

## Section 3.7

### Hazards and Hazardous Materials

---

This section evaluates potential hazards and hazardous materials impacts that may result from construction and/or operation of the proposed project. The following discussion addresses the existing hazards and hazardous materials conditions of the affected environment, considers relevant goals and policies, identifies and analyzes environmental impacts, and recommends measures to reduce or avoid adverse impacts anticipated from implementation of the project, as applicable.

The analysis in this section is based on a *Phase I Environmental Site Assessment (Phase I ESA)* prepared for the solar energy and storage project site prepared by Dudek (2017) and a *Phase I Environmental Site Assessment* prepared by Rubicon (2012) for the Calcite Substation site. Both reports were peer reviewed by Michael Baker International and are provided in **Appendix G**.

## **ENVIRONMENTAL SETTING**

### **EXISTING PHYSICAL CONDITIONS**

#### *ORD MOUNTAIN SOLAR AND ENERGY STORAGE PROJECT SITE*

Except for one abandoned residence, the project site is undeveloped and characterized as fallow agricultural fields. The elevation of the subject property ranges from approximately 2,883 feet above mean sea level (amsl) at the south boundary to approximately 2,988 feet amsl at the east boundary.

#### *CALCITE SUBSTATION*

According to the site reconnaissance performed by Rubicon, the project site is vacant except for transmission towers with access roads and Barstow Road.

### **ENVIRONMENTAL SITE ASSESSMENT**

A Phase I ESA is a report prepared for the project site that identifies existing and potential environmental contamination liabilities. The analysis in a Phase I ESA typically addresses both the underlying land and the physical improvements to the property and includes examination of potential soil contamination, groundwater quality, surface water quality, and indoor air quality. The examination of a site may include a survey of past uses of the property, definition of any chemical residues in structures, identification of possible asbestos-containing building materials and lead paints, inventory of hazardous substances stored or used on the site, assessment of mold and mildew, and evaluation of other indoor air quality parameters.

The Phase I ESA is generally considered the first step in the process of environmental due diligence and does not include sampling of soil, air, groundwater, or building materials.

The objective of a Phase I ESA is to evaluate whether recognized environmental conditions (RECs) are present at a property. RECs are defined in ASTM International E1527-13 as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.” According to the ASTM Phase I ESA standard, the term *recognized environmental condition* is not intended to include de minimis conditions (minor things) that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government authorities.

If the Phase I ESA determines that a site may be contaminated, a Phase II Environmental Site Assessment may be conducted. A Phase II ESA is a more intensive and detailed investigation involving chemical analysis for hazardous substances and/or petroleum hydrocarbons and may include recommendations for remediation of the site, if necessary.

The Phase I ESA conducted for the project site consisted of (1) a reconnaissance of the subject property; (2) a search of regulatory agency records; (3) review of available historical aerial photographs, topographic maps, Sanborn fire insurance maps, and City Directory listings; (4) interviews of property owners; and (5) preparation of this Phase I ESA report detailing the findings of the investigation. During the preparation of the Phase I ESA, no evidence of hazardous material release(s) onto the project site was found. The Phase I ESA did not find any RECs and therefore a Phase II was not performed. The key findings of the report are summarized below.

*ORD MOUNTAIN SOLAR AND ENERGY STORAGE PROJECT SITE*

**INDICATIONS OF SOLID DEBRIS STORAGE**

Trash and debris, including a mattress, old electronics, cans, bottles, and trash, were found inside an old abandoned house on Desert Lane. Additionally, a small pile of tires was found behind the house in a small depression.

**GROUNDWATER WELLS, CISTERNS, CESSPOOLS, OR SEPTIC TANKS**

Several groundwater wells were observed on the subject property. Most of the electronic panels near the groundwater wells were stripped of wires.

### **TRANSFORMERS**

Several pole-mounted transformers were observed along Desert Lane and along the eastern and western portions of the project site. The transformers all appeared to be in good condition, with no visible leaks or staining on the ground beneath.

### **STORAGE TANKS**

A concrete storage tank was observed near a well. The tank is no longer in use. It was possibly used for water storage when the subject property was used as agricultural land.

### **HAZARDOUS WASTE SITE DATABASE RESULTS**

Land uses in the project area or in the vicinity of the project site may handle or have previously handled or generated hazards or hazardous wastes. The following section discusses the known presence of hazards or hazardous materials on the project site and surrounding properties, as appropriate, that may represent the potential to result in an adverse effect on the environment and/or human health or well-being.

Data presented in the Cortese List [refer to the discussion in the Regulatory Framework discussion below] and Environmental Data Resources (EDR) environmental agency database search report was assessed to evaluate the potential for nearby hazardous site conditions. No evidence of on-site hazardous materials on land areas to be affected by the proposed project was identified through review of the EnviroStor database. Additionally, no hazardous sites were identified within a 10,000-foot radius of the project site. However, it should be noted that any known hazardous conditions previously identified on lands in the vicinity of the project site would have required cleanup in conformance with local, state, and/or federal regulations, as applicable, to remove or avoid such conditions prior to development.

### **LEAKING UNDERGROUND STORAGE TANKS**

Leaking underground storage tanks (LUST) are a significant source of petroleum impacts to groundwater and can also result in the following potential threats to health and safety (SWRCB 2017):

- Exposure from impacts to soil and/or groundwater
- Contamination of drinking water aquifers
- Contamination of public or private drinking water wells
- Inhalation of vapors

The State Water Resources Control Board records soil and/or groundwater contamination caused by LUSTs in its GeoTracker database. An inquiry through the SWRCB's (2017) GeoTracker database did not identify any open LUST sites within a quarter mile of the project site.

In addition, the SWRCB is required to at least annually identify and conduct water quality assessment tests (through the Regional Water Quality Control Boards) of solid waste disposal sites to determine whether any hazardous waste has migrated into the water. The SWRCB administers the process of data collection and site testing through the Land Disposal Program. The program regulates waste discharge to land for treatment, storage, and disposal in waste management units, which include waste piles, surface impoundments, and landfills. The result of the current SWRCB analysis concluded that the project site does not include any hazardous waste (SWRCB 2017).

Finally, as a component of the Cortese List, the SWRCB is required to submit at least annually a list of all cease and desist orders issued after January 1, 1986, and of all cleanup or abatement orders issued after January 1, 1986, that concern the discharge of wastes that are hazardous materials. As a component of compliance, the SWRCB publicizes available active cleanup or abatement orders and cease and desist orders. According to the regulatory database search (Table 10.2 of the Phase I ESA; see **Appendix G**), the project site is not located on a known site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List). Additionally, there are no actively enforced cleanup or abatement orders applicable to the project site.

#### *CALCITE SUBSTATION*

A site reconnaissance was conducted at the Calcite Substation location on December 7, 2011. The site surface consisted of dirt and grasses. Standing surface waters including pits, ponds, and lagoons were not observed on the Site. No obvious RECs were observed during Site reconnaissance.

#### **HAZARDOUS WASTE SITE DATABASE RESULTS**

According to the Phase I ESA, the no facilities within a 0.5 mile of the site were listed in the Cortese database. A more recent search was conducted by Michael Baker International staff to verify that conditions surrounding the project site, in this regard, have not changed. Based on a more recent search, there are still no facilities within a 0.5-mile radius of the project site.

#### **LEAKING UNDERGROUND STORAGE TANKS**

According to the Phase I ESA, there are no LUST facilities listed in the GeoTracker database. A verification done by Michael Baker International staff also resulted in no LUST facilities within 1-mile radius of the project site.

## **TRANSPORTATION OF HAZARDOUS MATERIALS**

Hazardous materials transported through San Bernardino County are carried by truck on the interstate highway system. Registered hazardous waste haulers may use all roadways in the county to transport hazardous materials. To date, regulators have not placed restrictions on roadways available for the transportation of hazardous waste to and from the project site (FMCSA 2017).

## **AIRPORT OPERATIONS HAZARDS**

Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Other airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport.

The nearest major airport to the project site is Barstow-Daggett Airport, approximately 22 miles northeast of the project site. The privately owned Holiday Ranch Airport is approximately 7.5 miles to the west of the project site.

The project site is within the County's Airport Safety Review Area 4 (AR4), which includes the low-altitude/high-speed corridors designated for military aircraft use. Utility land use types are normally acceptable for development in this designation. However, new development and construction is permitted in the AR4. The project site is not in any of the airport land use compatibility plans. The closest military airport is the Twentynine Palms Strategic Expeditionary Landing Field, about 47 miles to the southeast. All the airports in the project vicinity have an adopted Airport Land Use Compatibility (ALUC) plan.

## **REGULATORY FRAMEWORK**

### **FEDERAL**

#### *EMERGENCY PLANNING COMMUNITY RIGHT-TO-KNOW ACT*

The Emergency Planning Community Right-to-Know Act requires infrastructure at the state or local levels to plan for emergencies resulting from potential release of chemical materials. Any documented information pertaining to a specific release at a site is required to be made publicly available so that interested parties may become informed about potentially dangerous chemicals released in their community. Sections 301 through 312 of the act are administered by the US Environmental Protection Agency's Office of Emergency Management.

*HAZARDOUS MATERIALS TRANSPORTATION ACT*

Under Title 49 of the Code of Federal Regulations, the US Department of Transportation is responsible for regulating the transport of hazardous materials. The California Highway Patrol and the California Department of Transportation are primarily responsible for enforcing federal and state regulations pertaining to such activities and for responding to any related emergencies. These agencies are also responsible for necessary permitting for the transport of hazardous materials.

*TOXIC SUBSTANCES CONTROL ACT*

The Toxic Substances Control Act phased out the use of asbestos and asbestos-containing materials in new building materials. The act identifies requirements for the use, handling, and disposal of asbestos-containing materials. Additionally, Section 402(a)(1) of the act establishes disposal standards for lead-based paint.

*RESOURCE CONSERVATION AND RECOVERY ACT (AS AMENDED BY THE HAZARDOUS AND SOLID WASTE AMENDMENTS OF 1984)*

The Resource Conservation and Recovery Act generally communicates federal laws pertaining to hazardous waste management and provides for a “cradle to grave” approach to the regulation of hazardous wastes. The RCRA requires any entity generating hazardous waste to identify and track such substances from generation to recycling, reuse, or disposal. The California Department of Toxic Substances Control implements the RCRA program in combination with other state hazardous waste laws, collectively known as the Hazardous Waste Control Law.

**STATE**

*CALIFORNIA ENVIRONMENTAL QUALITY ACT*

CEQA (California Public Resources Code, Section 21000 et seq.) was established by the state legislature to inform both state and local governmental decision-makers and the public about significant environmental effects of proposed activities (including impacts on biological resources), to identify ways to avoid or reduce significant adverse effects on the environment, and to disclose the reasons why a project is approved if significant environmental impacts would result.

*CALIFORNIA ENVIRONMENTAL PROTECTION AGENCY*

The California Environmental Protection Agency (CalEPA) was created in 1991 by Governor’s Executive Order. The six boards, departments, and office were placed under the CalEPA “umbrella” to create a cabinet-level voice for the protection of human health and the

environment and to ensure the coordinated deployment of state resources. The mission of CalEPA is to restore, protect, and enhance the environment to ensure public health, environmental quality, and economic vitality (CalEPA 2017). CalEPA and the SWRCB establish rules governing the use of hazardous materials and the management of hazardous waste. Applicable state and local laws include the following:

- Public Safety/Fire Regulations/Building Codes
- Hazardous Waste Control Law
- Hazardous Substances Information and Training Act
- Air Toxics Hot Spots and Emissions Inventory Law
- Underground Storage of Hazardous Substances Act
- Porter-Cologne Water Quality Control Act

Also, as required by Government Code Section 65962.5, CalEPA develops an annual update to the Hazardous Waste and Substances Sites (Cortese) List, which is a planning document used by the state, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. The DTSC is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information for the list.

#### *CALIFORNIA FIRE CODE*

The California Fire Code, which is updated every 3 years, is included in California Code of Regulations Title 24, Chapter 9 and was created by the California Building Standards Commission. Based on the International Fire Code, the California Fire Code serves as the primary means for authorizing and enforcing procedures and methods to ensure the safe handling and storage of hazardous substances that pose potential public health and safety hazards. The code regulates the use, handling, and storage requirements for hazardous materials at certain facilities. The California Fire Code and the California Building Code apply a classification system in identifying appropriate protective measures relative to fire protection and public safety. Such measures may include identification and use of proper construction standards, setbacks from property lines, and/or installation of specialized equipment.

#### *STATE FIRE REGULATIONS*

Fire regulations for California are established in Sections 13000 et seq. of the California Health and Safety Code, which includes regulations for structural standards (similar to those identified in the California Building Code), fire protection and public notification systems, fire protection

devices such as extinguishers and smoke alarms, standards for high-rise structures and childcare facilities, and fire suppression training. The State Fire Marshal is responsible for enforcement of these established regulations and building standards for all state-owned buildings, state-occupied buildings, and state institutions in California.

*GOVERNMENT CODE SECTION 65962.5(A), CORTESE LIST*

The California Hazardous Waste and Substances Site List (also known as the Cortese List) is a planning document used by state and local agencies and by private developers to comply with CEQA requirements in providing information about the location of hazardous materials sites. California Government Code Section 65962.5 requires the California Environmental Protection Agency to annually update the Cortese List. The DTSC is responsible for preparing a portion of the information that comprises the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information that is part of the complete list (DTSC 2017a).

The EnviroStor database constitutes the DTSC's component of Cortese List data by identifying state response sites, federal Superfund sites, school cleanup sites, and voluntary cleanup sites. The EnviroStor database identifies sites that have known contamination or sites for which further investigation is warranted. It also identifies facilities that are authorized to treat, store, dispose, or transfer hazardous waste (DTSC 2017b).

*STRATEGIC FIRE PLAN FOR CALIFORNIA*

The 2010 Strategic Fire Plan was prepared by the California Board of Forestry and Fire Protection and the California Department of Forestry and Fire Protection (Cal Fire) for the purpose of statewide fire protection. The plan is aimed at improving the availability and application of data on fire hazards and risk assessment; land use planning relative to fire prevention and safety; facilitating cooperation and planning between communities and the multiple fire protection jurisdictions, including county- and community-based wildfire protection plans; establishing fire resistance in assets at risk; shared visioning among multiple fire protection jurisdictions and agencies; assessment of levels of fire suppression and related services; and appropriate recovery efforts following the event of a fire.

*FEDERAL/STATE OCCUPATIONAL SAFETY AND HEALTH ACT*

Federal and state Occupational Safety and Health Act laws provide for the education of handlers of hazardous materials, employee notification for those working with or in proximity to hazardous materials, acquisition of product safety data sheets and manufacturing data for proper use and handling of hazardous materials, and remediation training for employees for accidental release of hazardous materials. The act requires preparation of an Injury and Illness Prevention

Program, which outlines measures to ensure employee safety such as inspections, how to address unsafe conditions, employee training, and communication protocols.

## LOCAL

### *SAN BERNARDINO COUNTY FIRE DEPARTMENT*

The San Bernardino County Fire Department, Hazardous Materials Division, is the Certified Unified Program Agency (CUPA) for San Bernardino County. It issues permits to and conducts inspections of businesses that use, store, or handle substantial quantities of hazardous materials and/or waste. The CUPA is charged with the responsibility of conducting compliance inspections for over 7,000 regulated facilities in San Bernardino County. These facilities handle hazardous material, generate or treat a hazardous waste, and/or operate an underground storage tank. The CUPA provides a comprehensive environmental management approach to resolve environmental issues. The CUPA uses education and enforcement procedures to minimize the potential risk to human health and the environment, while promoting fair business practices. As a CUPA, the San Bernardino County Fire Department manages six hazardous material and hazardous waste programs. The CUPA program is designed to consolidate, coordinate, and uniformly and consistently administer permits, inspection activities, and enforcement activities throughout the county.

### *COUNTY OF SAN BERNARDINO GENERAL PLAN*

The San Bernardino County 2007 General Plan includes policies and programs that are intended to address hazards to the public and environment and guide future development in a way that lessens impacts. For instance, the General Plan requires the application of program review and permitting procedures for proposed land uses potentially introducing hazardous substances, as well as the inspection of hazardous material handlers and hazardous waste generators. The following policies and goals that are relevant to hazards and hazardous materials include:

#### **SAFETY ELEMENT**

**Goal S2**                      The County will minimize the generation of hazardous waste in the County and reduce the risk posed by storage, handling, transportation, and disposal of hazardous wastes.

*Policy S2.1*                      Because reducing the amount of waste generated in this County is an effective mechanism for reducing the potential impact of these wastes on the public health and safety and the environment, and because legislation encourages the reduction, to the extent feasible, of hazardous waste, this jurisdiction will encourage and promote practices that will, in order of

priority: (1) reduce the use of hazardous materials and the generation of hazardous wastes at their source; (2) recycle the remaining hazardous wastes for reuse; and (3) treat those wastes that cannot be reduced at the source or recycled. Only residuals from waste recycling and treatment will be land disposed.

*Policy S2.2* Include extensive public participation in the County’s application review process for siting hazardous waste facilities and coordinate among agencies and County departments to expedite the process. Apply a uniform set of criteria to the siting of these facilities for the protection of public health and safety and the environment.

*Policy S2.3* Ensure that environmental review is conducted for projects proposed on sites that have been identified as contaminated.

*Policy S2.5* Minimize the risk of exposure to hazardous substances by residential and other sensitive receptors through the application of program review and permitting procedures.

**Goal S3** The County will protect its residents and visitors from injury and loss of life and protect property from fires.

*Policy S 3.2* The County will endeavor to prevent wildfires and continue to provide public safety from wildfire hazards.

*SAN BERNARDINO COUNTY CODE OF ORDINANCES*

**TITLE 2, DIVISION 3, FIRE PROTECTION AND EXPLOSIVES AND HAZARDOUS MATERIALS**

Chapter 6, Permits, Inspections and Hearing Procedures for Hazardous Materials, prohibits any person or business subject to the requirements of the CUPA Permit Program Elements, from generating, producing, storing, treating, or other handling of hazardous materials or hazardous waste without getting the proper operation permitting and paying the appropriate fees.

Chapter 7, CUPA Permit Elements for Hazardous Materials, defines the types of facilities, activities, and operations that are subject to these fees and permit requirements.

**TITLE 8, DIVISION 2, LAND USE ZONING DISTRICTS AND ALLOWED LAND USES**

Chapter 82.13, Fire Safety (FS) Overlay, of the Development Code was created to provide greater public safety in areas prone to wildland brush fires, by establishing additional development standards for these areas.

Chapter 82.16, Hazardous Waste (HW) Overlay, ensures that hazardous waste facilities are sited in areas that protect public health, safety, welfare, and the environment by buffering hazardous waste facilities so that incompatible uses are not permitted to be developed in the vicinity.

**TITLE 8, DIVISION 4, STANDARDS FOR SPECIFIC LAND USES AND ACTIVITIES**

Chapter 84.11, Hazardous Waste Facilities, of the Development Code includes provisions that apply to hazardous waste facilities where allowed in compliance with Chapter 82.16 described above. The chapter states that an approved Special Use Permit is required for the establishment of a hazardous waste facility. The permit's purpose is to evaluate the operation and monitoring plan of the facility; ensure the facility has adequate measures for monitoring ongoing impacts to air quality, groundwater, and environmentally sensitive resources; evaluate the types and quantities of wastes that will be treated or disposed of at the facility; and require periodic inspections of the facility to ensure conditions of approval are implemented and monitored.

**IMPACT ANALYSIS AND MITIGATION MEASURES**

**THRESHOLDS OF SIGNIFICANCE**

In accordance with the State CEQA Guidelines, the effects of a project are evaluated to determine whether they would result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts that are identified. The criteria used to determine the significance of impacts may vary depending on the nature of the project. According to Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact related to hazards and hazardous materials if it would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- Create a significant hazard to the public or the environment through reasonable 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 create significant hazard to the public or the environment.

- Result in a safety hazard for people residing or working in the project area for a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport.
- Result in a safety hazard for people residing or working in the project area for a project in the vicinity of a private airstrip.
- 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.

## PROJECT IMPACTS AND MITIGATION

Impacts to hazards and hazardous materials are analyzed below according to topic. Mitigation measures directly correspond with an identified impact, where applicable.

### *HAZARDS RELATED TO THE TRANSPORT, USE, OR DISPOSAL OR RELEASE OF HAZARDOUS MATERIALS*

<b>Impact 3.7-1</b>	<b>The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, nor would it create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant.</b>
---------------------	---

## SHORT-TERM CONSTRUCTION IMPACTS

Project construction activities could result in the transport, use, and disposal of hazardous materials such as fuels, asphalt, lubricants, toxic solvents, pesticides, and herbicides. Although care will be used to transport, use, and dispose of these materials, there is a possibility that upset or accidental conditions may arise which could release hazardous materials into the environment. Accidental releases of hazardous materials are those releases that are unforeseen or that result from unforeseen circumstances, while reasonably foreseeable upset conditions are those release or exposure events that can be anticipated and planned for.

Construction activities associated with the proposed project could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions. There is a possibility of accidental release of hazardous substances such as petroleum-based fuels or hydraulic fluid used for construction equipment. Incidents that result in an accidental release of hazardous substances into the environment can cause contamination of soil, surface water, and

groundwater, in addition to any toxic fumes that might be generated. If not cleaned up immediately and completely, the hazardous substances can migrate into the soil or enter a local stream or channel, causing contamination of soil and water. Human exposure to contaminated soil or water can have potential health effects from a variety of factors, including the nature of the contaminant and the degree of exposure.

Project construction activities would occur in accordance with all applicable local standards set forth by the County of San Bernardino, as well as state and federal health and safety requirements that are intended to minimize hazardous materials risk to the public, such as California Division of Occupational Safety and Health (Cal/OSHA) requirements, the Hazardous Waste Control Act, the California Accidental Release Protection Program, and the California Health and Safety Code. The construction contractor would be required to implement such regulations relative to the transport, handling, and disposal of any hazardous materials, including the use of standard construction controls and safety procedures that would avoid or minimize the potential for accidental release of such substances into the environment. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local and state laws.

Additionally, all new construction projects are required to submit a Construction and Demolition Solid Waste Management Plan to the County Department of Public Works. Such plans consist of two parts, which are incorporated into the conditions of approval for County Planning and Building & Safety:

- Part I. Estimate the amount of tonnage to be disposed and diverted during construction.
- Part II. Show what tonnage was actually diverted and disposed of. Disposal/diversion receipts or certifications are required as a part of that summary.

Therefore, construction-related project impacts would be less than significant.

### **LONG-TERM OPERATIONAL IMPACTS**

The project proposes utility-scale solar development. This type of use is not generally expected to involve the routine transport, use, or disposal of hazardous materials in significant quantities. Generally, the exposure of persons to hazardous materials could occur through improper handling or use of hazardous materials or hazardous wastes during construction or operation, particularly by untrained personnel, an accident during transport, environmentally unsound disposal methods, or fire, explosion, or other emergencies.

Once the project is operational, hazardous materials associated with the maintenance of the proposed project site and associated landscape would be limited to the use of commercially

available cleaning products, landscaping chemicals and fertilizers, and various other commercially available substances. Although the project would introduce a renewable energy use, batteries, and a substation to the site, resulting in an increased use of commercially available potentially hazardous materials, the use of these substances is subject to all applicable federal, state, and local health and safety laws and regulations that are intended to minimize health risk to the public associated with hazardous materials. These regulations provide a comprehensive regulatory system for handling, using, and transporting hazardous materials in a manner that protects human health and the environment. As such, both accidental and reasonably foreseeable hazardous materials releases would be expected to occur infrequently and result in minimal hazard to the public or to the environment.

The project site is in proximity to State Route 247 (SR 247), along which hazardous materials may be transported. The federal Hazardous Materials Regulations address hazardous materials transportation via classification, packaging, hazard communication, emergency response information, and training requirements. The regulations' emergency response requirements include initial emergency actions regarding evacuation isolation of the affected area, firefighting, leaking containers, spill containment, and first aid. These requirements would also reduce the number of persons exposed to any hazmat incidents. Furthermore, hazardous materials spills on state highways are the responsibility of Caltrans and the California Highway Patrol. These agencies provide on-scene management of the spill site and coordinate with the California Environmental Health Department, the California Office of Emergency Services, and applicable local agencies.

## **DECOMMISSIONING**

### *ORD MOUNTAIN SOLAR AND ENERGY STORAGE PROJECT*

During decommissioning, the PV system and energy storage system (including structure) would be recycled when the solar and energy storage project's life is over. Most parts of the proposed system are recyclable. Panels typically consist of silicon, glass, and a metal frame. Tracking systems (not counting the motors and control systems) typically consist of aluminum and steel. Batteries include lithium-ion, which degrades but can be recycled and/or repurposed. Site structures would include steel or wood and concrete. All these materials can be recycled. Concrete from deconstruction is to be recycled. Local recyclers are available. Metal and scrap equipment and parts that do not have free-flowing oil may be sent for salvage.

Fuel, hydraulic fluids, and oils would be transferred directly to a tanker truck from the respective tanks and vessels. Storage tanks/vessels would be rinsed and transferred to trucks. Other items that are not feasible to remove at the point of generation, such as smaller containers of lubricants, paints, thinners, solvents, cleaners, batteries, and sealants, would be kept in a locked utility building with integral secondary containment that meets CUPA and RCRA requirements for

hazardous waste storage until its removal for proper disposal and recycling. It is anticipated that all oils and batteries would be recycled at an appropriate facility.

Site personnel involved in handling these materials would be trained to in proper handling techniques. Containers used to store hazardous materials would be inspected regularly for any signs of failure or leakage. Transportation of the removed hazardous materials would comply with regulations for transporting hazardous materials, including those set by the US Department of Transportation, US Environmental Protection Agency, California Department of Toxic Substances Control, California Highway Patrol, and California State Fire Marshal.

Upon removal of the proposed solar and energy storage project components, the site would be returned to conditions generally consistent with the existing (pre-development) conditions, subject to a closure plan in accordance with San Bernardino Development Code Section 84.29.60.

*CALCITE SUBSTATION*

The Calcite Substation would not be decommissioned during decommissioning of the solar and energy storage portion of the project.

Adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. Compliance with these regulations includes filing of storage location, inspection of storage methods, regular updates to handling plans, and emergency contact information. Compliance significant will ensure that risks resulting from the routine transport, use, storage, or disposal of hazardous materials or hazardous wastes are minimized and/or handled appropriately if there is an accidental release during transport, use, storage, or disposal of hazardous materials. Therefore, project impacts would be less than

**Mitigation Measures:** None required.

**Level of Significance:** Less than significant.

***EMIT HAZARDOUS EMISSIONS NEAR AN EXISTING OR PROPOSED SCHOOL***

---

<b>Impact 3.7-2</b>	<b>The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts are anticipated.</b>
---------------------	---

---

There are no existing or proposed schools within one-quarter mile of the proposed project site. The nearest school is approximately 6.5 miles to the southwest of the proposed project site in Lucerne Valley. Additionally, operation and maintenance of the proposed project would not produce hazardous emissions. Therefore, the proposed project would not result in impacts related to hazardous emissions or handle hazardous or acutely hazardous materials, substances,

or waste within one-quarter mile of an existing or proposed school. No impacts would result from the proposed project.

**Mitigation Measures:** None required.

**Level of Significance:** No impact.

---

***BE LOCATED ON A HAZARDOUS MATERIALS SITE***

---

**Impact 3.7-3**      **The project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, it would not create significant hazard to the public or the environment. No impacts are anticipated.**

---

As noted above in the *Environmental Setting, Hazardous Waste Site Database Results* subsections, the proposed project will not be located on a known site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the proposed project would not be located on a site that is listed on a list of hazardous materials sites pursuant to Government Code Section 65962.5 and would not create a significant hazard to the public or the environment. No impacts would result from the proposed project.

**Mitigation Measures:** None required.

**Level of Significance:** No impact.

---

***SAFETY HAZARD RELATED TO A PUBLIC AIRPORT OR PRIVATE AIRSTRIP***

---

**Impact 3.7-4**      **The project would not result in a safety hazard for people residing or working in the project area and located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, nor would it result in a safety hazard for people residing or working in the project area in the vicinity of a private airstrip. No impacts are anticipated.**

---

There are no public or private airports within 2 miles of the project site. The nearest airport is the privately owned Holiday Ranch Airport, approximately 7.5 miles to the west of the proposed project site. The project site is within the County's Airport Safety Review Area 4 (AR4), which includes the low-altitude/high-speed corridors designated for military aircraft use. Utility land use types are normally acceptable for development in this designation. Additionally, the project site is outside of a specific airport land use plan. Therefore, the project would not be located within an airport land use plan, within two miles of a working airport, or within the vicinity of a private airstrip and would not result in a safety hazard for people residing or working in the project area.

**Mitigation Measures:** None required.

**Level of Significance:** No impact.

***INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN***

**Impact 3.7-5            The project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impacts are anticipated.**

Activities associated with the proposed project would not impede existing emergency response plans for the project site and/or other land uses in the project vicinity. The project would not result in any closures of SR 247 that might have an effect on emergency response or evacuation plans in the vicinity of the project site, and Desert Lane, running east–west through the solar and energy storage project site, would be kept open for public use during project construction and operation. The proposed project would improve road conditions by paving access points to SR 247 and would not obstruct any existing accesses or roadways. In addition, all vehicles and stationary equipment would be staged off public roads and would not block emergency access routes. Therefore, the proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impacts would result from the proposed project.

**Mitigation Measures:** None required.

**Level of Significance:** No impact.

***WILDLAND FIRE***

**Impact 3.7-6            The project would not 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. Impacts would be less than significant.**

Any development, along with the associated human activity, in previously undeveloped areas increases the potential for occurrence of wildfires in the region. While the majority of the project site has been previously disturbed for agricultural purposes, there are areas of scattered vegetation and the proposed project site is in undeveloped areas that consist of native vegetation. The vegetation in the area is very low and noncontiguous scrub typical of the high desert. According to the County’s Hazard Overlay mapping, the project site is not in a Fire Safety Overlay District. However, according to Cal Fire’s (2007) Fire Hazard Severity Zone Map database determined that the project site is in a Moderate Fire Hazard Severity Zone, which is also a local responsibility area.

Fire season typically runs from early May through October. Compounding the problem are Santa Ana wind conditions frequently experienced during the autumn months. The proposed project would be subject to compliance with the 2016 California Building Code (or the most current version) and 2016 California Fire Code, which would aid in reducing the demand on fire protection services by requiring fire protection detection systems, proper fire flow, and use of appropriate construction materials. In addition, the project design would be required to conform to conditions established by the County Fire Department to ensure that potential hazards relative to exposure of people or structures to significant risk of loss, injury, or death involving wildland fires would be reduced to the extent feasible.

Comprehensive safety measures that comply with federal, state, and local worker safety and fire protection codes and regulations would be implemented for the proposed project and would minimize the occurrences of fire due to project activities during construction and for the life of the project. Therefore, impacts are considered less than significant.

**Mitigation Measures:** None required.

**Level of Significance:** Less than significant.

#### ***CUMULATIVE IMPACTS***

---

**Impact 3.3-7                      The project would not result in cumulative impacts related to hazards and hazardous materials. Impacts would be less than significant.**

---

The proposed project could involve the storage, use, disposal, and transport of hazardous materials to varying degrees during construction and operation. Impacts from these activities are less than significant for the projects because the storage, use, disposal, and transport of hazardous materials are extensively regulated by various Federal, state, and local laws, regulations, and policies. It is foreseeable that the proposed project would implement and comply with these existing hazardous materials laws, regulations, and policies. Therefore, the related projects would not cause a cumulative impact, and the project would not result in a cumulatively considerable incremental contribution to a cumulative impact related to use or routine transport of hazardous materials.

**Mitigation Measures:** None required.

**Level of Significance:** Less than significant.