# 4.6 | HAZARDOUS MATERIALS

## INTRODUCTION

This section discusses the hazards and hazardous materials issues related to the existence of hazardous materials and waste associated with the Planning Area. The section identifies existing and past hazardous waste and substance sites located within the Planning Area. These sites can pose an individual and collective threat to public health. The City of Coachella has a long agricultural history and a by-product of this type of land use is typically the residual presence of pesticides, herbicides and various nitrogen based fertilizer products. This section also identifies hazards associated with airports and wildfires.

## EXISTING CONDITIONS

### ENVIRONMENTAL BASELINE SETTING

#### HAZARDOUS MATERIAL SITES

Historically, the Planning Area has had as many as 20 listed releases or permitted hazardous materials sites under the California Department of Toxic Substances Control (DTSC) within the City over the last decade. As of 2008, there is only one DTSC (Cortese list[1]) listed site in the City of Coachella, which is known as the Foster and Gardner Inc, site (site description below).

The State Water Resource Control Board (SWRCB) maintains the GeoTracker[2] database which includes sites with reported releases whether they involve fuels (Leaking Underground Fuel Tanks or LUFT) or non-fuels (Spills, Leaks, Investigations, and Cleanups or SLIC). As of September 2008, the GeoTracker database includes 34 sites within the City, primarily located along Grapefruit Blvd. and Harrison St., these sites are either permitted, undergoing investigation, in a monitoring phase, or undergoing remediation under the local Regional Water Quality Control Board (RWQCB) oversight. Many of these sites have been closed indicating that whatever reported release has been remediated to levels that require no further action based on existing land use. **Table 5.8-1** shows the 10 sites that are

1 California Department of Toxic Substances EnviroStor http://www.envirostor.dtsc.ca.gov/public/
2 California State Water Resources Control Board GeoTracker http://geotracker.swrcb.ca.gov/.

open for monitoring, assessment, or remediation. The remaining 34 sites either have no incidents or have a case-closed status issued by the RWQCB.

**Table 4.6-1: GeoTracker Database Search Sites with Open Status**

| | | |
|---|---|---|
| Former Unocal/Tosco Bulk Plant | Open – Verification Monitoring | Harrison St. |
| Kinder Morgan Energy Partners | Open – Remediation | Avenue 52 |
| Thermal Airport - Thermal | Open | Tyler Ave. |
| Santa Fe Pacific Pipeline Partners | Open | Avenue 52 & Highway 111 |
| Amigo Minimart | Open – Site Assessment | Highway 111 |
| Circle K#330 | Open – Remediation | Avenue 52 |
| Sossa's Market #7 | Open – Remediation | Grapefruit Blvd. |
| Soco Apple Market #4 | Open – Site Assessment | Highway 86 |
| Deleon's Service | Open – Site Assessment | Harrison St. |
| Escher Oil | Open – Site Assessment | Avenue 50 |

SOURCE: http://geotracker.swrcb.ca.gov.

### Foster & Gardner Inc.

The only property listed with DTSC (Cortese list) is located at 1577 First Street and covers approximately three acres. It is surrounded by a vacant lot to the north and west, a residential area to the south and southeast, and a concrete septic tank/pipe manufacturing and storage yard to the east. The site includes a truck loading area, service shop, fertilizer blending room, equipment cleaning pad, two main storage sheds, an open area to the north of the storage sheds, two fertilizer tank farms, and a sales office.

Foster-Gardner purchased a pesticide and fertilizer business from Shell in 1958. From 1959 through the early 1970s, operations at this site included formulation of base fertilizer and repackaging and mixing (blending) of pesticides and fertilizers. This company ceased mixing pesticides in the early 1970s. From the early 1960s to 1990, this company formulated aqueous ammonia at the facility by mixing anhydrous ammonia with water. Currently, this company stores herbicides, soil and grain fumigants, insecticides, nematocides, fungicides, and fertilizers. Fertilizers are stored and sold in bags and in bulk liquids. Other agricultural chemicals are stored and sold in the original bags and small metal containers. Operation and maintenance is ongoing at the site for natural attenuation. DTSC is evaluating whether or not monitored natural attenuation is working at the site.

These agricultural industry based operations have resulted in a concentration of several federal and state listed hazardous materials including; DDD, DDE, DDT, Trichloroethane, Dichloroethane, trichloroethylene and ammonia[3].

[3] Department of Toxic Substance Control, Envirostar.dtss.cs.gov

Cleanup actions for the site began in June 1996 and have involved thermal desorbtion, soil removal actions and on-going ground water monitoring. In March 2002, a land use covenant and deed restriction were imposed on the site and recorded with the Riverside Assessor-County Clerk-Recorder's Office. The land use restrictions imposed on the property include but are not limited to the following: residential use prohibited, hospital use prohibited, schools for persons under 21 prohibited, day care centers prohibited, raising of food prohibited, and groundwater use is limited for site remediation purposes only.

### City Fire and Emergency Medical Services Master Plan[4]

Coachella Fire Services, as part of the Riverside County Fire Department supports the Riverside County Health Department in maintaining a program requiring that anyone operating a hazardous occupancy or using, storing, or transporting hazardous materials has a permit.

The CDF/Riverside County Fire Department "Hazardous Material Response Team" will protect life, environment and property by safely identifying, containing, and controlling hazardous materials incidents. The team(s) will also provide technical expertise to the Incident Commander. Formal cooperative relationships shall be maintained between the Department and other responder and resource agencies.

## TRANSPORTATION

The City is crossed by State Highways, local roadways, and railroad systems that all have the potential to transport materials which could be hazardous to the environment or people in the event of an accident or release. All motor carriers and drivers involved in the transportation of hazardous materials must comply with the requirements of Federal and State regulations and must apply for and obtain a hazardous materials transportation license from the California Highway Patrol. When transporting explosives, inhalation hazard and highway route-controlled quantities of radioactive materials, safe routing, and safe stopping places are required. The driver is required to display warning placards and markings while hauling hazardous materials.

## FIRE HAZARDS

The following fire hazard discussion is based on the City of Coachella Emergency Operations Plan[5]. A wildfire is an uncontrolled fire spreading through vegetative fuels and exposing or possibly consuming structures. They often begin unnoticed and spread quickly. Although not located in a wilderness area, the threat of a wildland fire in or near is high due to the wildland-urban areas in and around the City. A wildland-urban interface fire is a wildfire in a geographical area where structures and other human development meet or intermingle with wildland or vegetative fuels. Significant development in areas of the City and planning area considered wildland-urban area interfaces and many of these areas have experienced prolonged droughts or are excessively dry and at risk of wildfire. In addition, the Santa Ana winds pose an additional threat to the community due to the potential of spreading wildland fires. Wildland fire hazards exist in varying degrees over approximately 90% of Riverside County including land in the City of Coachella. The fire season extends approximately five to six months, from late spring through fall. Hazards arise from a combination of reasons: the undeveloped and rugged terrain, highly flammable brush-covered land, and long dry summers. There are heavy fuel loads, especially in watershed areas unaffected by fire for many years. Structures with wood shake roofs ignite easily and

[4] City of Coachella Fire and Emergency Medical Services Master Plan, 2007.
[5] City of Coachella Emergency Operations Plan, Part 1: Basic Plan. Section 6: Hazard Identification, 2007.

produce embers that can contribute to fire spread. The aftermath of wildland fire will often produce a new area of a potential landslide as burned and defoliated areas are exposed to winter rains. Current fire code regulations are designed to minimize the potential damage to structures from fires but cannot eliminate the risk entirely.

### AIRPORT HAZARDS

The Jacqueline Cochran Regional Airport is located two miles south of the City of Coachella, between Polk Street and Harrison Street, North of Avenue 60, and south of Coachella's Sphere of Influence along Airport Boulevard. The Airport Influence Area Boundary intersects with City boundaries on the north and northwestern reaches of the boundary zone, and extends within City boundaries for a little over one mile.[6] The Riverside County Board of Supervisors approved a new master plan for Jacqueline Cochran (formerly Desert Resorts) Regional Airport in December 2004.[7] The Riverside County Airport Land Use Compatibility Plan Policy Document was adopted June 2005 for the airport, as Figure 4.6-1 shows the Land Use Compatibility Plan Map.

The airport influence area boundary (defined by the boundary of the airport's FAR Part 77 Conical Surface) extends well into Coachella's city limits. It reaches its furthest point west at around Jackson Street between Airport Boulevard and Avenue 58. From there, the boundary runs towards the northeast into Coachella, to reach its furthest point north at around Avenue 52 between Tyler and Polk. From there, it extends in a semi-circle to the southeast, to reach its furthest point east at around Pierce and Airport Boulevard. Future expansions of the airport could result in a larger area with development restrictions.

Within the airport influence area, there are several categories that define which uses are compatible with the airport. These categories are the standard, federally defined compatibility categories A through E. New development should adhere to these categories. Compatibility requirements are different for residential and non-residential development, but essentially limit residential and non-residential density as development moves closer to the airport. A class E compatibility zone already covers a large portion of built area in the south part of Coachella, and some built area in the south of the city is covered by a Class D compatibility zone. Class B and C zones extend into Coachella's Sphere of Influence and City Limits. The Class C zone that extends to Avenue 52 between Tyler and Polk Street may be most likely to restrict certain types of industrial and/or residential development in the future.

Land use compatibility hazards are associated with airports and their operations. Future development near the airport and possible future expansion of the airport would need to coordinate with the Riverside County Airport Land Use Commission and the adopted compatibility plan document to ensure airport hazards and land use conflicts are minimized.

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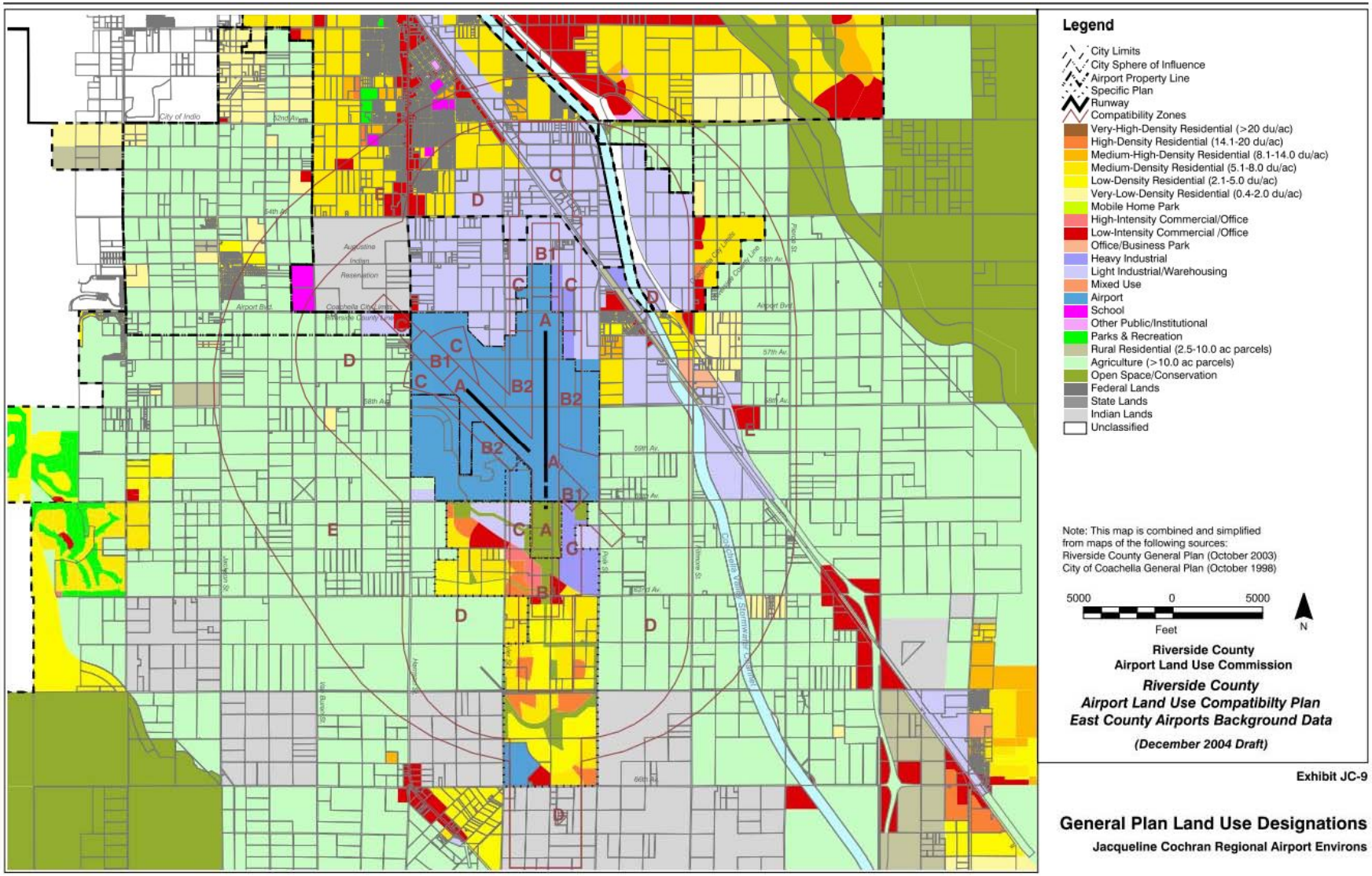
6 Riverside County Airport Land Use Compatibility Plan

7 Raimi and Associates, City of Coachella General Plan Update-Land Use Existing Conditions and Urban Design Framework, December 2007.

**Figure 4.6-1: General Plan Land Use Map with Airport Compatibility Zone**



# REGULATORY FRAMEWORK

## FEDERAL

### Occupational Safety and Health Administration

The federal Occupational Safety and Health Administration (OSHA) enforces regulations covering the handling of hazardous materials in the workplace. The regulations established in the Code of Federal Regulations (CFR) Title 29 are designed to protect workers from hazards associated with encountering hazardous materials at the work site. The regulations require certain training, operating procedures, and protective equipment to be used at work sites that could encounter hazardous materials.

### Resource Conservation and Recovery Act

Under the federal Resource Conservation and Recovery Act (RCRA), individual states may 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 and is approved by the USEPA. The USEPA approved California's RCRA program, called the Hazardous Waste Control Law (HWCL), in 1992.

### Toxic Substance Control Act

The Toxic Substances Control Act (TSCA) of 1976 was enacted by Congress to give the USEPA the ability to track the 75,000 industrial chemicals currently produced or imported into the United States. The USEPA repeatedly screens these chemicals and can require reporting or testing of those that may pose an environmental or human-health hazard. The USEPA can ban the manufacture and import of those chemicals that pose an unreasonable risk.

### CERCLA

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) was developed to protect the water, air, and land resources from the risk created by past chemical disposal practices. This act is also referred to as the Superfund Act, and the sites listed under it are referred to as Superfund sites. Under CERCLA, the EPA maintains a list, known as CERCLIS, of all contaminated sites in the nation that have in part or are currently undergoing clean-up activities. CERCLIS contains information on current hazardous waste sites, potential hazardous waste sites, and remedial activities. This includes sites that are on the National Priorities List (NPL) or being considered for the NPL.

## STATE

### California Code of Regulations

The California Code of Regulations (CCR), Title 22, Section 66261.20-24 contains technical descriptions of characteristics that would classify wasted material, including soil, as hazardous waste. When excavated, soils having concentrations of contaminants higher than certain acceptable levels must be handled and disposed as hazardous waste.

### State Water Resources Control Board

SWRCB and the RWQCBs administer the requirements of the Clean Water Act that regulate pollutant discharges into waterways of the US. The Colorado River RWQCB (CRRWQCB) enforces site cleanup regulations for illicit discharges that have resulted in contamination of groundwater in the project area.

### California Hazardous Materials Release Response Plans and Inventory Law

The California Hazardous Materials Release Response Plan and Inventory Law of 1985 (Business Plan Act) requires that businesses that store hazardous materials onsite prepare a business plan and submit it to local health and fire departments. The business plan must include: details of the facility and business conducted at the site; an inventory of hazardous materials that are handled and stored onsite; an emergency response plan; and a safety and emergency response training program for new employees with an annual refresher course.

### California Occupational Safety and Health Administration

In California, the California Occupational Safety and Health Administration (Cal OSHA) regulates worker safety similarly to the federal OSHA. OSHA has developed worker safety regulations for the safe abatement of lead-based paint and primers (Lead in Construction Standard, Title 8 CCR 1532.1).

### Unified Hazardous Waste and Hazardous Materials Management Regulatory Program

In January 1996, Cal EPA adopted regulations, which implemented a Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program). The program has six elements: (1) hazardous waste generators and hazardous waste onsite treatment; (2) underground storage tanks (USTs); (3) aboveground storage tanks (ASTs); (4) hazardous materials release response plans and inventories; (5) risk management and prevention programs; and (6) Unified Fire Code hazardous materials management plans and inventories. The plan is implemented at the local level and the agency responsible for implementation of the Unified Program is called the Certified Unified Program Agency (CUPA). In Riverside County, the Hazardous Materials Management Division of the Department of Environmental Health is the designated CUPA. In the City of Coachella, the Fire Department is the designated CUPA  the City of Coachella contracts with the California Department of Forestry and the Riverside County Fire Department for fire protection services and emergency medical services, including paramedic services.

### Department of Toxic Substance Control

The DTSC is responsible for regulating the use, storage, transport, and disposal of hazardous substances in the state. DTSC maintains a Hazardous Waste and Substances Site List for site cleanup. This list is commonly referred to as the Cortese List. Government Code section 65962.5 requires the Cal-EPA to update the Cortese List at least annually. DTSC is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

### Hazardous Waste Management and Handling

Under the Resource Conservation and Recovery Act (RCRA), individual states may 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. The USEPA must approve state programs intended to implement federal regulations. In California, Cal EPA and DTSC, a department within Cal EPA, regulate the generation, transportation, treatment, storage, and disposal of hazardous waste. The USEPA approved California's RCRA program, called the Hazardous Waste Control Law (HWCL), in 1992. DTSC has primary hazardous material regulatory responsibility, but can delegate enforcement responsibilities to local jurisdictions that enter into agreements with DTSC for the generation, transport, and disposal of hazardous materials under the authority of the HWCL.

The hazardous waste regulations establish criteria for identifying, packaging, and labeling hazardous wastes; prescribe the management of hazardous wastes; establish permit requirements for hazardous waste treatment, storage, disposal, and transportation; and identify hazardous wastes that cannot be disposed of in ordinary landfills. Hazardous waste manifests must be retained by the generator for a

minimum of three years. Hazardous waste manifests provide a description of the waste, its intended destination, and regulatory information about the waste. A copy of each manifest must be filed with the state. The generator must match copies of hazardous waste manifests with receipts from treatment, storage, and disposal facilities.

Contaminated soils and other hazardous materials removed from a site during construction or remediation may need to be handled as hazardous waste.

### Hazardous Materials Transportation

The State of California has adopted USDOT regulations for the intrastate movement of hazardous materials; State regulations are contained in 26 CCR. In addition, the State of California regulates the transportation of hazardous waste originating in the State and passing through the State (26 CCR). Both regulatory programs apply in California.

The two State agencies with primary responsibility for enforcing federal and State regulations and responding to hazardous materials transportation emergencies are the CHP and Caltrans. The 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 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.

Common carriers are licensed by the CHP, pursuant to California Vehicle Code Section 32000. This section requires the licensing of every motor (common) carrier who transports, for a fee, in excess of 500 pounds of hazardous materials at one time, and every carrier, if not for hire, who carries more than 1,000 pounds of hazardous material of the type requiring placards.

Every hazardous waste package type used by a hazardous materials shipper must undergo tests that imitate some of the possible rigors of travel. Every package is not put through every test. However, most packages must be able to be kept under running water for a time without leaking; dropped, fully loaded, onto a concrete floor; compressed from both sides for a period of time; subjected to low and high pressure; and frozen and heated alternately.

### Hazardous Materials Emergency Response

Pursuant to the Emergency Services Act, California has developed an Emergency Response Plan to coordinate emergency services provided by federal, State, and local governmental agencies and private persons. Response to hazardous materials incidents is one part of this plan. The plan is administered by the State Office of Emergency Services (OES). The OES coordinates the responses of other agencies, including the USEPA, CHP, CDFG, the RWQCBs, the local air pollution control districts (in this case, the South Coast Air Pollution Control District (SCAPCD), and local agencies.

Pursuant to the Business Plan Law, local agencies are required to develop “area plans” for the response to releases of hazardous materials and wastes. These emergency response plans depend to a large extent on the Business Plans submitted by people who handle hazardous materials. An area plan must include pre-emergency planning and procedures for emergency response, notification, and coordination of affected governmental agencies and responsible parties, training, and follow up.

#### California Public Utilities Code

California Public Utilities Code Section 21658 prohibits structural hazards associated with utility poles and lines near airports. Should a transmission line be located in the vicinity of an airport or exceed 200 feet in height, a Notice of Proposed Construction or Alteration (Form 7460-1) will be required by the Federal Aviation Administration in accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace."

# ENVIRONMENTAL IMPACTS AND MITIGATION

## SIGNIFICANCE CRITERIA

#### Significance Thresholds to be Used for Impact Analysis

According to Appendix G of the CEQA Guidelines, a significant impact would occur if implementation of the project 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, would the project result in a safety hazard for people residing or working in the project area;
- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; 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.

## TRANSPORTATION OF HAZARDOUS MATERIALS

*Impact 4.6-1: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

#### Significance: Less than significant.

Transportation of hazardous materials occurring in the Planning Area creates a risk of exposure to materials that could lead to negative environmental impacts. Events that could expose the existing environmental and population to hazardous materials include operating emissions, spills, accidents, explosions, and leaks that would cause temporary or permanent damage to the environment and population in the Planning Area.

The Planning Area is intersected by State Route 86, and 110, and Interstate Highway 10. There is potential for hazardous materials to be transported along these regional highways, and run through the Planning Area. Due to the recognized risks of transporting hazardous materials, existing regulations managing the transportation of hazardous materials, including requirements and certification of drivers, and signage specific to vehicles transporting hazardous materials. In addition to federal regulations, the CGPU recognizes the need for regulations on hazardous materials to prevent harm or injury to any environment or population within the Planning Area. The following policies within the Safety element of the CGPU address transportation of hazardous materials.

5.1 **Enforcement actions.** Continue to enforce disclosure laws that require all users, generators and transporters of hazardous materials and wastes to identify the materials they store, use or transport.

5.2 **Effective response.** Ensure the City and the county's fire and sheriff departments can respond safely and effectively to a hazardous materials incident in the City, whether as a spill at a permitted facility, a pipeline release or an accident along a section of the I-10 or railroad line that extends across Coachella; ensure all residents, workers and visitors to Coachella are protected from exposure to hazardous materials and waste.

5.3 **Hazardous materials siting.** Prohibit the placement of proposed new facilities that will be involved in the production, use, storage, transport or disposal of hazardous materials near existing land uses that may be adversely affected by such activities. Conversely, prohibit the development of new sensitive facilities (like schools, childcare centers, nursing homes, senior housing, etc.) near existing sites that use, store or generate hazardous materials.

5.5 **Hazardous materials transport routes.** Identify roadways along which hazardous materials are routinely transported and if schools, medical facilities, child-care centers or other facilities with special evacuation needs are located along these routes, the City, together with these facilities, will identify emergency response actions that can be implemented if a roadway accident results in the unauthorized release of hazardous materials.

Development under the CGPU does plan for industrial and commercial land uses that could indirectly contribute to the temporary or continuous transportation of hazardous materials. The existing regulations and proposed policies regarding hazardous materials being transported through the Planning Area would help reduce future potential risk and environmental impacts to a minimum by requiring safe transport, ongoing vehicle inspections, state licensing of transporters and effective response to spills. The environmental impact of transportation of hazardous materials under the CPGU are considered to be less than significant.

### Mitigation Measures

No mitigation measures are necessary.

## HAZARDOUS MATERIALS

*Impact 4.6-2: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

**Significance: Less than Significant.**

A project creating significant environmental hazard could potentially disrupt existing conditions of the Planning Area, and create temporary or permanent undesirable and unhealthy environments for people to reside. Mitigation of hazardous materials and responsible practices used in hazardous material management could prevent accidents from happening.

Development under the CGPU would occur over a 22 year period, the CGPU does not propose site by site development plans. The CGPU provides policies and guidelines to help steer the vision for development over the coming decades. The most likely occurrence of an impact occurring through the release of hazardous materials would occur on industrial land in the City, where hazardous materials are most likely to be used, or stored. As described in the Regulatory Framework Section above, there is an extensive framework of state and federal laws regulating the safe use, storage, disposal, and cleanup of hazardous waste. Given the extensive and proven framework of standards and regulations on the safe use, storage, and clean-up of hazardous materials, impacts are expected to be less than significant.

**Mitigation Measures**

No mitigation measures are necessary.

## HAZARDOUS EMISSIONS

*Impact 4.6-3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

**Significance: Less than significant.**

Hazardous emissions released in an environment can lead to negative impacts, especially when emissions are exposed to sensitive receptors including those congregating elderly care facilities, hospitals, and schools. Hazardous emissions close locations where school age children convene daily in high concentrations exposes a high percentage of youth to harmful materials that could lead to negative health impacts.

Development under the CGPU would grow Coachella from a small to a medium sized city. The land use plan would guide development over the next 22 years, but does not outline site by site development. Schools within the planning area are under the jurisdiction of the Coachella Valley Unified School District and Desert Sands Unified School District and oversee existing and future schools within the Planning Area. The CGPU addresses potential conflicts between schools and hazardous material sites within the Planning Area. The following are policies of from the Safety element and outline development constraints for land uses that could release emissions near schools.

5.3 **Hazardous materials siting.** Prohibit the placement of proposed new facilities that will be involved in the production, use, storage, transport or disposal of hazardous materials near existing land uses that may be adversely affected by such activities. Conversely, prohibit the development of new sensitive facilities (like schools, child-care centers, nursing homes, senior housing, etc.) near existing sites that use, store or generate hazardous materials.

6.6 **Buffer zones.** Create buffer zones between agricultural and residential areas, schools and other sensitive receptors to protect community members from pesticides and herbicides.

6.14 **Proximity to pollution sources.** Avoid locating new sensitive uses such as schools, child-care centers, multifamily housing and senior housing in proximity to sources of pollution (e.g., I-10, truck routes, busy roadways and agricultural land where pesticides and chemical fertilizers are used regularly) and vice versa. Where such uses are located in proximity to sources of air pollution, use building design, construction and technology techniques to mitigate the negative effects of air pollution on indoor air quality. For guidance consult with the South Coast Air Quality Management District, CARB's Air Quality and Land Use Handbook or other more recent scientific studies or tools.

6.15 **Regional air and water quality.** Track and publicly support regional, state and federal efforts that improve air and water quality to protect human and environmental health and minimize disproportionate impacts on sensitive population groups.

With development under the CGPU complying with the listed policies, project emitting or handling hazardous materials would occur beyond the one-quarter mile buffer around schools. Based upon the regulatory system and policies in the CGPU, environmental impacts on school from hazardous emissions is found to be not significant.

#### Mitigation Measures

No mitigation measures are necessary.

## HAZARDOUS MATERIALS SITES

*Impact 4.6-4: Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

#### Significance: Less than significant.

Projects located on sites that are registered to contain, process, dispose, and produce, hazardous materials that are recognized by the California Department of Toxic Substances Control can create negative environmental and public health impacts to users or occupants of the site if the site is developed.

The Planning Area currently has one registered site containing hazardous materials pursuant to Government Code Section 65962.5. The Foster-Gardner Inc. pesticide and fertilizer parcel is located in CGPU subarea 4 on 1577 First Street, and currently stores herbicides, insecticides, nema-tocides, fungicides and other hazardous materials. Because of the existing and historical uses associated with the Foster-Gardner Inc property, future development of any hospital, school, day-care centers, agriculture, and groundwater use is prohibited on the site via a deed restriction file with Riverside County. Along with these regulations, additional policies in the CGPU address existing and potential hazardous waste sites in the Planning Area. The following policies from the Safety element address strategies to prevent negative environmental impacts of hazardous material sites.

5.1 **Enforcement actions.** Continue to enforce disclosure laws that require all users, generators and transporters of hazardous materials and wastes to identify the materials they store, use or transport.

5.2 **Effective response.** Ensure the City and the county's fire and sheriff departments can respond safely and effectively to a hazardous materials incident in the City, whether as a spill at a permitted facility, a pipeline release or an accident along a section of the I-10 or railroad line that extends across Coachella; ensure all residents, workers and visitors to Coachella are protected from exposure to hazardous materials and waste.

5.3 **Hazardous materials siting.** Prohibit the placement of proposed new facilities that will be involved in the production, use, storage, transport or disposal of hazardous materials near existing land uses that may be adversely affected by such activities. Conversely, prohibit the development of new sensitive facilities (like schools, child-care centers, nursing homes, senior housing, etc.) near existing sites that use, store or generate hazardous materials.

5.4 **Gasoline dispensing facilities.** Avoid siting new sensitive land uses (schools, child-care centers and senior housing) within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater) and vice versa. A minimum 50-foot separation is recommended for other uses.

5.6 **Hazardous materials on public property.** Reduce or eliminate the use of pesticides and herbicides that can have a negative impact on human health on city properties – especially in parks and publicly accessible open spaces.

5.7 **Green cleaning in public buildings.** Require the City use green and non-toxic cleaning supplies in all public buildings to protect the health of workers and users of the facilities. Encourage school districts, health facilities, youth programs and local business within Coachella to use green and non-toxic cleaning supplies.

5.8 **Non-toxic alternatives.** Encourage residents and businesses to reduce or eliminate the use of hazardous materials, including pesticides and herbicides, by using non-toxic, safer products and methods that do not pose a threat to the environment or by buying and using only the smallest amount of a hazardous substance needed for the job.

5.9 **Green dry cleaning.** Promote and incentivize dry cleaning facilities that use environmentally friendly cleaning processes.

5.10 **Household hazardous waste collection.** Increase awareness in the community about proper disposal/collection of leftover household products, especially those that contain corrosive, toxic, ignitable, or reactive ingredients that are considered to be "household hazardous waste." Require special care for disposal or collection of products, such as paints, cleaners, oils, batteries and pesticides that contain potentially hazardous ingredients.

5.11 **Hazardous materials disposal.** Continue to support the operation of programs and recycling centers that accept hazardous substances, such as paint, paint thinner, used waste oil, etc., such as the City's Drop-Off facility.

The listed policies from the CGPU would reduce environmental impact on future hazardous waste sites. Because there is only one listed hazardous waste site, and it is currently in remediation and restricted for certain uses, the environmental impacts of existing hazardous materials sites in the Planning Area are considered to be less than significant.

#### Mitigation Measures

No mitigation measures are necessary.

## PUBLIC AIRPORTS

*Impact 4.6-5: 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, would the project result in a safety hazard for people residing or working in the project area?*

#### Significance: Less than significant.

Working or residing in close proximity to a public airport could create additional risk to safety hazards brought on by the airports activities and land use characteristics. This section focuses on the potential impacts associated with the hazards of airplane crashes.

The Planning Area is within proximity of the Jacqueline Cochran Regional Airport (Thermal Airport) in the southern portion of the Planning Area. The CGPU Subarea 5 covers the Airport District and is planned to develop into 70 to 90 percent industrial land use and up to 20 percent of Suburban Retail District. Development here is guided to comply with the Airport Land Use Compatibility Plan and safety standards to reduce potential hazards brought on by working and residing within two miles of an airport. The following policies from the Land Use + Community Character element outline these policies that would apply to any area in the City within the Airport Land Use Compatibility Plan.

**Land Use + Community Character Element**

10.4 **Airport compatibility:** Require new development in the vicinity of Cochran Airport to conform to the county's airport land use and safety plans.

10.5 **Regional coordination.** Promote coordinated long-range planning between the City, airport authorities, businesses and the public to meet the region's aviation needs.

10.6 **Airport Land Use Commission Review.** Before the adoption or amendment of this General Plan, any specific plan, the adoption or amendment of a zoning ordinance or building regulation within the planning boundary of the airport land use compatibility plan, refer proposed actions for review, determination and processing by the Riverside County Airport Land Use Commission as provided by the Airport Land Use Law.

10.7 **Navigable airspace.** Ensure that no structures or activities encroach or adversely affect the use of navigable airspace of Cochrane Airport.

**Subarea 5 Policy Direction**

1. Encourage the development of a variety of industrial and manufacturing uses within this subarea.

2. Target new uses to this area that take advantage of the proximity to the Jacqueline Cochran Airport.
3. Ensure new development is compliant with airport safety standards and the Airport Land Use Compatibility Plan.
4. Ensure new uses are compatible with, and appropriately transition, from nearby residential and commercial uses and focus objectional uses near the airport.
5. Allow a variety of retail and commercial activities to locate along SR111 and Harrison Street to take advantage of through traffic along these roadways.
6. Prohibit the annexation of additional land adjacent to this subarea into the City limits unless other areas that allow industrial development are significantly built out or unless there is a major industrial development that produces new jobs and economic development opportunities for the City.
7. Final designation mix should be:
    a. 70 to 90 percent Industrial District
    b. Up to 20 percent Suburban Retail District

As development occurs in the Planning Area under the CGPU, the proposed policies would reduce impacts on people working or residing close to the Jacqueline Cochran Regional Airport by limiting the density of people near the airport and limiting the construction of uses that might affect airport operations. Based on the existing regulations and policies outline by the CGPU, environmental impacts on populations residing or working within 2 miles of a public airport are considered less than significant.

#### Mitigation Measures

No mitigation measures are necessary.

## PRIVATE AIRSTRIPS

*Impact 4.6-6: For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?*

#### Significance: No Impact.

Currently, there are no private airstrips within the vicinity of the Planning Area. Therefore, there are no environmental impacts associated with this impact.

#### Mitigation Measures

No mitigation measures are necessary.

## EMERGENCY RESPONSE PLAN

*Impact 4.6-7: Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

#### Significance: Less than significant.

Emergency response and evacuation plans within the Planning Area provide a safety service in the event of a natural or manmade emergency. Interference of any adopted emergency or evacuation plan could place the population at severe risk and prevent safe evacuation of the population within the Planning Area.

The CGPU creates a long term vision for the Planning Area and provides a number of development guidelines over the horizon of the 2035 timeline. Development proposed under the CGPU would need to comply with existing emergency response plans, as to not interfere with carefully planned evacuation routes or regulations. To prevent interference with any plans, the following policies are proposed under the Safety Element of the CGPU.

3.7 **Disaster response plan.** Require all essential and critical facilities (including but not limited to essential City offices and buildings, medical facilities, schools, childcare centers and nursing homes) in or within 200 feet of Flood Zones A and X, to develop disaster response and evacuation plans that address the actions to be taken in the event of storm flooding or inundation due to catastrophic failure of a water reservoir or other water retention facilities such as the Coachella Canal, the Eastside Dike and levees of the Coachella Valley Stormwater Channel.

4.4 **Fire response adequacy.** Ensure, to the maximum extent possible, that fire services, such as firefighting equipment and personnel, infrastructure and response times, are adequate for all sections of the City. To that end, continue to regularly evaluate specific fire hazard areas, and adopt reasonable safety standards, such as adequacy of nearby water supplies, fire-retardant roofing materials, fire-equipment accessible routes, clarity of addresses, street signage and street maintenance.

8.1 **Local Hazard Mitigation Plan.** Maintain and update on a regular basis, as mandated by FEMA, a Local Hazard Mitigation Plan. Incorporate an assessment of climate change-related hazards in all future Local Hazard Mitigation Plan updates.

8.2 **Emergency response organization:** Maintain and update the emergency response organization consisting of representatives from all City departments, the Riverside County Fire and Sheriff Departments, local quasi-governmental agencies, private businesses, citizens, and other community partners involved in emergency relief and/or community-wide emergency-response services.

8.3 **Ask the climate question.** Consider and plan for climate change-related hazards when conducting disaster preparedness exercises.

8.4 **Regional hospital:** Provide incentives to establish a new hospital in the region that includes extensive redundant systems, including generators and its own water storage, to provide medical emergency services to the area.

8.5 **Mutual aid:** Continue to maintain mutual aid agreements with neighboring cities and the Riverside County Operational Area.

8.6 **Emergency exercises:** Participate in regional and local emergency exercises, such as the Great California ShakeOut, an annual statewide earthquake drill.

8.7 **Maintain critical facilities:** Ensure to the fullest possible extent that, in the event of a major disaster, critical, dependent care and high-occupancy facilities remain functional. The Riverside County Fire Department, in their annual review of these facilities, will encourage owners and operators to maintain alternate emergency exits, emergency evacuation plans, emergency generators and anchor computers, shelving, and other non-structural elements.

8.8 **Sensitive facilities:** Compile and maintain a list of facilities that because of population demands (such as mobility issues, construction type, location relative to a high hazard area or other factors) may have a high risk and specific needs requiring special response during a disaster.

8.9 **Public preparedness:** Enhance public awareness and preparedness by encouraging residents and businesses to store supplies for self-reliance following a disaster. Emergency preparedness kits should include, at a minimum, a seven-day supply of drinking water and food for all members of the household or business, including pets.

8.10 **Earthquake-preparedness educational programs:** Offer educational programs for residents and businesses regarding measures to take before, during, and after an emergency, and involve the public in the awareness of City emergency response plans, resources, risk reduction and mitigation measures.

8.11 **Changing fire hazards.** When reviewing fire hazards, consider the increasing risk of wildfires and consider requiring enhanced fire protection measures.

8.12 **Flood-preparedness educational programs.** Prepare and distribute informational materials to owners of properties within the flood zones (Zones A and X), as well as potential seismically induced inundation areas, regarding the potential for flooding in their area. It would include the potential for flooding of access routes to and from their neighborhoods. Continue to educate and remind the public of the risks of flooding and the uncertainties inherent in the flood hazard mapping.

8.13 **Periodic reminders:** Periodically issue reminders to encourage residents to review and renew their earthquake-preparedness kits and other emergency preparedness materials and procedures.

8.14 **Emergency response training:** Direct select City staff to coordinate with the Riverside County Fire Department and train in NIMS-compliant emergency response procedures to provide assistance as needed during emergency situations. This includes conducting emergency response exercises, including mock earthquake-induced fire-scenario exercises, to evaluate and improve, as needed, the City's ability to respond to the multiple ignitions that an earthquake is likely to generate.

8.15 **Community training programs:** Develop and hold regular training exercises that involve residents as much as possible, through the Community's Emergency Response Team (CERT) program, to empower individuals and neighborhoods to be self-reliant in the aftermath of a natural or man-made disaster.

8.16 **Emergency shelters:** Review potential shelter locations and draw agreements, as needed, with the owners and operators of those facilities. Specific sheltering amenities that each of these facilities can provide, including restrooms and showers, whether cooking can be done on site, and whether family pets are allowed, should be identified so this information is available in advance of a disaster. Identify and procure shelter locations for horses and other large animals.

8.17 **Local preparedness plans:** Continue to support the development of local preparedness plans and multi-jurisdictional cooperation and communication for emergency situations

consistent with regional, state (SIMS), and federal standards, guidelines and/or recommendations (NIMS).

The Planning Area covers 45,300 acres of land within and around the City and Sphere of Influence. This large area requires an extensive range of evacuation and emergency planning given the natural and manmade environmental hazards associated with the Planning Area. Because of the various levels and types of emergency and evacuation planning, the CGPU proposes an extensive policy framework that provides for the creation and maintenance of plans and procedures that would establish and/or maintain response plans and evacuation procedures to deal with emergency response needs and prevent any conflicts with existing plants. The proposed policies address hazards, plan compliance, and any new plans that aim to protect populations and the environment in emergencies. Based on the regulatory system and extensive policies proposed by the CGPU, interference with existing emergency or evacuation plans is considered less than significant.

#### Mitigation Measures

No mitigation measures are necessary.

## WILDLAND FIRES

*Impact 4.6-8: 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?*

#### Significance: Less than significant.

When urban development and natural landscapes are adjacent to one another, like development within the Planning Area, there are a number of different risks and hazards associated with this development pattern including wildfires. Extreme heat and wind conditions increase wildland fire risk and expose structures and populations to loss, injury, or death. Proper mitigation and planning can be done to reduce these risks, and help prevent harm to structures or populations living and working adjacent to wildlands.

The Planning Area has a large coverage of natural landscapes and agriculture lands adjacent to urban development. Being a part of the Southern California region, the Planning Area is exposed to natural disasters associated with this region especially, the risk of wildfires. As development grows under the CGPU urban and residential development could grow closer to natural landscapes. Currently, urban develop occurs in the western reaches of the planning area, leaving the areas east open to agricultural and open space. The CGPU generally holds the same development pattern, with development emphasis occurring in the western portion of the planning area. As the City grows, the CGPU has addressed the proximity of urban and open space land and provided several policies to reduce threat to both structures and open space. The following policies from the Sustainability + Natural Environment Element and Safety Element aim to protect structures and population from wild land fires.

#### Sustainability + Natural Environment

5.8 **Buffers between agriculture and urban uses.** Require new developments, whether they are new urban or new agricultural uses, in which urban and agriculture uses would be adjacent to maintain a protective buffer, such as landscape setbacks, hedgerows, windrows, or canopy trees, that ensures land use conflicts do not occur

**Safety Element**

4.1 **Vegetation control.** Require the use of vegetation control methods to reduce the hazard of wildland fire.

4.2 **Construction materials.** Require the use of fire-resistant building construction materials to reduce the hazard of structure fires, within the developed areas of the City and at the urban-wildland interface.

4.3 **Sprinkler retrofits.** Encourage owners of non-sprinklered high-occupancy structures to retrofit their buildings to include internal sprinklers.

4.4 **Fire response adequacy.** Ensure, to the maximum extent possible, that fire services, such as firefighting equipment and personnel, infrastructure and response times, are adequate for all sections of the City. To that end, continue to regularly evaluate specific fire hazard areas, and adopt reasonable safety standards, such as adequacy of nearby water supplies, fire-retardant roofing materials, fire-equipment accessible routes, clarity of addresses, street signage and street maintenance.

4.5 **Fire flow tests.** Ensure that annual fire flow tests are conducted, and that any deficiencies found be mitigated as soon as possible.

4.6 **Fire inspections.** Conduct regular inspection of parcels throughout the City, and direct property owners to bring their property into compliance with fire safety standards. This includes enforcing the weed abatement and notification program to reduce the potential for vegetation fires that could occur in vacant or poorly maintained lots, and encourage homeowners to follow fire-safe practices, including maintaining a fire-safe landscape and keeping combustibles (such as fire wood) a safe distance away from all structures.

7.6 **Monitor severe weather losses and climate change-related hazards.** Monitor and regularly assess climate vulnerabilities. Create a database to track incidents of windstorms, dust storms and other severe weather events to develop a better understanding of the frequency, magnitude and costs associated with severe weather. Use this knowledge to determine the value of establishing a “bad weather” fund to pay for repairs, cleaning and other direct costs of severe weather. Periodically review the effectiveness of existing plans, programs, codes and ordinances in protecting health and safety.

Because the Planning Area has an urban-wildland interface in areas of the City, exposure to wildland fires is a potential threat to existing and proposed structures of the CGPU. Careful planning under the CGPU and compliance with federal state, and local agencies including the California Wildland Fire Coordinating Group, who partners with various federal agencies including the Department of Interior would reduce impacts relating to wildland fires. These agencies rely on close coordination of logistics, dispatch systems, and emergency response systems to ensure reduced impact from wildland fire events. In addition, the CGPU proposed policies that would reduce the vulnerability of new structures to fire through fire suppression techniques and fire resistant materials. Based on the policies listed to help reduce risks to structures and population, the exposure of such hazards are considered less than significant.

#### Mitigation Measures

No mitigation measures are necessary.

## CUMULATIVE IMPACTS

Hazardous materials and natural disasters that could occur within the Planning Area are a result of both natural and manmade events. Because the proposed project is a General Plan Update, which takes into account existing and potential development over approximately the next twenty years, the analysis of hazardous material-related impacts contained within this chapter of the EIR is already cumulative in nature. The range of potential exposure or leaks of hazardous materials, natural disasters, accidents causing environmental damage to existing conditions in the Planning Area could cause a compiled level of negative impacts to the region. The Planning Area is located in close proximity to many natural resources including Whitewater River, Coachella Canal, Joshua Tree National Forest, and the Salton Sea. These resources make up a broader ecosystem that supports countless wildlife and natural communities, including sensitive habitats. Impacts on these systems from use, disposal, processing, or creation of hazardous materials, and impacts from natural disasters, could create irreversible negative impacts on the overall ecosystem that incorporates the Planning Area.

The CGPU has recognized the environmental sensitivity within the Planning Area, and the potential harmful impacts that both human activity and natural environments can expose each other to from natural, manmade, and hazardous events, and has created a range of policies to address these risks. The cumulative policies associated with reducing impacts of hazardous materials, natural disasters, and exposure potential to the population address any potential cumulative hazardous impacts under the development of the CGPU. Based on the extensive policies that have been proposed to regulate development under the CGPU, cumulative impacts are found to be less than significant.

# SIGNIFICANT AND UNAVOIDABLE IMPACTS

Based on the above impact measurements, there are no significant or unavoidable impacts that are anticipated to occur with implementation of the CGPU.