

6.0 EVALUATION

6.1 SIGNIFICANCE OF IMPACTS

In determining the significance of properties of potential environmental concern in a particular study area, the criteria to consider, as they relate to hazardous materials and public safety, are presented in a document titled “Appendix G: Environmental Checklist Form” of the CEQA Guidelines. The following is a list of projects/situations that would require consideration of potential hazardous materials/public safety impacts.

1. Projects that would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
2. Projects that would 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.
3. Projects that would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
4. Projects that would be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.
5. Projects 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, would result in a safety hazard for people residing or working in the project area.
6. For projects within the vicinity of a private airstrip, projects resulting in a safety hazard for people residing or working in the project area.
7. Projects that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
8. Projects that would 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.

These criteria were compared with each of the findings of this study to determine their impact significance to the proposed project. The results of this comparison are

presented in [Section 6.2](#). It is our understanding that the Corridor and proposed stations will not involve activities associated with Items 3 and 7 above. Additionally, Items 5 and 6 are outside the scope of the hazardous materials study. For this reason, these criteria are not addressed in this study. The remaining criteria are addressed in the following section.

6.2 ENVIRONMENTAL IMPACTS

Based on the above criteria and the results of this HMCS, potential environmental impact sites/issues have been identified in the Study Area, and are discussed below in association with the relevant criteria among those criteria discussed in the above section. The pertinent criteria identified in [Section 6](#) above include Criteria 1, 2, 4, and 8.

- 1. Projects that would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.* A Kinder Morgan high-pressure petroleum pipeline runs through the Study Area primarily in a north-south direction. According to Mr. Don Quinn with Kinder Morgan, no known environmental concerns have been associated with this pipeline. While no releases from the pipeline have been reported, it is possible that soil and/or groundwater contamination may exist at various points in the vicinity of the Kinder Morgan pipeline. A Questar pipeline crosses the Study Area and traverses generally in an east-west direction. According to Mr. Dott of Questar, the pipeline runs along the railroad tracks for approximately 600 feet before crossing the railroad toward I-215. Mr. Dott indicated the pipeline formerly contained crude oil approximately 10 years ago, but currently contains nitrogen. Although Mr. Dott indicated that no known releases have occurred along this pipeline in the vicinity of the Study Area, it is possible that soil and/or groundwater contamination may exist in the vicinity of the pipeline. If environmental conditions are encountered, they may need to be addressed prior to or during construction of the PVL Project.
- 2. Projects that would 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.* Of the sites, or areas, discussed in [Section 5](#) of this study, most have had reported releases of hazardous substances to soil and/or groundwater. A summary of the status of each address or area discussed in [Section 6](#) is presented in [Table 8](#) in [Section 5.4](#), as well as a

justification for whether the property is considered a potential environmental concern.

4. *Projects that would be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.* At least one UST, located in the Study Area (proposed Palmyrita Station, Segment 1) is located on the Site and is under the jurisdiction of RCDEH. The UST has been reportedly removed from the Site. In addition, off-site facilities within the Study Area currently have, or had, USTs. [Appendix C](#) contains a listing of sites containing registered USTs, LUST facilities, and other facilities, which fall under Section 65962.5. The potential exists for soil and groundwater contamination to be present at any UST site, regardless of whether a release has been reported.

8. *Projects that would 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.* Urban area near Segment 3 and 4 have the potential for a wildfire. [Plate 1](#) has shaded areas with high potential as provided by RCTC and Land Management Agency.

Additionally, the following potential impacts were noted that may affect the Site.

- a. Based on the construction date of the buildings located within the Corridor (i.e., the proposed Palmyrita Station building at 990 Palmyrita Avenue and the structures located at the proposed Downtown Perris Station), the potential exists for ACMs and LBP to be present in the buildings.
- b. Possible impacts associated with former agricultural use at the proposed Citrus Connection , proposed UCR, proposed Fair Isle, and proposed Palmyrita Stations exist.
- c. Possible impacts from observed areas of staining at the proposed Palmyrita Station, historical usage of the existing cooling tower, 55-gallon drum with unknown contents, and sump located in the basement.
- d. Possible impacts from ballasts and railroad ties that may be impacted with petroleum hydrocarbons or other hazardous materials.

7.0 POTENTIAL MITIGATION MEASURES

In accordance with the significance determination criteria and sites of potential environmental impacts presented in [Section 6](#), the following mitigation measures are recommended:

- In general, documented soil and groundwater contamination located at sites within the Study Area should be addressed by the individual responsible parties. Remediation goals are based on cleanup levels designed to protect water quality. However, residual contamination may present non-water quality risks to the environment, such as human health, or create a condition of pollution or nuisance not addressed by the regulatory agency cleanup requirements. Residual contamination may be of particular concern during subsurface construction activities, when the contaminant pathway is often the most direct and shortest. Therefore, it is recommended that a risk assessment be performed at all sites within the Study Area where contamination has been identified or is discovered during construction activities, and at which soil is to be disturbed, to address non-water quality risks posed by any residual contamination, and to establish appropriate mitigation measures (e.g., natural attenuation, active remediation, engineering controls) that would be protective of human health and the environment. All assessment and remediation activities should be conducted in accordance with a work plan, which is approved by the regulatory agency having oversight of the activities.
- During construction activities, it may be necessary to excavate existing soil within the Study Area, or to bring fill soils into the study area from off-site locations. In areas that have been identified as being contaminated or where soil contamination is suspected, appropriate sampling is required prior to disposal of excavated soil. Characterization of the soil is necessary prior to any excavation or removal activity. Contaminated soil should be properly disposed at an off-site facility. Fill soils also should be characterized to check that imported soil is free of contamination.
- Based on the findings of the HMCS pertaining to the proposed Palmyrita Station, it is Kleinfelder's opinion that liquids be removed from the sump in the basement; chemicals, petroleum products, and the 55-gallon drum be removed from the property; and further assessment be conducted in the vicinity of the identified environmental concerns.

- A hazardous building materials survey should be performed at buildings in the Study Area prior to demolition or renovation activities. This type of survey typically addresses LBP, ACMs, and PCBs in electrical equipment, mercury switches, and heating/cooling systems. Such a survey should be conducted under the direct supervision of a State of California certified asbestos consultant and US EPA lead assessor. Prior to demolition or renovation work which would disturb identified ACMs, LBP, or other hazardous materials, a licensed abatement removal contractor should remove and properly dispose of the hazardous material(s) in accordance with applicable local, state and federal regulations. A California certified consultant should prepare a bid specification document, perform abatement project planning, site and air monitoring, oversight and reporting activities.
- The drums located in the ravine in Segment 3 (eastern terminus of Manfield Street) should be assessed for content and disposed off-site in accordance with applicable guidelines.
- In the event that USTs, not identified in this study, or undocumented areas of contamination are encountered during redevelopment activities, work should be discontinued until appropriate health and safety procedures are implemented. A contingency plan should be prepared to address contractor procedures for such an event, to minimize the potential for costly construction delays. In addition, either the RCDEH or the SARWQCB, depending on the nature of the contamination, should be notified regarding the contamination. Each agency and program within the respective agency has its own mechanism for initiating an investigation. The appropriate program should be selected based on the nature of the contamination identified. The contamination remediation and removal activities should be conducted in accordance with pertinent local, state, and federal regulatory guidelines, under the oversight of the appropriate regulatory agency.
- Collection of soil and/or groundwater samples should be performed to further evaluate the significance of potential environmental concerns resulting from off-site adjoining or nearby properties, show on [Table 8](#) as having an Environmental Concern (yes noted on [Table 8](#)).
- Ballasts and/or railroad ties that are identified as contaminated with hydrocarbons or some other hazardous materials should be removed of and disposed of properly at an off-site facility.

8.0 REFERENCES

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Additional sources may be referenced separately in the report text.