

3.10 Hazardous Materials and Wildfires

This section discusses hazardous materials issues related to the implementation of the proposed General Plan, including its consistency with applicable local, State, and federal plans, policies, and regulations. Industrial or commercial operations that involve the use of hazardous materials are described, and potential public health and environmental issues related to these uses are assessed and analyzed. This section also characterizes areas at the urban fringe that are particularly vulnerable to the threat of wildfire, and identifies any restrictions on land use, appropriate intensities for these areas, and fuel reduction methods consistent with the protection of special status species and habitats.

ENVIRONMENTAL SETTING

PHYSICAL SETTING

Hazardous Materials and Wastes

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. The California Code of Regulation (CCR) defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness or pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed (CCR, Title 22, Division 4.5, Chapter 10, Article 2, Section 66260.10). Hazardous materials have been and are commonly used in commercial, agricultural, and industrial applications and, to a limited extent, in residential areas.

Hazardous wastes are defined in the same manner. Hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. Hazardous materials and hazardous wastes are classified according to four properties: toxic (causes human health effects), ignitable (has the ability to burn), corrosive (causes severe burns or damage to materials), and reactive (causes explosions or generates toxic gases)(CCR, Title 22, Chapter 11, Article 3).

Areas where historic or on-going activities have resulted in the known or suspected release of hazardous materials to soil and groundwater or to the air, as identified by the Central Valley Regional Water Quality Control Board (RWQCB) and U.S. Environmental Protection Agency (U.S. EPA), are shown in **Figure 3.10-1** and listed in **Table 3.10-1**. These sites are designated as Leaking Underground Fuel Tanks (LUFT) sites; Spills, Leaks, Investigations, and Cleanups (SLIC) sites and Toxic Release sites.

Most of the contaminated sites within the Planning Area are associated with leaking underground storage tanks and are predominately clustered around the railroad tracks, between 19th Avenue and Lemoore Avenue. LUFT sites are predominately associated with retail and commercial uses (e.g., gas stations, convenience stores, car washes, etc.) though additional sites are associated with local industrial and agricultural uses. In 2007, there are 13 LUFT sites, one SLIC site, and two Toxic Release sites within the Planning Area.

Table 3.10-1 LUFT, Toxic Release, and SLIC Sites in the Planning Area

Name	Location
LUFT sites¹	
7-Eleven #16373	1110 N Lemoore Ave
Ann Keyes Property	245 E St
Beacon Station #3383	342 Fox Street
Buy-N-Split Market	500 19-1/2 Ave
City Of Lemoore, Corp Yard	41 Cinnamon Dr
Continental Auto Exchange	100 19-1/2 Ave
Downtown Auto Supply	405 West D St
Food King Market	1135 Bush St
Former Gomez Market	533 Hill Street
K & H Liquor	49 East D St
Kings County Public Works Yard	18324 Iona Ave
Lambert, Howard	327 N Lemoore Ave
Tosco - Facility #6004	286 N Lemoore Ave
Toxic Release²	
Cemex Lemoore	1000 S 19 th Ave
Leprino Foods Company	490 F St.
SLIC³	
Machado Dusters - Lemoore	557 E Deodar Ln

¹ RWQCB listed Leaking Underground Fuel Tanks.

² Facilities regulated by the U.S.EPA that release toxic substances into the environment.

³ RWQCB listed Spills, Leaks, Investigations, and Cleanups sites, which are non-fuel contamination sites.

Sources: SWRCB Geotracker website: <http://geotracker.swrcb.ca.gov>; EPA Enviro/RCRA website: <http://www.epa.gov/enviro/index.html>; Dyett & Bhatia, 2007.

Figure 3.10-1

Back

Although not included on the map or as a listed hazardous site, hazardous materials may exist at the Lemoore Jet Bowl, located north of Iona and east of the golf course parking lot, as well as the fueling distribution site, located off Lemoore Avenue, south of the railroad tracks. A complete listing of all the hazardous materials handlers and waste sites is located in Appendix D.

Lemoore is known for its history of agricultural production. Over time, commercial, residential, and industrial land uses have been introduced, but agricultural areas with active farming practices remain. As a result, the potential for agricultural chemical residues to be present in shallow soils exists within the Planning Area. In addition, the San Joaquin Valley Railroad line runs through the center of the Planning Area. Railroad rights-of-way typically have surface contamination due to the lubricating oil used on the wheels and the use of herbicides to help minimize weeds within these areas.

Wildfire Hazards

Fire hazard potential is largely dependent on the extent and type of vegetation, known as surface fuels, that exists within a region. Fire hazards are typically highest in heavily wooded, undeveloped areas as trees are a greater source of fuel than low-lying brush or grasslands. Suburban, urban or barren rocky areas have minimal surface fuels and therefore typically have the lowest fire hazard. Wildfire hazard data for the Planning Area is provided by the California Department of Forestry and Fire Protection, as illustrated in Figure 3.10-1 and summarized in Table 3.10-2. The majority of the Planning Area is considered to have either little or no threat or a moderate threat of wildfire. Only one percent of the Planning Area currently has a high threat of wildfire. Wildfire hazards should decrease as vacant parcels become developed. Although not identified on the map, the City has experienced frequent fires along the railroad.

Table 3.10-2 Existing Wildfire Hazards

<i>Fire Hazards</i>	<i>Acreage</i>	<i>Percent of Planning Area</i>
Little or No Threat	5,648	46
Moderate	6,494	53
High	85	1
Very High	-	0
TOTAL	12,227	100

Note: Level of fire hazard severity based on surface fuels analysis.

Source: California Department of Forestry and Fire Protection, Dyett & Bhatia, 2006.

REGULATORY SETTING

HAZARDOUS MATERIALS AND WASTE

Hazardous Materials Management

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

hazardous materials users to prepare written plans, such as Hazard Communication Plans and Hazardous Materials Management Plans.

Laws and regulations require hazardous materials users to store these materials appropriately and to train employees to manage them safely. A number of agencies participate in enforcing hazardous materials management requirements. The federal Emergency Planning and Community Right-to-Know Act (EPCRA), enacted as Title III of the Superfund Amendments and Reauthorization Act (SARA), requires facilities handling an excess of designated threshold quantities of hazardous materials to provide hazardous materials, hazardous waste, and emission information to public agencies, and to prepare emergency response plans for accidents or other unauthorized releases of designated threshold quantities of hazardous materials. In California, the requirements of SARA Title III are incorporated into the State's Hazardous Materials Release Response Plans and Inventory Law (California Health and Safety Code Section 25500, et seq.).

The primary federal agencies with responsibility for hazardous materials management include the U.S. EPA, U.S. Department of Labor Occupational Safety and Health Administration (OSHA), and the U.S. Department of Transportation (DOT). The responsibilities of OSHA and DOT are further described below. U.S. EPA was created to protect human health and to safeguard the natural environment (air, water, and land) and works closely with other federal agencies, and state and local governments to develop and enforce regulations under existing environmental laws. Where national standards are not met, U.S. EPA can issue sanctions and take other steps to assist the states in reaching the desired levels of environmental quality. U.S. EPA also works with industries and all levels of government in a wide variety of voluntary pollution prevention programs and energy conservation efforts.

In many cases, California State law mirrors or is more restrictive than federal law, and enforcement of these laws has been delegated to the state or a local agency. In January 1996, the California Environmental Protection Agency (Cal EPA) adopted regulations implementing a Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program). The program has six elements: hazardous waste generators and hazardous waste onsite treatment; underground storage tanks; aboveground storage tanks; hazardous materials release response plans and inventories; risk management and prevention programs; and Unified Fire Code hazardous materials management plans and inventories. The plan is implemented at the local level. The local agency responsible for implementation of the Unified Program is called the Certified Unified Program Agency (CUPA). In Lemoore, the designated agency is the Kings County Environmental Health Division.

The California Hazardous Materials Release Response Plans and Inventory Law of 1985 (California Health and Safety Code, Chapter 6.95), administered by Cal EPA through CUPA, requires any business that handles hazardous materials above certain thresholds to prepare a Hazardous Materials Management Plan, which must include the following:

- Details of the facility and business conducted at the site;
- An inventory of hazardous materials that are handled or stored on site;
- An emergency response plan; and

- A safety and emergency response training program for new employees with annual refresher courses.

The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the CEQA requirements. The Cortese List provides information about the location of hazardous materials release sites. Government Code section 65962.5 requires Cal EPA to update the Cortese List at least annually. The Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List.

Hazardous Materials Transportation

DOT regulates the transportation of hazardous materials between states and foreign countries. DOT regulations govern all means of transportation, except packages sent by mail, which are governed by U.S. Postal Service regulations. The State of California has adopted DOT regulations for the intrastate movement of hazardous materials. In addition, the State of California regulates the transportation of hazardous waste originating in the State and passing through the State. State regulations are contained in Title 26 of the California Code of Regulations.

The California Highway Patrol (CHP) and the California Department of Transportation (Caltrans) are the two State agencies that have primary responsibility for enforcing federal and State regulations and responding to hazardous materials transportation emergencies. CHP enforces hazardous material and hazardous waste labeling and packing regulations to prevent leakage and spills of material in transit and to provide detailed information to cleanup crews in the event of an accident. Vehicle and equipment inspection, shipment preparation, container identification, and shipping documentation are all part of the responsibility of the CHP, which conducts regular inspections of licensed transporters to assure regulatory compliance. Caltrans has emergency chemical spill identification teams at as many as 72 locations throughout the state that can respond quickly in the event of a spill.

Hazardous Materials Business Plan Program

State codes require all businesses to disclose the use, handling, or storage of hazardous materials, and/or waste. This information is essential to the City's fire fighters, health officials, planners, elected officials, workers, and their representatives so that they can plan for and respond to potential exposures to hazardous materials. In addition, it provides information to the community on chemical use, storage, handling, and disposal.

Hazardous Waste Handling

The federal Resource Conservation and Recovery Act of 1976 (RCRA) created a major new federal hazardous waste "cradle-to-grave" regulatory program administered by U.S. EPA. Under RCRA, U.S. EPA regulates the generation, transportation, treatment, and disposal of hazardous waste, and the investigation and remediation of hazardous waste sites. Individual states may apply to U.S. EPA to authorize them to implement their own hazardous waste programs in lieu of RCRA, as long as the state program is at least as stringent as federal RCRA requirements. California has been authorized by U.S. EPA to implement its own hazardous waste program, with certain exceptions. In California, DTSC regulates the generation, transportation, treatment, storage, and disposal of hazardous waste, and the investigation and remediation of hazardous

waste sites. DTSC has established criteria for identifying, packaging, labeling, treating, storing, and disposing of hazardous wastes. These are supplemented by federal Hazardous and Solid Waste Amendments of 1984 requirements, which are not yet a part of the State's authorized program.

Medical Waste

The transportation and disposal of medical waste is regulated under the California Medical Waste Management Act (MWMA, Sections 117600 et seq. of the California Health and Safety Code). Within the statutory framework of the MWMA, the Medical Waste Management Program of the California Department of Health Services (DHS) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste generators, offsite treatment facilities, and transfer stations throughout the State. The DHS also oversees all medical waste transporters.

California Accidental Release Prevention Program (CalARP)

The goal of the CalARP program is to reduce the likelihood and severity of consequences of extremely hazardous materials releases. Any business which handles Regulated Substances (including federally-listed Extremely Hazardous Substances and State-listed Acutely Hazardous Materials) is required to prepare a Risk Management Plan. The Risk Management Plan describes current and past practices and releases, what the impact of releases may be, and what they do or plan to do to prevent releases and minimize their impact if one occurs.

Aerometric Information Retrieval System (AIRS)

The AIRS database is maintained by the EPA and provides information on facilities that produce and release air pollutants. The AIRS data comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, refineries, universities, and other facilities both large and small. One such facility is located in the Lemoore Planning Area.

Aboveground Storage Tanks

The Aboveground Petroleum Storage Act was enacted to protect the State's people and natural resources from aboveground petroleum storage tank spills. Facilities storing petroleum products (gasoline, diesel, lubricants, etc.) in aboveground tanks with a capacity greater than 1,320 gallons or the total capacity for the facility greater than 1,320 gallons are subject to the Act. Owners or operators of aboveground tanks are required to file a storage statement with the State Water Quality Control Board (SWQCB) and prepare and implement a Spill Prevention Control and Countermeasure Plan (SPCCP) in accordance with federal regulations.

Underground Storage Tanks

Federal laws and regulations relating to underground storage tanks used to store hazardous materials (including petroleum products) require that tank owners and operators register their tanks with the U.S. EPA or delegated agencies. Federal regulations require extensive remodeling and upgrading of underground storage tanks, including installation of leak detection systems. Tank removal and testing procedures are specified by the regulations.

State laws relating to underground storage tanks include permitting, monitoring, closure, and cleanup requirements. Regulations set forth construction and monitoring standards, release

reporting requirements, and closure requirements. Old tanks must eventually be replaced. All new tanks must be double-walled, with an interstitial monitoring device to detect leaks. All soil and groundwater contamination must be cleaned up. The regulations for this program are contained in Chapter 6.7, Division 20 of the Health and Safety Code and Subchapter 16 of Title 23 of the California Code of Regulations, California Underground Storage Tank Regulations, and are implemented by the Regional Water Quality Control Boards (RWQCB). Underground storage tank permitting is handled through local governmental agencies.

Spills, Leaks, Investigations, and Cleanups (SLIC)

The Spills, Leaks, Investigations, and Cleanups (SLIC) Section of the RWQCB oversees activities at non-UST sites where soil or groundwater contamination has occurred. Many of these sites are former industrial facilities or dry cleaners, where chlorinated solvents were spilled, or have leaked into the soil or groundwater. The SLIC Program is set up so that reasonable expenses incurred by SWRCB and RWQCBs in overseeing water quality matters can be recovered from the responsible party. Facilities are assigned a site specific program cost account to track expenditures.

Polychlorinated Biphenyls (PCBs)

PCBs are organic oils that were formerly placed in many types of electrical equipment, including transformers and capacitors, primarily as electrical insulators. Years after their widespread and commonplace use, it was discovered that exposure to PCBs may cause various health effects, and that PCBs are highly persistent in the environment.

In 1979, U.S. EPA banned the use of PCBs in most new electrical equipment and began a program to phase out certain existing PCB-containing equipment. The use and management of PCBs in electrical equipment is regulated pursuant to the Toxic Substances Control Act (40 CFR). These regulations generally require labeling and periodic inspection of certain types of PCB equipment and set forth detailed safeguards to be followed in disposal of such items.

Pesticides

Pesticides contain chemicals formulated specifically to be toxic to certain living things. As the use of modern chemical-based pesticide products has grown, attention has been drawn to their potential adverse side effects. Legislative and regulatory efforts to regulate the use and application of pesticides have sought to retain the benefits while minimizing the potential harm to public health and the environment.

Pesticides are subject to federal and State legislation. Pesticide controls begin with a screening of the toxic ingredients on pesticides to ensure that they do not present undue hazards to human health or non-targeted species. After screening, the use of pesticides is regulated to ensure that workers are trained in proper application techniques; the pesticides are properly handled and stored; and the location and content of chemicals is made known to workers, emergency response units, and medical personnel who may be exposed to the chemicals. The resulting array of license, permit, and registration requirements, together with the manifold restrictions on the application, use, and handling of pesticides, reflect a growing desire to evaluate environmental effects accurately and to oversee all pesticide-related activities. Because of the presence in groundwater and surface water and air, pesticides are regulated in California under federal and State water quality laws, safe drinking water laws, and air quality laws.

The following major federal and State statutes and regulations control pesticides:

- Federal Insecticide, Fungicide, and Rodenticide Act;
- Pesticide Contamination Prevention Act; and
- Birth Defects Prevention Act.

OCCUPATIONAL SAFETY

Federal and State laws define occupational safety standards to minimize worker safety risks from both physical and chemical hazards in the workplace. The California Division of Occupational Safety and Health (Cal-OSHA) and the federal Occupational Safety and Health Administration (OSHA) are the agencies responsible for assuring worker safety in the workplace. OSHA regulations (29 CFR 1910 and 1926) contain requirements concerning the use of hazardous materials in the workplace and during construction that mandate employee safety training, safety equipment, accident and illness prevention programs, hazardous substance exposure warnings, emergency action and fire prevention plan preparation, and a hazard communication program. The hazard communication program regulations contain training and information requirements, including procedures for identifying and labeling hazardous substances, and communicating hazard information relating to hazardous substances and their handling. The hazard communication program also requires that Material Safety Data Sheets be available to employees, and that employee information and training programs be documented. These regulations require preparation of emergency action plans (escape and evacuation procedures, rescue and medical duties, alarm systems, and training in emergency evacuation). Cal-OSHA assumes primary responsibility for developing and enforcing standards for safe workplaces and work practices.

KINGS COUNTY ENVIRONMENTAL HEALTH DIVISION

The Kings County Environmental Health Division (KCEHD) is the Certified Unified Program Agency (CUPA) for all cities and unincorporated areas within Kings County. The CUPA was created by the California Legislature to minimize the number of inspections and different fees for businesses. The KCEHD provides the management and record keeping of hazardous materials and underground storage tank (UST) sites for Kings County, including the City of Lemoore. Through the Hazardous Waste Generator Program, KCEHD inspects businesses for compliance with the Hazardous Waste Control Act. Hazardous waste is subject to storage time limits, disposal requirements and labeling requirements on containers.

The KCEHD also issues permits to businesses that handle quantities of hazardous materials/waste greater than or equal to 55 gallons, 500 pounds, or 200 cubic feet of a compressed gas at any time. Businesses who handle those quantities of hazardous materials/wastes are required to submit a Hazardous Materials Management Plan (HMMP) to the KCEHD. The HMMP includes an inventory of hazardous materials and hazardous wastes, as well as an emergency response to incidents involving those hazardous materials and wastes.

Under a contract with the SWRCB, the KCEHD conducts the Local Oversight Program to oversee the abatement and cleanup of releases of hazardous substances from USTs in Kings County that does not involve chemical releases to water. The SWQCB is the lead agency for chemical releases to water throughout the County.

WILDLAND FIRE HAZARDS

The Lemoore Volunteer Fire Department is responsible for conducting inspections for code compliance and fire-safe practices, permitting of certain hazardous materials, and for investigation of fire and hazardous materials incidents. The Fire Department regulates explosive and hazardous materials under the Uniform Fire Code, and permits the handling, storage and use of any explosive or other hazardous material.

EMERGENCY RESPONSE

EPCRA requires detailed planning to ensure that hazardous materials are properly handled, used, stored, and disposed of to prevent or minimize adverse effects to human health or the environment in the event such materials are accidentally released. 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 the State Office of Emergency Services, which coordinates the responses of other agencies, including Cal EPA, CHP, Department of Fish and Game, Central Valley RWQCB, Lemoore Volunteer Fire Department and Kings County Environmental Health.

The California Emergencies Services Act requires each city to prepare and maintain an Emergency Plan for natural, manmade, or war-caused emergencies that result in conditions of disaster or in extreme peril to life. The City of Lemoore published an Emergency Operations Plan (EOP) in 2005. The City's EOP provides guidance to City staff in the event of extraordinary emergency situation associated with natural disaster and technological incidents. The EOP concentrates on operation concepts and response procedures relative to large-scale disasters. In the event of a county-wide disaster, the City is to assume its role assigned in the Kings County EOP.

IMPACT ANALYSIS

SIGNIFICANCE CRITERIA

Implementation of the proposed General Plan would have a potentially significant impact 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 reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area;
- For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or,
- 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.

METHODOLOGY AND ASSUMPTIONS

The analysis considered project plans, current conditions in the Planning Area, and applicable regulations and guidelines. The proposed General Plan would promote development and growth within Lemoore and its associated Planning Area. Consideration is given to potential historic industrial activities affecting future construction workers and occupants, specifically from soil and groundwater conditions in the Planning Area, in addition to an analysis of potential impacts on future occupants that may result from continuing nearby industrial activities that involve hazardous materials.

California Department of Forestry and Fire Protection fire hazard maps were examined to determine the level of threat to persons and property within the Planning Area. The 2005 Emergency Operations Plan was reviewed for impacts relating to emergency response.

SUMMARY OF IMPACTS

Releases, leaks, or the disposals of chemical compounds, such as petroleum hydrocarbons, on or below the ground surface can lead to the contamination of underlying soil and groundwater. Disturbance of previously contaminated areas through grading or excavation operations could expose the public to health hazards from physical contact with contaminated materials including potential airborne hazards. Although various local, State, and federal regulations govern the proper storage, handling and transport of hazardous materials, the improper handling or storage of contaminated soil and groundwater can further expose the public to these hazards, or potentially spread contamination through surface water runoff or air borne dust. In addition, contaminated groundwater can spread down gradient, potentially contaminating subsurface areas of surrounding properties.

Increases in hazardous material use or generation of hazardous waste associated with industrial or commercial use, as well as household hazardous material use, would likely occur with residential and job growth in Lemoore. Potential growth and development could be restricted by areas where soil or groundwater has been impacted by historical activities involving hazardous materials or wastes. Additionally, demolition of older buildings for redevelopment can expose people and the environment to hazardous materials such as asbestos and lead-based paint.

The Planning Area is located over 3.5 miles from Naval Air Station Lemoore (NAS Lemoore). Generally, requirements for Airport Land Use Plans do not apply to military air stations. No other public or private airstrips are within two miles of the Planning Area. Overall, safety hazard impacts are considered less than significant. Noise impacts are evaluated in a separate section of this EIR.

IMPACTS AND MITIGATION MEASURES

Impact

3.10-1 Implementation of the proposed General Plan would increase the probability of hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials or create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials to the environment. (*Less than Significant*)

Lists of contaminated sites within the Planning Area are available through the KCEHD, the U.S. EPA, the RWQCB, and the DTSC, and are summarized in Table 3.10-1. Businesses such as dry cleaners, gas stations, and airports are often contaminated. Although a number of businesses within the Planning Area routinely store, handle and transport hazardous substances, the use of these hazardous materials is controlled and permitted by the City's Fire Department which conducts Uniform Fire Code inspections of these facilities and otherwise ensures that risks associated with the use of hazardous materials in the community are minimized.

The transportation, use, and disposal of new hazardous materials are subject to state and federal hazardous materials laws and regulations. Future development under the General Plan would be subject to regulatory programs such as the Hazardous Materials Business Plan, aboveground and under-ground storage tank programs, and Resource Conservation and Recovery Act (RCRA) hazardous waste generator programs.

Hazardous materials policies contained in the proposed General Plan would further ensure appropriate siting of uses through soils testing to identify contaminated sites. Plan policies call for public awareness programs to promote the proper use, storage, and disposal of hazardous materials and ways to reduce or eliminate their use. The Safety and Noise Element provides policies on hazardous materials including cooperation with the County to identify facilities using hazardous materials, and implementing a public education program on proper disposal methods for business and household hazardous wastes. Compliance with all federal, state and local regulations, and General Plan policies such as these would ensure that implementation of the proposed General Plan would not cause a significant adverse effect on the environment due to hazardous materials.

Proposed General Plan Policies that Reduce the Impact

COS-I-24 Control use of potential water contaminants through inventorying hazardous materials used in City operations, listing possible changes that can be made, educating City employees, and designing and implementing a replacement/reduction program.

COS-I-25 Reduce the use of pesticides, insecticides, herbicides, or other toxic chemicals by households and farmers by providing education and incentives for Integrated Pest Management (IPM) practices.

IPM is an approach to plant care that uses biological controls instead of, or in conjunction with, chemical controls. IPM does not necessarily eliminate the use of pesticides and other chemical controls, but it strives to use them as sparingly as possible. Utilize regional resources such as the UC Davis Extension for informational materials and technical support.

SN-I-18 Prohibit locating of businesses or expansion of businesses meeting federal Emergency Planning and Community Right-to-Know Act (EPCRA) reporting requirements within a quarter mile of schools, hospitals, and residential neighborhoods.

This policy applies to all facilities that qualify for hazardous chemical storage reporting requirements under EPCRA Sections 311 and 312. Where the location or expansion of such facilities within a quarter mile of these uses cannot be feasibly avoided, effective planning, notification, and mitigation measures will be implemented.

SN-I-19 Require remediation and cleanup of sites contaminated with hazardous substances.

The level of remediation and cleanup will be determined by the City based on the intended use and health risk to the public. At the minimum, remediation will be in compliance with federal and State standards. Clean-up shall be required in conjunction with new development, reconstruction, property transfer of ownership, and/or continued operation after the discovery of contamination.

SN-I-20 Coordinate enforcement of the Hazardous Material Disclosure Program with the Kings County Health Department to identify facilities producing, utilizing, or storing hazardous wastes.

State and federal legislation requires every business that handles hazardous materials report their inventories to the local fire department. The program's primary function is to identify, monitor, and assist businesses using or storing hazardous materials and allow the City to handle emergency incidents more effectively. The City will maintain and share this information with police, fire, and emergency services.

- SN-I-21 Promote the reduction, recycling and safe disposal of household and business hazardous wastes through public education and awareness.

The City will: 1) Educate the public on the types of household and business hazardous wastes and their proper disposal methods, 2) Provide information on the Kings Waste and Recycling Authority collection programs, including drop-off points and collection dates, and 3) Encourage citizen reporting of unlawful dumping activity. The City currently handles e-waste and battery and oil recycling.

- SN-I-22 Assess the manpower, facility, and equipment needs of Police and Fire services at least every three years in order to provide all residents with an optimal level of protection.

To meet existing and future demand, the City will continue to plan for adequate law enforcement and fire-fighting services and ensure their staffing ratios and response time meet national standards. The requirements for additional Police and Fire Stations shall be considered in Capital Improvement Programs and development impact fees.

- SN-I-30 Maintain mutual aid agreements with Kings County, California Department of Forestry, Naval Air Station Lemoore, and nearby cities for fire and disaster services.

No additional mitigation is needed.

Impact

3.10-2 Facilities developed under the proposed General Plan could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. (*Less than Significant*)

Schools are one of several sensitive receptors that must be taken into consideration when the City is reviewing new land uses or transportation routes that may accommodate the production, storage, use, or transportation of hazardous materials and/or wastes. Buildout of the proposed General Plan would result in increased population levels throughout the Planning Area and would increase the number of school-age children. Accordingly, this would necessitate the construction of additional school facilities. Potential school sites should be evaluated and selected based on their proximity and potential exposure to hazardous materials. In addition to general CEQA requirements, school acquisition/development projects to be funded under the State School Facilities Program must satisfy several specific requirements established under the California Education Code and California Code of Regulations. These regulations require that potential school hazards relating to soils, seismicity, hazards and hazardous materials, and flooding be addressed during the school site selection process. Compliance with these requirements will address hazardous conditions associated with the siting of new public schools within the Planning Area.

Development within Lemoore would be required to consult with the appropriate Air Quality Control District and comply with all federal, State and local regulations concerning any facilities having hazardous or acutely hazardous air emissions within one-fourth of a mile of a proposed school site as required by CEQA Statutes Section 21151.4, Education Code Section 17213. The proposed General Plan Noise and Safety policies, specifically SN-I-18 listed under Impact 3.10-1, also prohibit locating businesses or expanding businesses producing, utilizing or storing hazardous materials within a quarter mile of schools. Full compliance would ensure that schools are not exposed to hazardous emissions or materials associated with development under the proposed Plan. No additional mitigation is needed.

Impact

3.10-3 New development under the proposed General Plan could 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, could create a significant hazard to the public or the environment. (*Less than Significant*)

As more fully described under Impact 3.10-1, lists of contaminated sites within the Planning Area are available through the Kings County Environmental Health Division, the Regional Water Quality Control Board, and the DTSC, and are summarized in Table 3.10-1. Businesses such as dry cleaners, gas stations, and airport are often contaminated. In addition, the removal of structures that contain hazardous business materials such as asbestos, lead-based paint, or PCBs could expose individuals to hazardous conditions during demolition.

The San Joaquin Valley Railroad line extends through the central portion of the Planning Area. Railroad rights-of-way typically have surface contamination from lubricating oil used on train wheels and herbicides used to control weeds within these areas. Several vacant parcels adjacent to rail lines are planned for new development or infill development. While historic activities may have exposed soils surfaces to contaminants, the potential for exposure to these contaminants is minimal. However, development under the General Plan of lands adjacent these tracks would be required to have soils analyzed for volatile and extractable hydrocarbons, volatile and extractable organics, pesticides, herbicides, and California Administrative Manual, Title 22 (CAM 17) metals.

Much of the land in the Planning Area is considered highly productive farmland and is known for historic agricultural production. Many of these parcels have since been converted to commercial, residential, and industrial land uses, but substantive agricultural areas with active farming practices remain – and others are now fallow. As a result, the potential for agricultural chemical residues to be present in shallow soils exists within the Planning Area. Development in areas known for past agricultural practices would be required to conduct the same soils studies as with the rail line discussion above.

Policies included as part of the proposed General Plan have been designed to minimize this impact and are summarized above in Impact 3.10-1. For example, the Noise and Safety Element provides policies and implementation measures that have been developed to address hazardous materials concerns including the required remediation of contaminated sites (see policy SN-I-19). Development within Lemoore would be required to comply with Section 19827.5 of the

California Health and Safety Code, which requires that local agencies not issue demolition or alteration permits until an applicant has demonstrated compliance with notification requirements under applicable federal regulations regarding hazardous air pollutants, including asbestos. Also required is full compliance with Title 17 and Title 8 of the California Code of Regulations, which includes work practice standards related to the evaluation and abatement of lead in public and residential buildings; and covers construction work where an employee may be exposed to lead, including metallic lead, inorganic lead compounds, and organic lead, respectively. Continued compliance with these and all other applicable local, state, and federal safety standards would reduce potential exposure of people and the environment to hazardous materials associated with development on impacted properties or demolition of older structures to a less-than-significant level. No additional mitigation is needed.

Impact

3.10-4 Buildout of the proposed General Plan could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. (*Less than Significant*)

The Lemoore Emergency Operations Plan provides guidance to City staff in the event of extraordinary emergency situation associated with natural disaster and technological incidents.

As more fully described in Chapter 3.2, Transportation, of this EIR, implementation of the General Plan would increase the current number of vehicle trips and miles of vehicular travel within the Planning Area. Consequently, several local roadway facilities would experience deterioration in their level of service; however, with the planned roadway improvements under the proposed General Plan, these levels are anticipated to remain at an acceptable level of service standard. The proposed General Plan addresses these traffic impacts through a combination of policies and several physical roadway improvements identified in the Circulation Diagram (see Chapter 3.2, Transportation for additional information).

Policies included as part of the proposed General Plan that would minimize this impact are provided above in Impact 3.10-1. The Safety and Noise Element provides policies that address conformance with local emergency response programs and continued cooperation with emergency response service providers. For example, policies have been developed to ensure the with the increase growth of the community, the increased needs for safety personnel and facilities will be met (see policy SN-I-22) and a coordinated emergency response system is maintained with other agencies (see policies SN-I-30). These policies are stated above in Impact 3.10-1. As such, implementation of the proposed General Plan would not physically impede the response times of emergency response vehicles or delay implementation of an evacuation plan, and less than significant impacts would occur. No additional mitigation is needed.

Impact

3.10-5 Implementation of the proposed General Plan could increase the likelihood of people or structures being exposed to wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. (*Less than Significant*)

The majority of the Planning Area is considered to have either little or no threat or a moderate threat of wildfire, with one percent of the Planning Area in a high wildfire threat area. Wildfire hazard currently present in the Planning Area would further decrease as vacant parcels become developed. Although not identified on Figure 3.10-1, the City does experience frequent fire problems along the railroad.

One of the primary factors contributing to the effective control of a vegetation fire is the rapid response by local fire units. This is especially true during fire season, when fire units may be committed to other fires and are unavailable to respond as quickly.

Policies and implementation measures included as part of the proposed General Plan that would minimize this impact are summarized below and discussed in Section 3.3 Public Utilities and Services. The Safety and Noise Element provides policies and implementation measures that provide for a new fire station in west Lemoore (see policy SN-I-27). Other policies call for continued public awareness programs regarding potential fire hazards (see policy SN-I-16) and requiring new development to ensure adequate access for emergency vehicles and equipment (see policy SN-I-28). Continued compliance with these General Plan policies and those provided in Impact 3.10-1 above would reduce potential exposure of people and development to wildland fires to a less than significant level.

Proposed General Plan Policies that Reduce the Impact

- SN-I-13 Ensure Fire Department personnel are trained in wildfire prevention, response and evacuation procedures.

- SN-I-14 Continue the City's Weed Abatement Program administered by the Volunteer Fire Department to reduce fire hazards before the fire season.

- SN-I-15 Enforce the Uniform Fire Code through the approval of construction plans and final occupancy permits.

- SN-I-16 Utilize existing or new public awareness programs through the Volunteer Fire Department to highlight the dangers of open burning and how home owners can protect their properties from wildfires.

- SN-I-17 Update news media and City residents on current wildfire threat levels during drought periods.

Chapter 3: Settings, Impacts, and Mitigation Measures

SN-I-27 Maintain Fire Department performance and response standards at Class 3 ISO rating or better, including building and staffing a new fire station in West Lemoore if necessary.

SN-I-28 Require adequate access for emergency vehicles in all new development, including adequate street width and vertical clearance on new streets.

The proposed street cross-sections in the General Plan are consistent with this policy.

No additional mitigation is needed.

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