

## 4.7 HAZARDS AND HAZARDOUS MATERIALS

This section evaluates the potential adverse impacts on human health and the environment due to exposure to hazards and hazardous materials that could result from implementation of the Proposed General Plan and the Focused General Plan.

### A. *Regulatory Framework*

Various federal, State, and local agencies oversee hazards and hazardous materials issues in Chino and have established regulations designed to protect human health and the environment from the effects of hazardous materials.

#### 1. **Federal**

Following are the federal agencies that oversee hazards and hazardous materials concerns.

##### a. US Environmental Protection Agency

The United States Environmental Protection Agency's (EPA) laws and regulations ensure the safe production, handling, disposal and transportation of hazardous materials. Laws and regulations established by the EPA are enforced in Chino by the California Environmental Protection Agency (Cal/EPA). The Superfund Program was established by the EPA in 1980 to locate, investigate, and clean up the worst sites contaminated by hazardous waste nationwide.

##### b. US Department of Transportation

The United States Department of Transportation (DOT) regulates the transportation of hazardous materials by truck and rail, and establishes criteria for the safe handling procedures of hazardous materials. The DOT's Strategic Plan for 2003-2008 includes a goal to improve hazardous materials safety and security, and sets a target to reduce the number of serious hazardous materials incidents.

c. US Department of Labor

A division of the Department of Labor, the Occupational Safety and Health Administration's (OSHA) mission is to assure the safety and health of workers. Specific regulations cover people who work with hazardous materials. Compliance guideline 1926.65 App C states that each hazardous waste site clean-up effort requires an occupational safety and health program to be developed before work begins on the site and implemented as work proceeds. The purpose of the program is to protect employees at the site, and is an extension of the employer's overall safety and health program.

**2. State**

State agencies that oversee hazards and hazardous materials concerns are described below.

a. Cal/EPA and DTSC

One of the primary agencies that regulates hazardous materials is the California Environmental Protection Agency (Cal/EPA), which is authorized by the EPA to enforce and implement federal hazardous materials laws and regulations. The Department of Toxic Substances Control (DTSC), a department of the Cal/EPA, protects California and Californians from exposures to hazardous waste primarily under the authority of the federal Resource Conservation Recovery Act of 1976 and the California Health and Safety Code. DTSC programs include dealing with aftermath clean-ups of improper hazardous waste management, evaluation of samples taken from sites, enforcement of regulations regarding use, storage and disposal of hazardous materials, and encouragement of pollution prevention.

b. Hazardous Waste Management Plan

Under AB 2948, counties and cities must adopt a hazardous waste management plan as part of their general plans, or enact an ordinance requiring that all applicable zoning subdivision, conditional use permit, and variance decisions be consistent with the county hazardous waste management plan. The City of Chino references applicable portions of the San Bernardino County

Hazardous Waste Management Plan as a basis for its local Hazardous Waste Management Plan.

c. Certified Unified Program Agencies

The Unified Hazardous Waste and Hazardous Management Regulatory Program (SB 1082, 1993) is a State and local effort to consolidate, coordinate, and make consistent existing programs regulating hazardous waste and hazardous materials management. Cal/EPA adopted implementing regulations for the Unified Program 22 in January 1996. The Unified Program is implemented at the local level by Certified Unified Program Agencies (CUPAs). The CUPA for Chino is the Hazardous Materials Division of the San Bernardino County Fire Department.<sup>1</sup>

d. California Highway Patrol and California Department of Transportation  
The California Highway Patrol (CHP) and California Department of Transportation (Caltrans) enforce regulations specifically related to hazardous materials transport.

**3. San Bernardino County**

The Hazardous Materials Division of the San Bernardino County Fire Department serves as the local CUPA for San Bernardino County. As the local CUPA, the Hazardous Materials Division assures that hazardous materials are properly handled and stored. The Hazardous Materials Division implements programs related to accident prevention and emergency plans. The Division also assures the proper installation, monitoring, and closure of underground tanks. It is also responsible for conducting compliance inspections for over 7,000 regulated facilities in the County of San Bernardino.<sup>2</sup> Finally, the Divi-

---

<sup>1</sup> California Environmental Protection Agency, CUPA Directory Search, <http://www.calepa.ca.gov/CUPA/Directory/Default.aspx>, accessed on December 11, 2009.

<sup>2</sup> Certified Unified Program Agency (CUPA)/Inspection, <http://www.sbcfire.org/hazmat/cupa.asp>, accessed on December 11, 2009.

sion implements CUPA programs for the handling, storage, transportation, and disposal of hazardous wastes.<sup>3</sup>

#### **4. Chino Valley Independent Fire District**

The fire companies in the Chino Valley Independent Fire District are trained to provide hazardous materials emergency service. Personnel are State-certified Hazardous Materials specialists. The fire District inspects businesses with hazardous materials and monitors CUPA data. In addition, the Fire District conducts regular inspections to identify hazards.<sup>4</sup>

### ***B. Existing Conditions***

#### **1. Hazardous Materials Sites**

A search for federal Superfund sites, State response sites, voluntary cleanup sites, school cleanup sites, permitted sites, and corrective action sites revealed that Chino had four contaminated sites. These are listed in Table 4.7-1.

In addition, there are also Leaking Underground Fuel Tank (LUFT) cleanup sites and Spills, Leaks, Investigation and Cleanups (SLIC) sites regulated by the California State Water Board. These are listed in Table 4.7-2.

Most of the listed sites have been cleaned, and their cases are closed. The remaining sites are a combination of open cases that are either being assessed, monitored, or remediated through federal and State programs, primarily through the efforts of Cal/EPA as delegated by the EPA.

#### **2. Wildland Fires**

The Chino Hills area contains open space, and wildland areas that can present severe magnitude fire problems. Recent fires include a 6,600-acre fire in June

---

<sup>3</sup> Hazardous Materials Division, San Bernardino County Fire Department, <http://www.sbcfire.org/hazmat/index.asp>, accessed on December 11, 2009.

<sup>4</sup> Chino Valley Independent Fire District, 2009, *Chino Valley Fire District Master Plan 2009*, pages ii, 5, and 11.

TABLE 4.7-1 **CONTAMINATED SITES IN THE CITY OF CHINO**

| Site Name                           | Facility Type     | Cleanup Status    | Address                        |
|-------------------------------------|-------------------|-------------------|--------------------------------|
| Chino Early Education Center        | School Cleanup    | Certified         | 4562 and 4578 Philadelphia St. |
| Edison/Chino                        | Voluntary Cleanup | No Further Action | 14005 South Benson Ave.        |
| Kimball Ave. Crash Site             | School Cleanup    | Certified         | Kimball Ave/Bickmore Ave.      |
| Western Analytical Laboratories Inc | Corrective Action | Inactive          | 13744 Monte Vista Ave.         |

Department of Toxic Substances Control Envirostor, [http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&city=chino&zip=&county=&federal\\_superfund=true&state\\_response=true&voluntary\\_cleanup=true&school\\_cleanup=true&permitted=true&corrective\\_action=true&display\\_results=report&pub=true](http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&city=chino&zip=&county=&federal_superfund=true&state_response=true&voluntary_cleanup=true&school_cleanup=true&permitted=true&corrective_action=true&display_results=report&pub=true), accessed on December 11, 2009.

1990; and a freeway complex fire in November 2008 that burned 13,304 acres in Chino Hills. The California Department of Forestry and Fire Protection (CAL FIRE) has created maps showing fire hazard severity zones in State Responsibility Areas and in Local Responsibility Areas. Figure 4.7-1 shows the wildland urban interface threat to the community. There are no Very High Fire Hazard Severity zones within Local Responsibility Areas or State Responsibility Areas in the City.<sup>5</sup> Even though Chino is not located in a fire hazard zone, conditions of approval for new development include a number of actions to reduce fire danger to new structures and the community in general. Furthermore, a Weed Abatement program is enforced. In addition, the Chino Valley Fire District has contracted labor and CAL FIRE crews for fire hazard abatement programs and projects. Finally, a Fire Safe Plan and Hazard Mitigation Plan were developed to reduce fuel loading.<sup>6</sup>

---

<sup>5</sup> San Bernardino (South West) FHSZ Map, [http://www.fire.ca.gov/fire\\_prevention/fhsz\\_maps/fhsz\\_maps\\_sanbernardinow.php](http://www.fire.ca.gov/fire_prevention/fhsz_maps/fhsz_maps_sanbernardinow.php), accessed on December 11, 2009.

<sup>6</sup> Chino Valley Independent Fire District, 2009, *Chino Valley Fire District Master Plan 2009*, pages 2, 4, and 6.

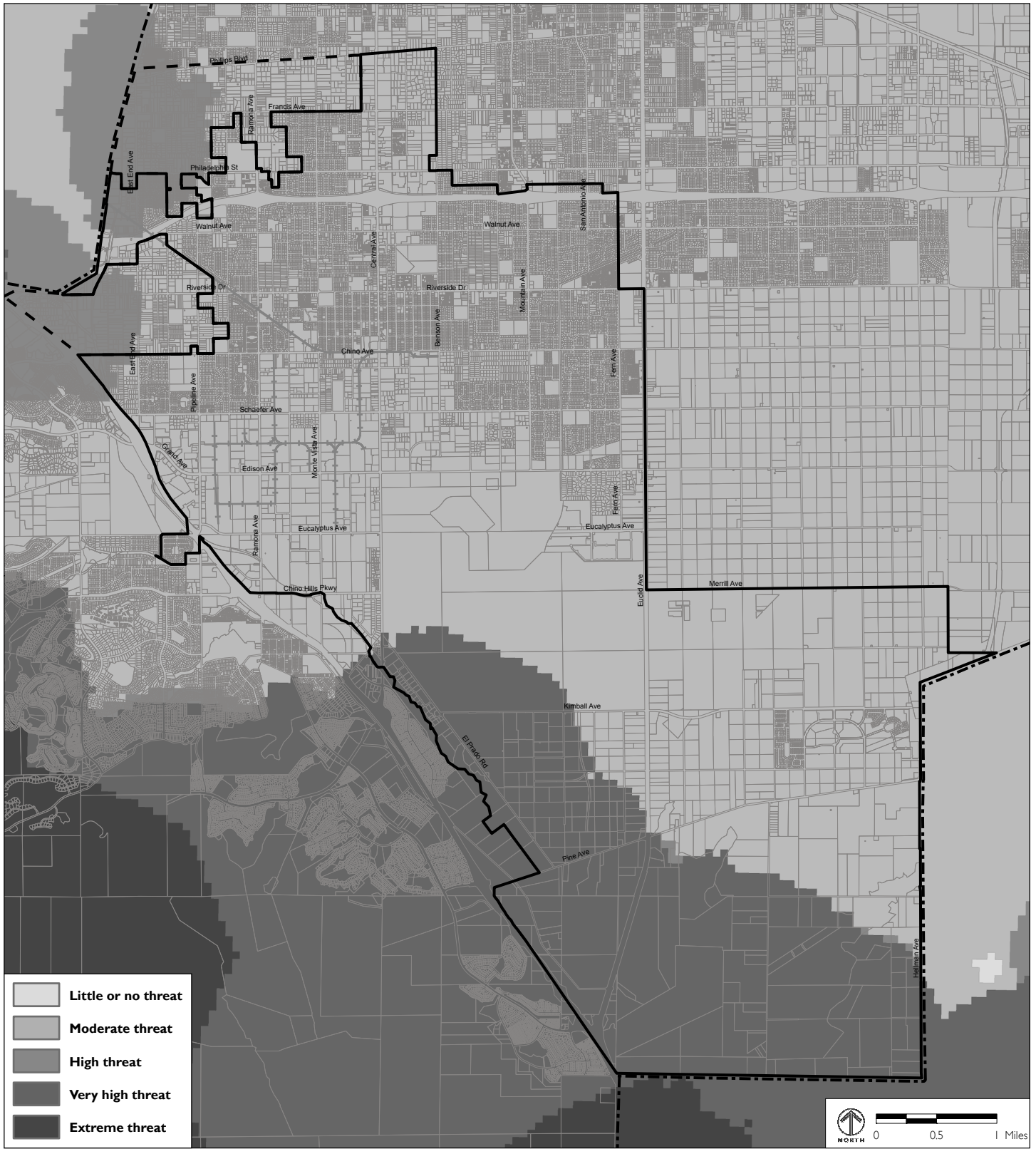


FIGURE 4.7-1

**WILDLAND URBAN INTERFACE THREAT TO COMMUNITY**

TABLE 4.7-2 **LUFT AND SLIC SITES**

| Site Name                       | Cleanup Status                 | Address                |
|---------------------------------|--------------------------------|------------------------|
| Mobil #18-915                   | Completed – Case Closed        | 12895 Mountain Ave.    |
| Crown Coach International       | Open – Verification Monitoring | 13799 Monte Vista Ave. |
| CA Institute for Men Dairy Barn | Completed – Case Closed        | 14901 Central Ave.     |
| Arco #3081                      | Completed – Case Closed        | 12201 S Mountain Ave.  |
| Rolling Ridge Ranch             | Completed – Case Closed        | 15111 Pipeline Ave.    |
| Chino Automotive Service        | Open – Remediation             | 13688 Central Ave.     |
| Warmington Homes                | Completed – Case Closed        | Schaefer Ave.          |
| Chino District Fire Station #1  | Open – Verification Monitoring | 13251 Central Ave.     |
| Concord Fabrics                 | Completed – Case Closed        | 13878 Yorba Ave.       |
| Ornyte Fiberglass               | Open – Reopen Case             | 14000 Monte Vista Ave. |
| Layne Western Co/McCalla        | Completed – Case Closed        | 13855 Central Ave.     |
| Fikse Bros., Inc.               | Completed – Case Closed        | 6293 Chino Ave.        |
| International Forest Products   | Completed – Case Closed        | 13945 S Ramona Ave.    |
| Western Waste Industries        | Completed – Case Closed        | 13793 Redwood Ave.     |
| Ultramar Cardlock               | Completed – Case Closed        | 4820 Schaefer Ave.     |
| Chevron #9-1158                 | Completed – Case Closed        | 12345 Ramona Blvd.     |
| California Milk Producers       | Completed – Case Closed        | 13980 Magnolia Ave.    |
| Simon's Unocal                  | Completed – Case Closed        | 5882 Riverside Dr.     |
| Rodelo's Towing Service         | Completed – Case Closed        | 5163 Riverside Dr.     |
| Arco - AM/PM Minimarket #6221   | Completed – Case Closed        | 12100 Ramona Ave.      |

TABLE 4.7-2 LUFT AND SLIC SITES (CONTINUED)

| Site Name                     | Cleanup Status                    | Address             |
|-------------------------------|-----------------------------------|---------------------|
| CA Institute for Men, Tractor | Completed – Case<br>Closed        | 14901 Central Ave.  |
| Thrifty Oil #313/ Arco #9685  | Completed – Case<br>Closed        | 5215 Riverside Dr.  |
| Doshi's Arco                  | Open – Site Assessment            | 5715 Riverside Dr.  |
| Texaco Star Mart              | Open – Verification<br>Monitoring | 4107 Edison Ave.    |
| Mobil Oil Station #18-915     | Completed – Case<br>Closed        | 12895 Mountain Ave. |
| Arco #5967                    | Completed – Case<br>Closed        | 13691 Central Ave.  |
| Foss Brothers Dairy           | Open – Site Assessment            | 6641 Riverside Dr.  |
| Humphries Family Partnership  | Completed – Case<br>Closed        | 4702 Riverside Dr.  |
| Scott's Dairy                 | Completed – Case<br>Closed        | 4508 Riverside Dr.  |
| Thrifty Oil Co/Arco #9686     | Completed – Case<br>Closed        | 12345 Central Ave.  |
| Chino Hills Car Wash          | Completed – Case<br>Closed        | 14694 Pipeline Ave. |

Source: Geotracker website, <http://www.geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=Chino%2C+CA>, accessed December 11, 2009.

### 3. Chino Airport

The County of San Bernardino owns the Chino Airport. The Chino Valley Independent Fire District provides structural fire protection and emergency medical services at the airport, including hazardous materials incidents.<sup>7</sup> For information on the Chino Airport hazard zones, see the Chapter 4.9, Land Use, of this Draft EIR.

<sup>7</sup> Chino Valley Independent Fire District, 2009, *Chino Valley Fire District Master Plan 2009*, page 2.

### *C. Standards of Significance*

The City of Chino's General Plan would create a significant hazards 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 materials, substances or waste within ¼-mile of an existing or proposed school.
- ◆ Be located on a site which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.
- ◆ Expose people or structures to a significant risk of loss, injury or death involving wildland fires.
- ◆ Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- ◆ For a project within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people living or working in the project area.
- ◆ For a project within the vicinity of a private airstrip, result in a safety hazard for people living or working in the project area.

### *D. Impact Discussion*

This section describes the impacts of the Proposed General Plan and Focused Growth Plan on hazards and hazardous materials, wildland fires, and airport safety. The two projects are discussed together in this section because the differences in land use between the projects do not directly affect the impacts of hazardous materials, wildland fires, or airports.

### **1. Hazardous Materials and Waste Use, Transportation, Storage and Disposal**

Implementation of the Proposed General Plan and Focused Growth Plan would allow for development of new residential, commercial, office, and industrial uses. This could increase the amount of hazardous materials used and wastes generated, as well as the number of people and structures exposed to these and other hazards.

The Proposed General Plan is the main mechanism for addressing the prevention of hazardous material spills and releases, and ensuring that workers, the community and the environment are not needlessly exposed to hazardous materials. Goal SAF-4 of the Safety Element in the proposed General Plan is to protect the community from the harmful effects of hazardous materials and waste. Policy P2 under Goal SAF-4 calls for the City to ensure that soils, groundwater and buildings affected by hazardous materials would not affect the environment or health and safety of future property owners or users. Policy P3 promotes the safe transport of hazardous materials through Chino through implementation of the following measures:

- ◆ Prohibiting the parking of vehicles transporting hazardous materials on City streets.
- ◆ Requiring that new pipelines and other channels carrying hazardous materials avoid residential areas and other immobile populations to the greatest extent possible.

Policy P4 of the Safety Element requires applicants proposing to generate hazardous waste to submit emergency response plans to the CVIFD and San Bernardino County Fire Department Hazardous Materials Division. To that end, Policies P8 and P9 of the Safety Element call for the San Bernardino County Fire Department Hazardous Materials Division to ensure that businesses in Chino follow the hazardous materials regulations and guidelines outlined in the “Business Emergency/Contingency Plan Guidelines and Forms” for San Bernardino County, and that Chino residents have convenient access for the disposal of household hazardous wastes. Similarly, Policy P10 calls for the City to continue to work with the CVIFD to monitor and

regulate the storage of hazardous materials in conformance with the Uniform Fire Code.

Finally, Policy P6 calls for the City to ban the use of Perchloroethylene (PERC) in new dry cleaning facilities, while Policy P7 requires that dry cleaners in mixed-use developments use clean technology.

With policy implementation, the impacts associated with hazardous materials would be *less than significant*.

## 2. Wildland Fires

Goal SAF-3 calls for the City to protect lives and properties from wildland fires and hazards. Policy P1 would require all development in areas of potential wildland fire hazards to include the following:

- ◆ Clearance around structures.
- ◆ Fire-resistant ground cover.
- ◆ Fire-resistant roofing materials.

In addition to these measures, Chino is generally buffered from wildland fires due its flat topography and the limited amount of open space immediately surrounding Chino. With State Route 71 separating the City from the wildland fire hazards in Chino Hills and the policies described above, it is expected that the impacts from wildland fire associated with the Proposed General Plan and Focused Growth Plan would be *less than significant*.

## 3. Airport Hazards

See Section 4.9: Land Use of this Draft EIR for a longer impact discussion related to airport hazard zones. That Section concluded that the Proposed General Plan and Focused Growth Plan would adhere to the existing Airport Comprehensive Land Use Plan and Chino Airport Master Plan. In addition, Goal SAF-5 of the Proposed General Plan would assure that risks associated with aircraft operations at the Chino Airport are minimized. Policy P1 requires that all construction in Chino to be consistent with the required setbacks and height restrictions for the Chino Airport as determined by the

Federal Aviation Administration, the Chino Airport Master Plan and the Chino Airport Comprehensive Land Use Plan. Finally, Action A1 calls for the Chino Airport Comprehensive Land Use Plan to be updated.

With policy implementation, the airport hazards impact of the Proposed General Plan and Focused Growth Plan would be *less than significant*, as is also described in Section 4.9, Land Use.

#### **4. Cumulative Impacts**

Implementation of the Proposed General Plan and the Focused Growth Plan would result in some additional development within the City which could increase the potential for exposure to hazards and hazardous materials. Development in surrounding cities throughout the region could induce similar exposure to hazardous materials and other hazards. However, the development in Chino and surrounding areas would have a localized effect on the exposure of residents to these hazards. This type of exposure would not be compounded by additional exposure in other parts of the region. Additionally, the Proposed General Plan includes policies to ensure that all hazards and hazardous materials are managed appropriately and according to California and local regulations in order to ensure public safety. Consequently, the implementation of the proposed projects would have a *less-than-significant* cumulative impact on hazards and hazardous materials.

#### ***E. Impacts and Mitigation Measures***

Since implementation of the Proposed General Plan and the Focused Growth Plan would result in less-than-significant impacts in hazards and hazardous materials, no mitigation measures are required.