3.11 Hazards and Hazardous Materials

This section provides a programmatic assessment of the impact of the proposed General Plan on hazardous materials exposure. It includes a description of potential sources of hazardous materials and wastes in Visalia, as well as a summary of relevant federal, State, and local regulations. This section also assesses the threat of wildfire, and provides a discussion of impacts and mitigation measures.

Environmental Setting

PHYSICAL SETTING

Hazardous Materials and Wastes

Sites where hazardous chemical compounds have been released into the environment can pose health threats. Historic or current activities, most often associated with industrial or commercial uses (including gas stations, car washes, etc.) may result in the release, leak, or disposal of toxic substances on or below the ground surface, where they can then contaminate soil and ground water. Furthermore, disturbance of the ground through grading or excavation can result in exposure of these chemicals to the public. Improper handling of contaminated sites may result in further exposure via airborne dust, surface water runoff, or vapors. 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.

Contaminated Sites

Areas where historic or on-going activities have resulted in the known or suspected release of hazardous materials into the soil and groundwater are monitored by federal and State agencies. Sites eligible for federal remediation funding through the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) are on EPA's Superfund list. Sites identified by the Department of Toxic Substances Control (DTSC) and State Water Resources Control Board (SWRCB) are typically associated with leaking underground storage tanks (LUSTs) which have caused groundwater infiltration by gasoline and related compounds, or operations which have resulted in groundwater contamination by PCE. Most sites are associated with commercial uses (e.g., gas stations, convenience stores, car washes, dry cleaners, etc.) and some are associated with local industrial uses. Sites with ongoing cleanup programs, and sites where cleanup has been certified but was monitored by federal or State agencies, are shown on **Figure 3.11-1**, and detailed in **Table 3.11-1**.

Figure 3.11-1:

Hazardous Materials

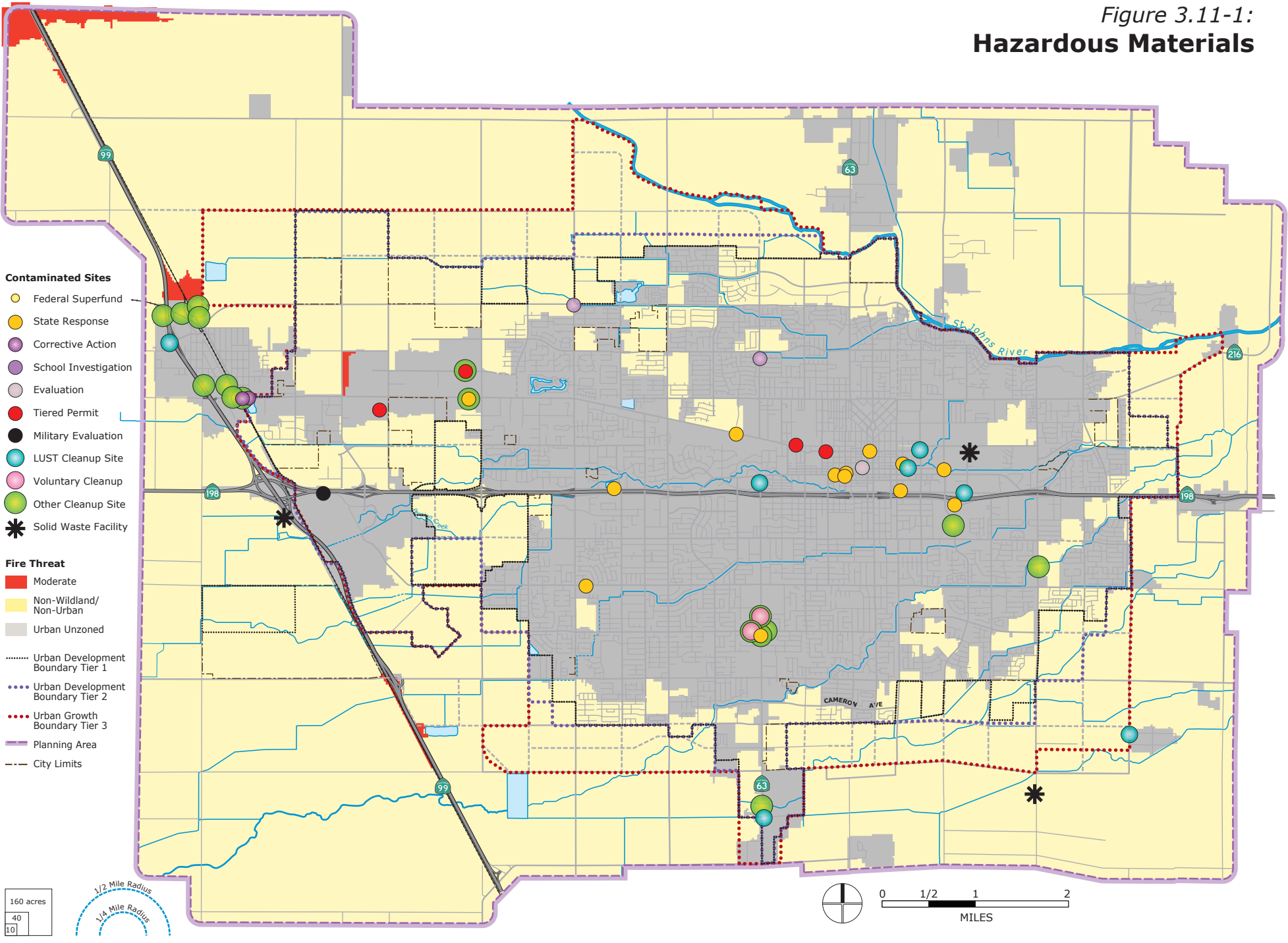

Table 3.11-1: Hazardous Materials Sites

ID	*Site Name*	*Address*	*Cleanup Status*
Department of Toxic Substances Control Cases			
Superfund Site			
1	Edison/Visalia Pole Yard[1]	432 N. Ben Maddox Way	Certified O&M - Land Use Restrictions Only
State Response Sites			
2	Former Country Club Cleaners	5214 and 5240 W. Walnut Avenue - Raised Bldg.	Active
3	Former Lamoure's Cleaners and Laundry, Noble	1415 E. Noble Avenue	Active
4	Former Webster Cleaners	4634 W. Mineral King Avenue	Active
5	Goshen Avenue and Shirk Road Site[2]	6941 and 6707 West Goshen Avenue	Active
6	Lamour's Cleaners, Mooney[2]	2911 S. Mooney Blvd.	Active
7	Millers Dry Cleaners	110 North Willis	Active
8	Mission Uniform	520 E. Mineral King Avenue	Active
9	One Hour Martinizing	717 West Main Street	Active
10	Paragon Dry Cleaners	119 South Willis Street	Active
11	Visalia Dry Cleaner Investigation	Central City Area	Active
12	Kaweah Crop Duster - Green Acres Airport	2530 West Goshen	Certified / Operation & Maintenance
1	Pole Storage Area (Visalia Pole Yard)[1]	432 N Ben Maddox Way	Certified
13	So Cal Gas/Visalia MGP	300 North Tipton Street	Certified / Operation & Maintenance
Corrective Action Sites			
14	Exide Corporation	8127 Avenue 304	Active
15	Heller Performance Polymers	7227 Doe Ave	Inactive
16	McGraw-Edison Power Systems Group[2]	7533 Avenue 304	Inactive
School Investigation Sites			
17	Visalia K-12 Education Complex	Riggin Avenue and Akers Road	Active
18	Kulujan Elementary School	Ferguson Avenue/Mooney Boulevard	Inactive - Needs Evaluation
Military Evaluation Sites			
19	Visalia Airfield		Inactive - Needs Evaluation
Evaluation Sites			
20	Country Club Cleaners, Whitendale[2]	2000 W. Whitendale	Active
21	Van Duesens Dry Cleaners	220 North Encina Street	Active
Voluntary Cleanup Sites			
22	Former Village Cleaners	2615 S. Mooney Blvd.	Active

Table 3.11-1: Hazardous Materials Sites

ID	*Site Name*	*Address*	*Cleanup Status*
23	Miller's Cleaners, Whitendale[2]	2235 W. Whitendale Avenue	Active
Tiered Permit Sites			
24	Kawneer Co., Inc.[2]	7200 Doe Avenue	Inactive - Needs Evaluation
25	Prostar Corp.	909 W. Murray Avenue	Inactive - Needs Evaluation
26	Visalia Custom Chrome	1414 W Switzer Ave	Inactive - Needs Evaluation
27	Voltage Multipliers, Inc.	8711 W. Roosevelt Avenue	Inactive - Needs Evaluation
State Water Resources Control Board Cases			
LUST Cleanup Sites			
28	Mooney Grove Park	27000 S. Mooney Blvd.	Open - Site Assessment
29	R.L. Frakes	620 Center E.	Open - Site Assessment
30	Sanders Market	27548 Road 148	Open - Site Assessment
31	Time Oil Co/Mooney Mart	2440 S. Mooney Blvd.	Open - Site Assessment
32	Tulare County Motor Pool	221 S. Mooney Blvd.	Open - Site Assessment
33	J A Fischer Inc.	1633 Mineral King E.	Open - Remediation
34	Goshen Travel Plaza	30821 Hwy. 99	Open - Inactive
35	Langendorf Bakery	525 Burke N.	Open - Inactive
Other Cleanup Sites			
36	CDF Visalia Maintenance Yard	1968 S. Lovers Lane	Open - Site Assessment
37	Former Cargill Property	31189 Road 68	Open - Site Assessment
38	Holiday RV Park	6610 Betty Drive	Open - Site Assessment
39	Union Pacific Railroad/Goshen Junction	North of Betty Dr/ Nutmeg Rd intersection	Open - Site Assessment
40	Valley Warehouse	31071 Road 68	Open - Site Assessment
41	Visalia Village Shopping Center (near Time Oil)	2615 S. Mooney Blvd.	Open - Site Assessment
20	Country Club Cleaners[2]	2000 Whitendale Ave. West	Open - Assessment & Interim Remedial Action
6	Lamoure's Cleaners[2]	2901 Mooney Blvd. South	Open - Assessment & Interim Remedial Action
42	Reynolds Packaging	7101 Avenue 304	Open - Assessment & Interim Remedial Action
16	Cooper Power Systems Facility (former McGraw-Edison)[2]	7533 Avenue 304 (Goshen Ave.)	Open - Remediation
5	Goshen and Shirk Road; Snyder General/Stanley Bost[2]	6941 W. Goshen Ave.	Open - Remediation
43	Sprague Electric Co. (Former)	26899 South Mooney Boulevard	Open - Remediation
24	Kawneer Company[2]	7200 Doe Ave.	Open - Verification Monitoring
44	Milbros Investment Company	Ave. 305 & Hwy. 99	Open - Inactive

Table 3.11-1: Hazardous Materials Sites

ID	*Site Name*	*Address*	*Cleanup Status*
23	Millers Cleaners[2]	2235 Whitendale Ave. West	Open - Inactive
45	Sierra Beverage Co.	1001 S. Ben Maddox Way	Open - Inactive

1. Site listed as both a federal Superfund and State Response site.
2. *Sites identified by both DTSC and SWRCB.*

Sources: California Department of Toxic Substances Control, 2012, State Water Resources Control Board, 2012.

The review of environmental databases conducted in October 2012 for this analysis found 46 sites in the Planning Area with uncertified or open cases, or certified cases that were subject to federal or State action. As shown in the table, most of these cases are LUST cleanup sites related to current or former gas stations or other commercial sites; or relate to current or former drycleaning operations. Other cleanup sites are associated with manufacturing facilities, or with investigations for school siting. Certain sites with Federal and State response are summarized below.

Federal Superfund Site

The Planning Area contains one Superfund site, where electrical poles were treated between the 1920s and the 1980s. The Regional Water Quality Control Board (RWQCB) initiated cleanup in 1976, and the site was placed on the National Priorities List (NPL) in 1987, with the DTSC as lead agency. Work was completed in 2006, and achievement of water and soil standards was certified in 2009. Land use restrictions on the site prevent residential use, hospitals, schools, daycare facilities, or any use that disturbs the soil below a depth of ten feet.[1]

State Response from the Department of Toxic Substances Control

Kaweah Crop Duster - Green Acres Airport Site

The DTSC has led State efforts at three other contaminated sites in Visalia. Agricultural chemicals were detected on the 20-acre former site of Green Acres Airport on West Goshen Avenue. Site remediation involving soil excavation and removal and extensive water sampling was certified complete in 2009. Future residential use, day care centers, hospitals, schools, agriculture, or any soil excavation are not permitted without agency approval.

So. Cal. Gas/Visalia MGP Site

At the So. Cal. Gas/Visalia MGP site on North Tipton Street, site investigations in 1988 found petroleum-based soil contamination and groundwater contamination with heavy metals and Volatile Organic Compounds (VOCs). The site was remediated and capped with asphalt, and was certified in 1998. A deed restriction requires that the present commercial/industrial use designation remain.

[1] Department of Toxic Substances Control. Envirostor website, http://www.envirostor.dtsc.ca.gov/public/, accessed October 2012.

Goshen Avenue and Shirk Road Site

Wastes containing VOCs were found to be contaminating groundwater from two adjacent parcels at Goshen Avenue and Shirk Road where various industrial activities had taken place. Remedial investigations began in 1991, and are still underway.[2]

Solid Waste Disposal and Transfer Sites

The California Department of Resources Recycling and Recovery (CalRecycle) is responsible for managing California's solid waste stream, and works in partnership with local government, industry, and the public to reduce waste disposal and ensure environmentally safe landfills. CalRecycle maintains the Solid Waste Information System database, which contains information on landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal facilities. A review of the database as of January 2013 finds four listed sites within the Planning Area, as shown in **Table 3.11-2**.

Table 3.11-2: Solid Waste Facilities

Site	*Activity*	*Address*	*Operational Status*	*Regulatory Status*
Tulare County Recycling Complex	Large Volume Transfer/ Processing Facility	26951 Road 140	Active	Permitted
Sunset Material Recovery Facility	Medium Volume Transfer/ Processing Facility	1707 E. Goshen Rd.	Active	Permitted
Wood Industries Company	Composting Facility (Green Waste)	7715 Avenue 296	Active	Permitted
Visalia Garbage & Disposal Co. A328 Site	Solid Waste Disposal Site	NW Corner Ave. 328 & Road 76	Closed	To be determined

Source: California Department of Resources Recycling and Recovery, Solid Waste Information System, 2013.

Three of these sites are currently permitted and active: a large volume transfer and processing facility; a medium-volume transfer and processing facility; and a composting facility for green waste. The fourth site is a former solid waste disposal site that has been closed. The Tulare County Department of Health Services, Environmental Health Division is the Local Enforcement Agency (LEA) monitoring these sites. Each active site is inspected monthly, while the closed solid waste disposal site is inspected annually. No violations or areas of concern have been noted at the active sites for any of the past 12 months, and no violations or areas of concern were noted for the closed site at its last inspection in January 2013.[3]

Hazardous material cleanup sites and solid waste facilities are shown in **Figure 3.11-1**.

[2] Ibid.

[3] CalRecycle. Solid Waste Information System website, http://www.calrecycle.ca.gov/SWFacilities/, accessed Deecember 2013.

Wildland Fires

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 grassland. Suburban, urban areas or rocky barren areas have minimal surface fuels and therefore typically have the lowest fire hazard.

The California Department of Forestry and Fire Protection (CDF) maps areas of significant fire hazards in the state. These areas are identified based on weather, terrain, fuels (e.g. type of ground vegetation), and other factors. As **Figure 3.11-1** illustrates, very small portions of the Planning Area are classified by CDF as having moderate fire hazards. In general, the threat of wildland fires in Visalia is very small because of the area's flat topography and relative absence of grassland, forest, and brush. The Planning Area is classified as a Local Responsibility Area (LRA), meaning that the City and County are responsible for incorporated and unincorporated areas, respectively.

Regulatory Setting

Hazardous materials and hazardous wastes are extensively regulated by federal, State, regional and local regulations, with the major objective of protecting public health and the environment. In general, these regulations provide definitions of hazardous substances; identify responsible parties; establish reporting requirements; set guidelines for handling, storage, transport, remediation, and disposal of hazardous materials and wastes; and require health and safety provisions for both workers and the public, such as emergency response and worker training programs. Sites which are subject to these regulations are identified on periodically-updated published lists at the federal, state, and local levels; the regulated sites include underground storage tank (UST) locations. The major regulations relevant to the proposed Project are summarized in the following subsections.

Definitions

Hazardous Materials

Hazardous materials are substances with certain physical or chemical properties that could pose a substantial present or future hazard to human health or the environment when improperly handled, disposed, or otherwise managed. Title 22 of the California Code of Regulations, Division 4.5, Chapter 11, Article 3 groups hazardous materials into the following four categories based on their 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 gasses). Hazardous materials are commonly used in commercial, agricultural and industrial applications as well as in residential areas to a limited extent.

Hazardous Waste

A hazardous waste is any waste that may (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness, or (2) pose a substantial present or potential hazard to human health or the environment, due to factors including, but not limited to, carcinogenicity, acute toxicity, chronic toxicity, bio-accumulative

properties, or persistence in the environment, when improperly treated, stored, transported, or disposed of, or otherwise managed (California Health and Safety Code, Section 25141). Hazardous materials and wastes can result in public health hazards if improperly handled, released into the soil or groundwater, or released into the air through vapors, fumes, or dust.

Asbestos-Containing Materials

Asbestos is a naturally occurring fibrous material once commonly used as a fireproofing and insulating agent in building construction before the EPA banned such uses in the 1970s. Asbestos can also be atmospherically deposited from vehicle brake shoes. Naturally occurring asbestos can be found in serpentinite or other metamorphosed ultramafic rocks such as dunite, peridotite, and pyroxenite. According to large scale mapping of ultramafic rocks in California, no known ultramafic rocks outcrops are present in the Planning Area.[4]

Lead and Lead-Based Paint

The presence of lead in soils above natural background levels can be a common occurrence in areas that were created by fill and in former industrial areas. Lead concentrations can also be elevated in fill materials because the fill can originate from building and industrial rubble containing or affected by sources of lead such as piping, coatings, and other construction materials. The California Code of Regulations, Title 22, considers waste soil to be hazardous if its total lead concentration exceeds 1,000 parts per million (ppm) and a soluble concentration exceeds 5 ppm. Tetraethyl lead (TEL) may be present from aerially deposited lead (ADL) from historic traffic. TEL was a gasoline additive, and although it is no longer used, it is persistent in surface and shallow soils.

Polychlorinated Biphenyls (PCBs)

Polychlorinated Biphenyls (PCBs) are synthetic organic oils that were historically used in many types of electrical equipment, including transformers and capacitors, primarily as electrical insulators. Production and use of PCBs was discontinued in 1977 following the discovery that exposure to PCBs may cause various health effects including skin conditions and reduced immune system response.

Polycyclic Aromatic Hydrocarbons (PAHs)

Polycyclic Aromatic Hydrocarbons (PAHs) are a group of organic chemicals found in a wide variety of materials, including crude oil, asphalt, and creosote. Most refined petroleum products also contain PAHs, either retained from the original crude or produced during the refining process. PAHs are also produced as combustion products and therefore occur in many burned or charred materials. Chemically, PAHs have high to very high molecular weights and low solubility in water, and tend to adhere to soil particles. These factors result in generally high mobility of PAHs in the environment. The U.S. EPA has classified seven PAH compounds as probable human carcinogens.[5]

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[4] US Geological Survey, California Geological Survey. USGS Open File Report 2011-1188 and CGS Map Sheet 59: Reported Historic Asbestos Mines, Historic Asbestos Prospects, and Other Natural Occurrences of Asbestos in California. 2011.

[5] U.S. Environmental Protection Agency (EPA), 2010.

Federal Regulations

Resource Conservation and Recovery Act

The 1976 Resource Conservation and Recovery Act (RCRA) enables the U.S. EPA to administer a regulatory program that extends from the manufacture of hazardous materials to their disposal, thus regulating the generation, transport, treatment, storage, and disposal of hazardous waste at all facilities and sites in the nation. RCRA was amended and strengthened by Congress in 1984 with the passing of the Hazardous and Solid Waste Amendments, which required phasing out land disposal of hazardous waste.

Comprehensive Environmental Response, Compensation, and Liability Act

The 1980 Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), also known as Superfund, was passed to facilitate the cleanup of the nation's toxic waste sites. In 1986, Superfund was amended by the Superfund Amendment and Reauthorization Act (SARA), requires companies to declare potential toxic hazards to ensure that local communities can plan for chemical emergencies. SARA also states that past and present owners of land contaminated with hazardous substances can be held liable for the entire cost of the cleanup, even if the material was dumped illegally when the property was under different ownership.

Hazardous Materials Transportation Act

The U.S. Department of Transportation (DOT) regulates the interstate transport of hazardous materials and wastes through implementation of the Hazardous Materials Transportation Act. This act specifies driver-training requirements, load labeling procedures, and container design and safety specifications. Transporters of hazardous wastes must also meet the requirements of additional statutes such as RCRA, discussed previously.

Pipeline and Hazardous Materials Safety Administration

The Pipeline and Hazardous Materials Safety Administration (PHMSA) was created under the Norman Y. Mineta Research and Special Programs Improvement Act (P.L. 108-426) of 2004. The purpose of the Act is to provide a more focused research organization and establish a separate operating administration for pipeline safety and hazardous materials transportation safety operations. PHMSA is the federal agency charged with the safe and secure movement of hazardous materials by all modes of transportation. The agency also oversees the nation's pipeline infrastructure.

Occupational Health and Safety Administration

The Occupational Health and Safety Administration (OSHA) published standard 1910.120, addressing dangers that hazardous materials pose in the workplace. The standard requires that employers evaluate the potential health hazard that hazardous materials pose in the workplace and communicate information concerning hazards and appropriate protective measures to employees.

State and Regional Regulations

Department of Toxic Substances Control

The U.S. EPA has delegated much of its regulatory authority to the individual states. The Department of Toxic Substances Control (DTSC) of the California EPA enforces hazardous materials and waste regulations in California, in conjunction with the U.S. EPA. The DTSC is responsible for regulating the management of hazardous substances including the remediation of sites contaminated by hazardous substances. California hazardous materials laws incorporate federal standards, but are often more strict than federal laws.

Porter-Cologne Water Quality Control Act

The RWQCB is authorized by the State Water Resources Control Board (SWRCB) to enforce provisions of the Porter-Cologne Water Quality Control Act of 1969. This act gives the RWQCB authority to require groundwater investigations when the quality of groundwater or surface waters of the state are threatened and to remediate the site, if necessary. The San Joaquin Valley Air Pollution Control District (SJVAPCD) may impose specific requirements on remediation activities to protect ambient air quality from dust or other airborne contaminants.

State Underground Storage Tank Program

State laws also regulate USTs and Aboveground Storage Tanks (ASTs) containing hazardous substances. These laws are primarily found in the Health and Safety Code, and, combined with CCR Title 23, comprise the requirements of the State UST program. The laws contain requirements for UST permitting, construction, installation, leak detection monitoring, repairs and corrective actions and closures. In accordance with State laws, the Tulare County Department of Health Services, Environmental Health Division implements UST and AST regulations in Tulare County.

California Hazardous Waste Control Law

The Hazardous Waste Control Law (HWCL), enacted in 1972 and administered by the DTSC, is the basic hazardous waste statute in California, and the California equivalent of RCRA. HWCL implements the RCRA "cradle-to-grave" waste management system in California but is more stringent in its regulation of non-RCRA wastes, spent lubricating oil, small-quantity generators, transportation and permitting requirements, as well as in its penalties for violations. HWCL also exceeds federal requirements by mandating the recycling of certain wastes, requiring certain generators to document a hazardous waste source reduction plan, requiring permitting for federally exempt treatment of hazardous wastes by generators, and implementing stricter regulation of hazardous waste facilities.

Carpenter-Presley-Tanner Hazardous Substance Account Act

The Carpenter-Presley-Tanner Hazardous Substance Account Act (HSAA), which is modeled after CERCLA, imposes liability for hazardous substance removal or remedial actions and requires the DTSC to adopt, by regulation, criteria for the selection and for the priority ranking of hazardous substance release sites for removal or remedial action under the act.

Local Authorities

Tulare County Environmental Health Division

In Visalia, the Tulare County Environmental Health Division (TCEHD) is the local agency responsible for the implementation of the state-mandated Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. Tulare County has prepared a Hazardous Materials Business Plan and a Multi-Jurisdictional Local Hazard Mitigation Plan (LHMP), which serves as the County's emergency response plan for hazardous materials emergency incidents. In addition, the TCEHD acts as lead agency to ensure proper remediation of leaking underground petroleum storage tank sites and certain other contaminated sites. TCEHD provides three permanent Household Hazardous Waste (HHW) drop-off facilities in the County including one in Visalia, and operates mobile collection events throughout the year. These services are available free of charge to any Tulare County resident.

City of Visalia

The City of Visalia Fire Department also provides oversight of hazardous materials. The Fire Department is responsible for conducting inspections for code compliance and fire-safe practices, and for scene management and investigation of fire and hazardous materials incidents. According to Chapter 8.32 (Hazardous Materials) of the Municipal Code, an emergency situation created by a hazardous material release which poses an imminent risk to the life, health or safety of persons, property or to the environment shall be mitigated in the manner prescribed and pursuant to the direction of the Fire Department.

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.

The City of Visalia hosts "Dump-On-Us" events four times a year for city residents to drop off residential hazardous waste. Accepted items include small appliances, cell phones, fencing material, air conditioning/heating units, tires, scrap metal, mattresses, yard waste, and other types of e-waste.

Hazardous Materials Transport

The U.S. Department of Transportation regulates hazardous materials transportation. State agencies with primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol and the California Department of Transportation. Together, these agencies determine container types used and license hazardous waste haulers for hazardous waste transportation on public roads.

Hazardous Materials Worker Safety Requirements

The Federal Occupational Safety and Health Administration (Fed/OSHA) and the California Occupational Safety and Health Administration (Cal/OSHA) are the agencies responsible for assuring worker safety in the handling and use of chemicals in the workplace. The federal regulations pertaining to worker safety are contained in the Code of Federal Regulations, Title 29 (29 CFR) as authorized in the Occupational Safety and Health Act of 1970. They provide standards for safe workplaces and work practices, including standards relating to hazardous materials handling. In

California, Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations; Cal/OSHA standards are generally more stringent than federal regulations.

The State regulations concerning the use of hazardous materials in the workplace are included in Title 8 of the California Code of Regulations, which contain requirements for safety training, availability of safety equipment, accident and illness prevention programs, hazardous substance exposure warnings, and emergency action and fire prevention plan preparation. Cal/OSHA also enforces hazard communication program regulations, which contain worker safety training and hazard information requirements, such as procedures for identifying and labeling hazardous substances, communicating hazard information relating to hazardous substances and their handling, and preparation of health and safety plans to protect workers and employees at hazardous waste sites.

Waste Disposal Regulations

The disposal of contaminated soil is regulated by the RWQCB and is regulated based on the concentrations of the chemical constituents that are present. Soils having concentrations of contaminants higher than certain acceptable levels must be handled and disposed as hazardous waste when excavated. The California Code of Regulations, Title 22, Section 66261.20-24 contains technical descriptions of characteristics that would cause a soil to be classified as a hazardous waste.

Wildfire Regulations

California Wildland Hazard/Building Code

On September 20, 2005, the California Building Standards Commission approved the Office of the State Fire Marshal's emergency regulations amending the California Code of Regulations (CCR), Title 24, Part 2, known as the California Building Code (CBC).

New buildings located in any Fire Hazard Severity Zone shall comply with one of the following:

1. State Responsibility Areas. New buildings located in any Fire Hazard Severity Zone within State Responsibility Areas, for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.

2. Local Agency Very-High Fire Hazard Severity Zone. New buildings located in any Local Agency Very High Fire Hazard Severity Zone for which an application for a building permit is submitted on or after July 1, 2008, shall comply with all sections of this chapter.

3. Wildland-Urban Interface Fire Area designated by the enforcing agency. New buildings located in any Wildland-Urban Interface Fire Area designated by the enforcing agency for which an application for a building permit is submitted on or after January 1, 2008, shall comply with all sections of this chapter.

The Planning Area does not include any area designated as a fire hazard severity zone or a wildland-urban interface fire area.[6]

[6] California Department of Forestry and Fire Protection, 2010.

Visalia and Tulare County Fire Departments

The Visalia Fire Department (VFD) provides fire and life safety services for residents located within the city limits while the Tulare County Fire Department provides additional services for unincorporated areas within the Planning Area. VFD staffs five paramedic engine companies, one truck company and a Battalion Chief daily, from five fire station locations. The engines and truck are staffed with three personnel, giving the VFD a daily minimum staffing of 19. All apparatus are staffed with a paramedic at all times. The City of Visalia requires all new development and subdivisions to meet or exceed Uniform Fire Code provisions, and the City's Fire Department reviews development applications during the plan check process.

Impact Analysis

SIGNIFICANCE CRITERIA

Implementation of the proposed Project would have a potentially significant adverse impact if it would:

Criterion 1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Criterion 2: Create a significant hazard to the public or the environment through reasonably foreseeable upset (i.e. disturbance) and accident conditions resulting in the release of hazardous materials into the environment.

Criterion 3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Criterion 4: Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

Criterion 5: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Criterion 6: 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 assessment of hazardous materials impacts consists of a qualitative review of the existing conditions and regulations applicable to the Planning Area. The analysis considers the range and nature of foreseeable hazardous materials use, storage, and disposal resulting from implementation of the proposed Plan and identifies the primary ways that these hazardous materials could expose individuals or the environment to health and safety risks. Compliance with applicable federal, state, regional, and local health and safety laws and regulations by residents and businesses in the city is intended to protect the health and safety of the public. State and local agencies are required to enforce applicable requirements. In determining the level of significance, this analysis

assumes that development and redevelopment under the proposed Plan would comply with relevant federal, state, regional, and local ordinances and regulations.

Consistent with state law, the range and types of uses accommodated under the proposed Plan are identified only in general terms. Specific types of businesses that will occur in commercial and mixed use land uses designations are unknown, for example, as well as whether they would generate or use hazardous materials. Businesses such as gasoline service stations and dry cleaners are some of the most common retail operations that typically use hazardous materials—motor fuels and solvents, respectively—but other possible commercial and industrial uses could potentially use a range of oils and lubricants, solvents, fertilizers, pesticides and herbicides, and other chemicals and materials in liquid, solid, or gas form. Future development in Visalia could involve new dwelling units, mixed-use facilities, travel and recreational spaces, commercial space, and retail/office spaces. As a result, this analysis assumes and evaluates a broad range of potential uses that could entail the handling of hazardous materials, and a broad range of potential hazardous materials that could be used.

This analysis is limited to a qualitative evaluation of impacts associated with the potential presence of hazardous materials or hazards in the Planning Area and an evaluation of the extent to which the proposed Plan would allow industrial uses and other uses that commonly employ or generate hazardous materials or waste in their production processes. A preliminary review of environmental risk databases was conducted, but this analysis did not include any sampling, site-specific review, laboratory analysis, or inspection of buildings or site surfaces. Site-specific investigation for projects developed under the proposed Plan will be required to address hazardous materials conditions. For example, Phase I environmental site assessments would be required for specific projects pursuant to California Government Code Section 65962.5, and if an assessment indicates the presence or likely presence of contamination, Phase II soil/groundwater testing and remediation could be required before development on a site-specific basis. This assessment does not satisfy the need for project-level California Environmental Quality Act (CEQA) analysis for individual projects. Individual projects under the Plan will require a project-level analysis at the time they are proposed based on the details of these projects and the existing conditions at the time such projects are pursued.

The fire hazard analysis considers project plans, current conditions in the Planning Area, and applicable regulations and guidelines. 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.

SUMMARY OF IMPACTS

Proposed Project Impact	*Mitigation Measure*	*Significance after Mitigation*
Implementation of the proposed Visalia General Plan could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions.	None required	Less than significant
Implementation of the proposed General Plan could result in the disturbance of structures containing hazardous building materials, such as lead-based paint, asbestos, and PCBs which could expose and adversely affect workers, the public, or the environment if not handled appropriately.	None required	Less than significant
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.	None required	Less than significant
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.	None required	Less than significant
New development under the proposed General Plan could be located on a site that may be contaminated by hazardous materials from railroad or agricultural operations and, as a result, could create a significant hazard to the public or the environment.	None required	Less than significant
Buildout of the proposed General Plan could impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.	None required	Less than significant
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.	None required	Less than significant

IMPACTS AND MITIGATION MEASURES

Impact

3.11-1 Implementation of the proposed Visalia General Plan could create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or through reasonably foreseeable upset and accident conditions. ***(Less than Significant)***

Hazardous materials are regularly used, transported, and disposed of in Visalia. Development under the proposed Plan would involve new residents who would use household hazardous materials; new commercial and industrial businesses that would undertake activities involving a range of

chemical products that are considered hazardous; and new roadways on which these hazardous materials would be routinely transported. The volume of hazardous materials may be expected to increase, and the opportunities for exposure would also increase. Exposure to hazardous chemicals through improper handling or through accidental upset conditions could cause acute or chronic health effects to the public and environment.

Handling and use of hazardous materials and the disposal of the resulting hazardous wastes would be required to follow the applicable laws and regulations, as described in the Regulatory Setting section above. Compliance would reduce risks and hazards to workers, the public, and the environment to levels that are considered acceptable, for all hazardous materials proposed for use in the Planning Area.

Hazardous materials would typically be stored in their original containers prior to use. As required, the hazardous materials would be stored in each building, in locations according to compatibility and in storage enclosures (i.e., flammable material storage cabinets and biological safety cabinets) or in areas or rooms specially designed, protected, and contained for such storage, in accordance with applicable regulations. Hazardous materials would be handled and used in accordance with applicable regulations by personnel that have been trained in the handling and use of the material and that have received proper hazard-communication training. Hazardous materials reporting (i.e., California Hazardous Materials Business Planning, California Proposition 65 notification, and Emergency Planning and Community-Right-to-Know Act reporting) would be completed as required.

The General Plan contains policies that would reinforce conformance with Hazardous Materials Business Plan requirements; enforcement of the Hazardous Material Disclosure Law and implementation of the Hazardous Material Emergency Response Plan; and promote the safe handling and disposal of household hazardous wastes. Compliance with federal, State and local regulations, combined with proposed General Plan policies, would reduce the potential impact to a less than significant level.

Proposed General Plan Policies that Reduce the Impact

S-P-16 Promote the reduction, recycling, and safe disposal of household hazardous wastes through public education and awareness. Collection programs should be reviewed annually and expanded where appropriate. The City will also coordinate with hazardous waste recyclers to increase the frequency of hazardous waste collection events under this program.

S-P-17 Ensure that all specified hazardous facilities conform to the Tulare County Hazardous Materials Business Plan.

S-P-18 Coordinate enforcement of the Hazardous Material Disclosure Law and the implementation of the Hazardous Material Emergency Response Plan with the Tulare County Health and Human Service Agency.

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.

S-P-19 Coordinate with the Tulare County Environmental Health Division and other appropriate regulatory agencies during the review process of all proposals for the use of hazardous materials or those involving properties that may have toxic contamination, such as petroleum hydrocarbons, CAM 17 metals, asbestos, and lead.

With full implementation of these new General Plan policies through the development review and permitting processes, impacts related to exposure of hazards to the public and environment are expected to be less than significant.

Mitigation Measures

None required.

Impact

3.11-2 Implementation of the proposed General Plan could result in the disturbance of structures containing hazardous building materials, such as lead-based paint, asbestos, and PCBs which could expose and adversely affect workers, the public, or the environment if not handled appropriately. (*Less than Significant*)

Demolition of existing structures, especially older structures where these hazardous building materials were commonly used in construction, could expose construction workers, the public, or the environment to these materials. The level of potential impact is dependent upon the age, construction, and building materials in each building and the protocols employed for demolition.

Future development in Visalia will 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.

There are established measures that certified contractors commonly use to contain, store, and dispose of these hazardous materials in a manner that limits exposure. The first step towards appropriate handling and demolition is to conduct thorough surveys to identify the presence of these materials. Asbestos Containing Materials (ACMs), for example, are regulated both as a hazardous air pollutant under the Clean Air Act and as a potential worker safety hazard under the authority of Cal-OSHA. Cal-OSHA also regulates worker exposure to lead-based paint. Potential exposure to these hazardous building materials can be reduced through appropriate use of personal protective equipment, isolation and containment of work areas, and placement of waste in approved transport containers.

Both the federal OSHA and Cal-OSHA regulate worker exposure during construction activities that disturb lead-based paint. The Interim Final Rule found in 29 CFR 1926.62 covers construction work in which employees may be exposed to lead during such activities as demolition, removal, surface preparation for repainting, renovation, cleanup, and routine maintenance. The OSHA-specified compliance includes respiratory protection, protective clothing, housekeeping, special high-efficiency filtered vacuums, hygiene facilities, medical surveillance, and training. No minimum level of lead is specified to activate the provisions of this regulation.

Continued compliance with these and other applicable 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. Adherence to existing regulations is also contained in Policy S-P-15 of the proposed General Plan, which would require site remediation at a level appropriate for the intended use and health risk to the public. Therefore, this would result in a less than significant impact.

Proposed General Plan Policies that Reduce the Impact

S-P-15 Require remediation and cleanup of sites contaminated with hazardous substances.

The level of remediation and cleanup will be determined 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.

Mitigation Measures

None required.

Impact

3.11-3 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 include an estimated 11.8 million square feet of new industrial space, and 25.6 million square feet of new non-residential development altogether, in a range of land uses that could all involve handling of hazardous materials. Buildout would also result in an estimated 85,000 new residents, including 17,540 additional school-aged children, necessitating 21 new schools.

The proposed locations of these new schools are shown on **Figure 2-1** of the General Plan (Figure 2.3-1 in the Draft EIR). None of the 21 proposed schools would be located within one-quarter mile of an existing contaminated site. Three of the 21 proposed new schools would be located

within one-quarter mile from industrial or service commercial areas (as shown in Figure 2.3-1) where hazardous materials would be most likely to be emitted or handled. These three proposed schools are: (1) the elementary school south of Hurley Avenue and east of Road 88 adjacent to proposed industrial and light industrial land use; (2) the elementary school south of West Ferguson Avenue and east of North Shirk Street adjacent to proposed light industrial land use; and (3) the elementary school north of Mill Creek and west of Lovers Lane.

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.

New development that would emit hazardous materials or substances within one-quarter mile of a proposed school site would be required to consult with the appropriate Air Quality Control District and comply with all federal, State and local regulations, as required by CEQA Statutes Section 21151.4, Education Code Section 17213. Full compliance would ensure that schools are not exposed to hazardous emissions or materials associated with development under the proposed Plan, making this potential impact less than significant.

Mitigation Measures

None required.

Impact

3.11-4 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)***

Lists of contaminated sites within the Planning Area are available through the Regional Water Quality Control Board (RWQCB) and the Department of Toxic Substances Control (DTSC). Sites with open cleanup activities at the time this analysis was conducted are summarized in **Table 3.11-1**. Current and former gas stations and dry cleaners are often contaminated, as may be other businesses that have underground fuel storage tanks or use potentially hazardous chemicals in their operations. Sites where current or former uses have entailed hazardous materials in the past might be the source of undocumented releases that could be exposed during earthwork activities associated with future development. Areas impacted by former releases could expose construction workers or future residents to hazardous materials or hazardous wastes.

The Regional Water Quality Control Board (RWQCB) and the Department of Toxic Substances Control (DTSC) require investigation, cleanup, and remediation efforts on contaminated sites, under the California Hazardous Waste Control Law, the Porter-Cologne Water Quality Act, and other legislation. The RWQCB and DTSC establish cleanup levels according to either existing or proposed uses. Other regulations, including federal OSHA and Cal-OSHA and the work practice

standards in the California Code of Regulations described under Impact 3.11-2, are intended to protect workers from harmful exposure to contamination.

The proposed General Plan also includes policies, listed below, requiring an evaluation for potential risks and remediation, if necessary, prior to reuse of contaminated sites. Therefore this would result in a less than significant impact.

Proposed General Plan Policies that Reduce the Impact

S-P-15 Require remediation and cleanup of sites contaminated with hazardous substances.

The level of remediation and cleanup will be determined 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.

S-P-20 Require applicants of projects in areas of known or suspected hazardous materials occurrences such as petroleum hydrocarbon contamination, CAM 17 metals, USTs, location of asbestos rocks and other such contamination to perform comprehensive soil and groundwater contamination assessments in accordance with regulatory agency testing standards, and if contamination exceeds regulatory action levels, require the project applicant to undertake remediation procedures prior to grading and development under the supervision of appropriate agencies, such as Tulare County Department of Environmental Heath, Department of Toxic Substances Control, or Regional Water Quality Control Board.

Mitigation Measures

None required.

Impact

3.11-5 New development under the proposed General Plan could be located on a site that may be contaminated by hazardous materials from railroad or agricultural operations and, as a result, could create a significant hazard to the public or the environment. *(Less than Significant)*

The Burlington Northern Railroad line extends through the central portion of the Planning Area, parallel to Goshen Avenue in the Northwest, travelling along Oak Street through Downtown, and parallel to sections of Ben Maddox Way, Santa Fe Street, and K Avenue in the Southeast. Railroad rights-of-way typically have surface contamination from lubricating oil used on train wheels and herbicides used to control weeds within these areas. While historic activities may have exposed soils surfaces to contaminants, the potential for exposure to these contaminants is minimal. Several vacant or underutilized parcels adjacent to rail lines are expected to be developed under the proposed Plan. Development of lands adjacent these tracks would be required by applicable federal, state, regional, and local health and safety laws and regulations to have soils analyzed for vol-

atile 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 highly productive farmland, including approximately 15,500 acres that would be converted to urban uses under the General Plan. 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. These existing applicable federal, state, regional, and local health and safety laws and regulations, together with the proposed General Plan policies provided under Impact 3.11-4, reduce this potential impact to less than significant.

Proposed General Plan Policies that Reduce the Impact

See policies listed under Impact 3.11-4.

Mitigation Measures

None required.

Impact

3.11-6 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 Tulare County Emergency Operations Plan (EOP) includes planning and response scenarios for seismic hazards, extreme weather conditions, landslides, dam failure and other flooding, wildland fires, hazardous materials incidents, transportation emergencies, civil disturbance, and terrorist attacks. It is meant to work in conjunction with the State Emergency Plan. The Visalia Fire Department is represented on the County's Emergency Council, and also houses the City's Emergency Operations Center and leads emergency preparedness and planning for the City.

Tulare County's Evacuation Plan, updated and adopted in 2011 and incorporated in the EOP, establishes responsibilities, threat levels and triggers for evacuation, evacuation areas, and evacuation routes to be used in case of catastrophic emergencies. The extent and the severity of a disaster will determine which routes and which direction people must take in order to escape or avoid the afflicted areas. The Evacuation Plan identifies SR 198, SR 99, and SR 63 as evacuation routes. The Agriculture Center in Tulare is identified as a County shelter.

As more fully described in Section 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. While several roadways would experience deterioration in their level of service, 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 traffic impacts through a combination of policies and several physical roadway improvements identified in the Circulation Diagram (see Section 3.2, Transportation for additional information).

In addition, the proposed Plan includes several policies that address continued cooperation with emergency response service providers, as well as public education and emergency preparedness. 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, so less than significant impacts would occur.

Proposed General Plan Policies that Reduce the Impact

See also policies in the Circulation Element and the Circulation diagram included in Section 3.2.

S-P-30 *Integrate the Tulare County Hazard Mitigation Plan, in particular the hazard analysis and mitigation strategy sections, into the development review process, the emergency operations plan, and capital improvement program, as appropriate.

S-P-38 Continue to rely on the Tulare County Office of Emergency Services to maintain inventories of available resources to be used during disasters.

S-P-39 Continue to upgrade preparedness strategies and techniques in all departments so as to be prepared when disaster, either natural or man-made, occurs.

S-P-40 Continue to coordinate a public education program in order to foster public awareness of fire hazards with the intention of reducing injury and loss of life, damage to property, and degradation of the natural environment, particularly in conjunction with the public school system and "critical facility."

Education programs can be carried out through public and private schools, the libraries, police and fire department, the news media, civic organizations and on the City website. Programs should seek to reach all age groups, socio-economic classes, and both urban and rural residents. Education programs should be offered in both Spanish and English, as appropriate.

Mitigation Measures

None required.

Impact

3.11-7 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)*

Almost all of the Planning Area is considered by the Department of Forestry and Fire Protection to have little or no threat of wildfire, being urbanized or non-wildland/non-urban land. A small amount of land in the Planning Area is identified as a moderate threat area. Moderate wildfire hazard currently could be expected to decrease would as vacant parcels in identified areas north of Goshen and along Plaza Drive become developed.

Fire hazard potential can be reduced by ensuring that fire safety is provided during development review of proposed construction projects; managing vegetation; and ensuring adequate fire and emergency response capacity. The City of Visalia requires all new development and subdivisions to meet or exceed Uniform Fire Code provisions, and the City's Fire Department reviews all development applications during the plan check process. The City also undertakes vegetation management activities, and strives to maintain high performance with regard to emergency response time.

The proposed General Plan includes numerous policies that would support and enhance these activities, including policies to identify priority areas for fuel reduction; vegetation management along public rights-of-way in close proximity to critical facilities; support for programs that help private property owners reduce fire-prone vegetation; and other measures. Continued support for fire safety and emergency management operations, including following proposed General Plan policies below, 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

S-P-21 *Develop a community wildfire mitigation plan that identifies and prioritizes areas for hazard fuel reduction treatments, and recommend the types of methods of treatments.

S-P-22 *Manage vegetation in areas within and adjacent to public rights-of-way and in close proximity to critical facilities in order to reduce the risk of tree failure and property damage and avoid creation of wind acceleration corridors within vegetated areas.

S-P-23 Continue to offer a free annual tree chipping and tree pick-up day that encourages residents living in wind hazard areas to manage trees and shrubs at risk to falling on nearby structures.

S-P-25 Implement a fuel reduction program, such as the collection and disposal of dead fuel, within publicly-owned open spaces and around critical facilities located within a high and very high wildfire zones.

S-P-26 Implement a program that provides vegetation management services to elderly, disabled, or low-income property owners who lack the resources to remove flammable vegetation from around their homes.

S-P-27 Implement a fuel modification program, which also includes residential maintenance requirements and enforcement, plan submittal and approval process, guidelines for planting, and a listing of undesirable plant species. Require builders and developers to submit their plans, complete with proposed fuel modification zones, to the Fire Department for review and approval prior to beginning construction.

S-P-28 Assist in solving the incendiary problem by improving law enforcement and investigation equipment, adapting equipment available in other fields; and purchasing new equipment where needed. Implement "no-burn" programs, particularly in areas outside of immediate response zones of fire stations.

S-P-29 Ensure availability of adequate water supplies to meet public health and safety needs, and for resource protection, by maintaining the following order of priority for water use:

- Potable water supply, fire protection, and domestic use
- Resource protection and preservation
- Industrial, irrigation and commercial uses
- Water-oriented or water-enhanced recreation
- Air conditioning.

S-P-31 *Create a GIS-based pre-application review for new construction and major remodels of residential and/or non-residential structures in hazard areas.

**Maps from the General Plan Update and the County's Hazard Mitigation Plan can be integrated into the City's GIS system.*

S-P-32 Continue to make available fire alarm systems, as referred to in this Element, to be tied directly and automatically to the Visalia City Fire Chief's alarm-receiving center.

This policy would apply to private companies that wish to have better protection, as well as public buildings and other structures where the Fire Chief and/or the building inspector deem it necessary to have such protection.

S-P-33 Continue a program designed to eliminate unfit, unhealthy, dangerous, structurally unsafe, and fire hazardous housing units by rehabilitation or removal.

S-P-34 Continue the use of an "inspection team" to inspect all deteriorated and dilapidated housing units in the City.

This team carries out appropriate action such as giving instructions, red tagging, posting and removal of housing units when necessary. The team approach incorporates staff from departments having expertise in the area of inspection for safety, sanitation, and structural adequacy.

S-P-35 Continue to give those families that must remove or leave dilapidated units consideration in the allocation of housing units that are produced by publically-assisted housing programs.

S-P-36 Locate critical facilities, such as nursing homes, housing for the elderly, and other housing for the mentally and physically infirm, within a reasonable distance (3 miles or 3 minutes) from fire stations.

S-P-41 Periodically conduct joint training exercises with the County, State and federal agencies and others with the goal of developing the best possible coordinated action in fire suppression and crowd control.

S-P-42 Continue to keep geographically-indexed fire data in a GIS form that includes:

- Number of fires by activity and area
- Number of users in the activity
- Number of fires by ignition index in State responsibility areas
- Any other methods determined by the Safety Committee as necessary.

Mitigation Measures

None required.

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