection District has the authority to inspect on-site uses and to enforce state and federal laws governing the storage, use, transport, and disposal of hazardous materials and wastes. In addition, City and County requires an annual inventory of hazardous materials in use on site, as well as the submission of a business emergency plan for annual review, as required by Emergency Planning and Right-to-Know Act (SARA Title III) and Chapter 6.95 of the California Health and Safety Code. These requirements would be mandated according to state and federal law.

Consequently, potential impacts are less than significant through compliance with standard state and federal regulatory requirements.

14 49 CFR, Transportation, Subtitle B, Parts 100-177, Pipeline and Hazardous Materials Safety Administration, Department of Transportation

Threshold HAZ-2: Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

Rural/Conservation Area and Neighborhood Area

A government database report, prepared by EDR (contained in Appendix H of available federal, state, and County agency databases) was reviewed to identify government-regulated properties having known recognized environmental conditions and potential environmental concerns on or within the vicinity of the area. Existing sites that may potentially contain hazardous materials in the Plan area include a range of sites with a variety of potential sources of contamination, including various forms of chemical waste, auto-repair facilities, and fueling stations. The only site identified on the EDR records search is the now closed sand and gravel mine. As previously indicated by the County, there was no evidence of environmental contamination from those uses. However, other past uses within the Plan Area may have resulted in hazardous materials contamination not identified in the records search. If any hazardous materials are encountered during development, remediation and cleanup under the supervision of the State Department of Toxic Substance Control (DTSC), or other regulatory agency (as deemed appropriate), would be required. In order to address the potential for encountering contamination within the Plan area, mitigation measure HAZ-2 is proposed that would minimize the potential risk. Consequently, the potential impacts would be reduced to less than significant.

Grading and excavation of sites for future development associated with the EHNCP may expose construction workers and the public to potentially unknown hazardous substances present in the soil or groundwater. If any unidentified sources of contamination are encountered during grading or excavation, the removal activities required could pose health and safety risks such as the exposure of workers, materials handling personnel, and the public to hazardous materials or vapors. Such contamination could cause various short-term or long-term adverse health effects in persons exposed to the hazardous substances. In addition, exposure to contaminants could occur if the contaminants migrated from the contaminated zone to surrounding areas either before or after the surrounding areas were developed, or if contaminated zones were disturbed by future development at the contaminated location. If exposed to hazardous substances, this would result in a significant hazard to the public. In order to address the potential for encountering contamination within the Plan Area, mitigation measure HAZ-3 is proposed that would minimize the potential risk of contamination by implementing investigation and remediation efforts at future development sites. Potential impacts that could result from encountering unknown contamination would be reduced to less than significant.

Threshold HAZ-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Rural/Conservation Area and Neighborhood Area

The nearest existing school is Los Osos High School which is located along the southern boundary of the Plan. In addition, there is a school proposed on-site as part of the Plan. The amount and type of hazardous materials that would be used during project construction is unknown at this time, but since this is a residential and small commercial project, it would most likely be limited to vehicle fuels and fluids, cleaning chemicals, and small amounts of landscaping chemicals. The emission of air pollutants is discussed in **Section 4.2: Air Quality**. While the residential, commercial, and park and community center uses are not expected to utilize acutely hazardous materials, the possibility exists that such materials could be stored or transported to and from the Plan Area. For the purposes of this analysis, it is assumed that the project will not handle substances that may be acutely hazardous. However, the handling of hazardous materials or emission of hazardous substances, if present, would have to be in accordance with the Hazardous Materials Business Emergency Plan as required by applicable local, State, and Federal standards, ordinances, and regulations. Compliance will ensure that impacts associated with environmental and health hazards related to an accidental release of hazardous materials or emissions of hazardous substance near existing or proposed schools are less than significant.

Threshold HAZ-4: 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.

Rural/Conservation Area and Neighborhood Area

A listing of hazardous materials sites compiled pursuant to Government Code § 65962.5 was reviewed. These include the list of Hazardous Waste and Substance Sites from the Department of Toxic Substances EnviroStor database; list of Leaking Underground Storage Tank (LUST) Sites by County; list of Solid Waste Disposal Sites identified by the Water Board with waste constituents above hazardous waste levels outside of the waste management unit; and list of “active” Cease and Desist Orders and Cleanup and

Abatement Orders. Only two sites were identified near the Plan Area within approximately 1 mile. One site was located at 11801 Lark and included the Auditorium and Health Sciences Classroom Building at Rancho Cucamonga High School. The other site is located at 6084 Etiwanda Avenue and included the Etiwanda Early Education Center. Both sites received DTSC concurrence that no further action is required and thus the cases are closed. Potential impacts are less than significant.

Threshold HAZ-5: For a project located within an airport land use plan or, where such plan has not been adopted, within 2 miles of a public airport or public use airport, would the Project result in a safety hazard or excessive noise for people residing or working in the Project area.

Rural/Conservation Area and Neighborhood Area

The Plan Area is located approximately 6 miles northeast of the Ontario International Airport. The airport flight path and airport noise contours do not extend to the Plan Area. Therefore, the Plan Area is located outside of any airport land use plan or any runway landing/take-off flight paths for this airport. No other public or public use airstrips are located within the vicinity of the Plan site and no airport related safety impacts would exist. No impacts related to safety hazards or noise due to proximity to an airport would result.

Threshold HAZ-6: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Rural/Conservation Area and Neighborhood Area

Milliken Avenue, Banyan Street, and Rochester Avenue are main thoroughfares that may be used by emergency response services during an emergency and, if the situation warrants, the evacuation of the area.¹⁵ These routes are all in proximity the Plan area. During the construction period, activities may require temporary road detours and/or closures resulting in localized increase in traffic and circuitous traffic routes. In addition, during certain periods of construction, the transport of oversized materials and/or equipment may require necessitating the use of large and often slow-moving vehicles. These activities could slow down evacuation along these routes and result in a significant impact. Through the implementation of mitigation measures provided **HAZ-1** below, impacts would be reduced to less than significant.

Overall, the implementation of the Plan would neither result in a reduction of the number of lanes along the evacuation route roadway segments in the area nor result in the placement of an impediment to the flow of traffic. The City of Rancho Cucamonga and the Rancho Cucamonga Fire District during the development review on each individual Phase associated with the Plan would be responsible for ensuring that the future land uses do not impair or physically interfere with an adopted emergency response or evacuation plan.

15 Rancho Cucamonga Fire, ReadyRC Guide

The City of Rancho Cucamonga developed and maintains a Local Hazard Mitigation Plan that addresses the City's planned response to extraordinary emergencies associated with natural disasters, technological incidents, or national security emergencies. The plan provides operational concepts and identifies sources of outside support that would be provided through mutual aid agreements, state and federal agencies, and the private sector. Through the implementation of a standard development review process and the disaster response plan, impacts would be less than significant.

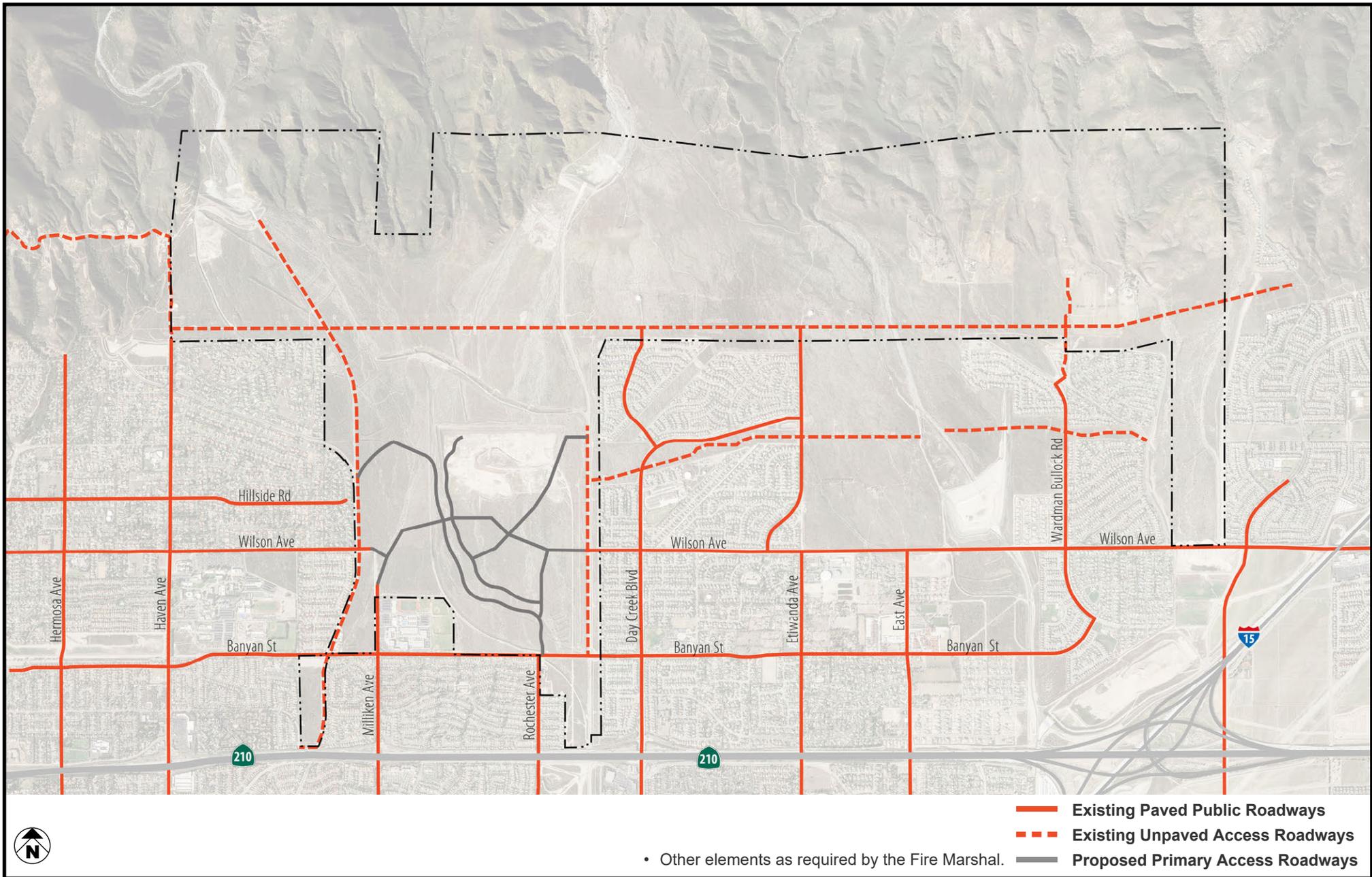
Threshold HAZ-7: Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

Rural/Conservation Area and Neighborhood Area

Wildland fires can occur in open spaces containing a mixture of flammable and nonflammable vegetation cover. Such fires can endanger human life and existing structures to the extent that they occur or originate in developed or partially developed areas. Residential development near the base of the San Gabriel Mountains on the city's northern border is uniquely susceptible to fires that begin in the chaparral north of the city and spread to structures in those areas and on the city's perimeter, where the Plan is located. Most of the land within the Plan has been identified by Cal Fire as a very high fire hazard severity zone. The entire area of the Plan is within the Rancho Cucamonga Fire District's designated Wildland-Urban Interface Fire Area (WUIFA). The introduction of residential and commercial uses, and exposure of people to wildfire impacts is a potential significant impact.

There are elements of the project design that would serve as buffer zones/line of defense between the natural areas that would be more susceptible to fire and the NA. Also, once development in the NA occurs, the Plan would have an effect of removing the area from the WUIFA area and most likely the WUIFA map would be updated accordingly. Lastly, through the implementation of mitigation measures provided **HAZ-4** and **HAZ-5** below, and the provision of adequate emergency and access routes as identified below, impacts would be reduced to less than significant.

Emergency access, particularly for fire suppression operations, is provided to the Plan by a network of existing and proposed public and private streets, and by existing and proposed multipurpose trails. In recognition of the importance of this network for public safety and the growing risk of wildfire emergencies, the density and completeness of this emergency access and evacuation network within the Etiwanda Heights Neighborhood Area is significantly higher than in other areas of the Foothill Neighborhoods. **Figure 4.8-2: Emergency and Access Routes**, illustrates proposed evacuation routes in the event of a fire or other natural disaster.



SOURCE: City of Rancho Cucamonga - 2018; Sargent - 2019

FIGURE 4.8-2

Solid lines in the diagram to the left represent existing and proposed public streets. Dashed lines represent existing paved and unpaved roads, including access roads along flood control channels and within electrical transmission line rights of way and easements, and proposed multipurpose trails. The solid lines representing existing and proposed public streets comprise the Planned emergency evacuation network.

Fire protection associated with the Plan is discussed in **Section 4.14: Public Services**.

CUMULATIVE IMPACTS

As discussed in **Section 3.0: Environmental Setting**, a number of related development projects are proposed for sites within the City, which also contains the Plan area. The Plan, in combination with these related projects, would increase development in the City. **Table 3.0-2: Related Projects**, identifies a list of 29 related projects that are planned or are under construction in the City. Hazard impacts associated with a proposed project usually occur on a project-by-project basis rather than cumulatively. Other foreseeable development within the area, although likely increasing the potential to disturb existing contamination and the handling of hazardous materials, would be required to comply with the same regulations as the Plan. This includes federal and State regulatory requirements for transporting (CalEPA and Caltrans) hazardous materials or cargo (including fuel and other materials used in all motor vehicles) on public roads or disposing of hazardous materials (CalEPA and DTSC). Therefore, the proposed Plan would not contribute to a cumulatively considerable hazardous materials impact. Therefore, cumulative impacts associated with the Plan are considered less than significant.

It is also possible that a number of the related projects could expose construction workers and other persons to contaminated soil. It is anticipated that future development would adhere to applicable federal, state, or local laws, and regulations that govern the disposal and cleanup of contaminants. As a result, cumulative impacts would be less than significant. Related projects may be located on or near a site included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5. It is anticipated that development of these related projects would comply with applicable laws and regulations pertaining to hazardous wastes, and that risk with identified hazardous material sites would be eliminated or reduced through proper handling, disposal practice, and/or cleanup procedures. Development would be denied by the City if adequate cleanup or treatment is not feasible. Accordingly, cumulative impacts to the public or environment associated with development on or near listed contaminated sites would be less than significant. Because the Plan hazards and hazardous materials impacts would be mitigated to a less than significant, the Plan's contribution cumulatively to these hazards and hazardous materials impacts would not be considerable.

Most of the related project list are outside the with areas that have been identified by Rancho Cucamonga Fire District's designated Wildland-Urban Interface Fire Area (WUIFA) and are planned at lower elevations

of the San Gabriel Mountains in disturbed urban areas and would be unlikely to pose a significant risk of igniting vegetation. However, three of the related projects (Nos 18, 28, and 29) as well as the entire Plan area is located with the Rancho Cucamonga Fire District WUIFA. However, the three related projects and the Plan would be required to comply with applicable laws and regulations regarding fire safety such as would be required to be built in accordance with Chapter 7A of the California Building Code, the California Residential Code and Standard 49-1 of the of the Rancho Cucamonga Fire Protection District. Furthermore, each of the related project, including the Plan, would be required to prepare a Fire Protection Plan that outlines measures for adequate water supply, emergency access, building ignition resistance, defensible space, and vegetation management. Impacts related to fire would be addressed by the proposed project and other projects in the cumulative scenario on a project-specific basis, and the overall cumulative impact would not be significant. Therefore, the Plan's contribution to cumulative impacts related to fire hazards would be less than considerable.

MITIGATION MEASURES

The following mitigation measure have been identified to potential significant impacts that could result in adverse long-term health effects associated with the Plan.:

HAZ-1: Future developers and/or contractor must coordinate in advance of construction with the Rancho Cucamonga Fire District to ensure that road closures (temporary or permanent) are identified that alternate access and evacuation routes are determined in the event of an emergency and/or natural disaster.

HAZ-2: Before issuance of a grading permit for projects within Plan area on any individual project site (i.e., Phase) that contains or are known to have historically contained prior hazard materials type uses, the site developer(s) must:

- Investigate the Plan Area to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which must be submitted to the City of Rancho Cucamonga for review. If contamination is found the report must characterize the site according to the nature and extent of contamination that is present before development activities precede at that site.
- If contamination is determined to be on site, the City of Rancho Cucamonga, in accordance with appropriate agency requirements, must require remediation of the soil and/groundwater conditions on the contaminated site. If further remediation is required, it must be the responsibility of the site developer(s) to complete such remediation prior to construction of the project.

- If remediation is required as identified by the local oversight agency, it must be accomplished in a manner that reduces risk to below applicable standards and must be completed prior to issuance of any occupancy permits. Soil remediation methods that could be employed include, but are not limited to, one or more of the following: excavation and on-site treatment, such as above ground bioremediation, soil washing, soil stabilization, soil vapor extraction, or high-temperature soil thermal desorption. Groundwater remediation methods that could be employed include, but are not limited to, pumping water to surface, treating, and returning to aquifer; treating groundwater in place by injecting oxidizing agents; and placing membrane in aquifer and using natural flows to trap contaminants.
- Closure reports or other reports acceptable to the City of Rancho Cucamonga Fire Protection District that document the successful completion of required remediation activities, if any, for contaminated soils, must be submitted and approved by the City of Rancho Cucamonga prior to the issuance of grading permits for site development.

No construction must occur in the affected area until reports have been accepted by the City of Rancho Cucamonga.

HAZ-3:

If previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction within the Plan area, construction activities in the immediate vicinity of the contamination must cease immediately. If contamination is encountered, a Risk Management Plan must be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures must include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Example soil remediation methods that may be employed include, but are not limited to, one or more of the following: excavation and on-site treatment, such as above ground bioremediation, soil washing, soil stabilization, soil vapor extraction, or high-temperature soil thermal desorption. Example groundwater remediation methods that may be employed include, but are not limited to, pumping water to surface, treating, and returning to aquifer; treating groundwater in place by injecting oxidizing agents; and placing membrane in aquifer and using natural flows to trap contaminants. Depending on the nature of contamination, if any, appropriate agencies must be notified (e.g., Rancho Cucamonga Fire Protection District

and San Bernardino County Environmental Health Division). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements must be prepared and in place prior to commencement of work in any contaminated area.

HAZ-4: Fire Protection Plan. To address the risk to residential development, future developers shall prepare fire protection plans that meet the Rancho Cucamonga Fire Protection District Development Standards and are consistent with the Master Fire Protection Plan. The fire protection plan shall describe all actions that will be taken to reduce wildfire risks to the structure(s). The plan shall include (1) A copy of the site plan that indicates topographic reference lines; (2) A copy of the approved landscape/vegetation management plan;(3) Methods and timetables for controlling, changing or modifying areas on the property (elements of the plan shall include removal of dead vegetation, litter, vegetation that may grow into overhead electrical lines, certain ground fuels, and ladder fuels as well as the thinning of live trees); and (4) A maintenance schedule for the landscape/vegetation management plan. The Fire Protection Plan for a specific neighborhood or phase of construction shall be submitted to the Rancho Cucamonga Fire Protection District and City of Rancho Cucamonga Planning Department for review and approval prior to issuance of building permits.

HAZ-5: Fire Prevention Construction Techniques. Construction within the designated Wildfire-Urban Interface Fire Area is required to be in accordance with Chapter 7A of the California Building Code, the California Residential Code and Standard 49-1 of the of the Rancho Cucamonga Fire Protection District.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

With the implementation of the Mitigation Measure **MM HAZ-1** (emergency response routes), Mitigation Measure **MM HAZ-2** (contamination due to past uses), Mitigation Measure **MM HAZ-3** (undocumented contaminated sites), Mitigation Measure **MM HAZ-4** and Mitigation Measure **MM HAZ-5** (wildland fires), potentially significant impacts would be reduced to less than significant.