# 15.0 HAZARDOUS MATERIALS AND HAZARDS

This section of the Draft Environmental Impact Report ("Draft EIR"; "DEIR") describes the existing hazards and hazardous materials sites in the vicinity of the Project site, lists the applicable regulations, analyzes the potential impacts of the proposed Project on hazards and hazardous materials, and provides mitigation measures to reduce potentially significant impacts, where necessary. The analysis focuses on the use, storage, and transport of hazardous materials on the Project site, the potential for wildland fire, and health hazards associated with mosquitoes. This section is based primarily on a Phase I Environmental Site Assessment prepared for the Project site by Holdrege and Kull in June 2007 (see **Appendix 15.0-1**). See Section 13.0, Hydrology and Water Quality, for a discussion of hazards associated with flooding. See Section 9.0, Traffic and Circulation, for a discussion of traffic-related hazards.

#### 15.1 EXISTING SETTING

#### 15.1.1 Hazardous Materials Defined

Under Title 22 of the California Code of Regulations (CCR), the term *hazardous substance* refers to both hazardous materials and hazardous wastes. Both of these are classified according to four properties: toxicity, ignitability, corrosiveness, and reactivity (CCR Title 22, Chapter 11, Article 3). A hazardous material is defined as a substance or combination of substances that may cause or significantly contribute to an increase in serious, irreversible, or incapacitating illness, or may pose a substantial presence or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed. Hazardous wastes are hazardous substances that no longer have practical use, such as materials that have been discarded, discharged, spilled, or contaminated or are being stored until they can be disposed of properly (CCR Title 22, Chapter 11, Article 2, Section 66261.10). Soil that is excavated from a site containing hazardous materials is a hazardous waste if it exceeds specific CCR Title 22 criteria. While hazardous substances are regulated by multiple agencies, as described below in subsection 15.2, Regulatory Framework, cleanup requirements of hazardous wastes are determined on a case-by-case basis according to the agency with lead jurisdiction over the project.

Public health is potentially at risk whenever hazardous materials are, or will be, used. It is necessary to differentiate between the "hazard" of these materials and the acceptability of the "risk" they pose to human health and the environment. A hazard is any situation that has the potential to cause damage to human health and the environment. The risk to health and public safety is determined by the probability of exposure, in addition to the inherent toxicity of a material (DTSC, 2009).

Factors that can influence the health effects when human beings are exposed to hazardous materials include the dose the person is exposed to, the frequency of exposure, the duration of exposure, the exposure pathway (route by which a chemical enters a person's body), and the individual's unique biological susceptibility.

#### 15.1.2 Environmental Site Assessment

A Phase I Environmental Site Assessment (ESA) is a report prepared for a real estate holding which identifies existing and potential environmental contamination liabilities. The analysis contained in a Phase I ESA typically addresses both the underlying land and the physical improvements to the property, and includes examination of potential soil contamination, groundwater quality, surface water quality, and indoor air quality. The assessment of a site

typically includes a records review and personal interviews to determine past uses of the property, the age of any structures on the property, and hazardous substances that may have been used on the property. The assessment may also include a field inspection to look for signs of soil and/or water contamination, identify possible asbestos-containing building materials and lead paints, inventory hazardous substances currently stored or used on-site, and identify potential signs of mold and mildew.

A Phase I ESA is generally considered the first step in the process of environmental due diligence and does not include the actual sampling of soil, air, groundwater, and/or building materials. If the Phase I ESA determines that a site may be contaminated, a Phase II ESA may be conducted. This is a more detailed investigation involving chemical analysis for hazardous substances and/or petroleum hydrocarbons and may include recommendations for remediation of the site, if necessary.

A Phase I ESA was conducted for the Project site by Holdrege and Kull in June 2007 (see **Appendix 15.0-1**). The contents of the report are summarized throughout this section of the DEIR.

# 15.1.3 Regional Setting

The Project site is located in an unincorporated portion of southeastern Placer County near the city limits of Rocklin and Loomis. The site is located in the southwest quarter of Section 28, Township 11 North, Range 7 East of the Rocklin quadrangle map (Holdrege & Kull, 2007a) (see **Figure 3-2**).

# 15.1.4 Existing Project Site Conditions

The Project site comprises a single parcel identified by two assessor's parcel numbers (APN 046-050-006 and APN 046-050-008) totaling 74.2 acres and is located southeast of the intersection of Sierra College Boulevard and Nightwatch Drive in southeastern Placer County near the City of Rocklin and the community of Granite Bay. Ground elevations range from approximately 310 feet above mean sea level (msl) in the southwestern corner of the Project site to approximately 525 feet in the northeastern corner (Holdrege & Kull, 2007a). The topography of the site is characterized by relatively flat-lying areas in the northern and southern thirds of the site, separated by a moderately steep slope. The northern portion of the site is over 200 feet higher in elevation than the southern portion. A north-south-trending drainage swale cuts across the northern half of the site and discharges to a man-made pond in the central portion of the site (see **Figure 13-2**) (Holdrege & Kull, 2007a).

## **Existing Site Uses/Operations**

The Project site is currently unoccupied, containing only fencing at the property boundaries and three unpaved roads. Two of the roads are accessed from Sierra College Boulevard, one of which leads to San Juan Water District's reservoir adjacent to the northeastern property corner. A third road leads from Oak Hill Lane near the southwestern property corner to a pond in the central portion of the site (see **Figure 4-1**). The site is primarily naturally vegetated with grasses, forbs, California buckeye, oak, and gray pines as well as some ornamental species northwest of the pond including shrubs, orange trees, and grapevines (Holdrege & Kull, 2007a).

# **Adjacent Uses/Operations**

The Project site is bordered by San Juan Water District property at the northeastern corner and by rural residential property to the east and south. Several large estate-style homes have been constructed to the west of the Project site over the past five years. The site is bordered by Sierra College Boulevard to the north; across Sierra College Boulevard are Sierra View Office Park and a residential subdivision (Holdrege & Kull, 2007a).

There are two schools located within 1 mile of the Project site. The nearest is Sierra Elementary School located at 6811 Camborne Way in Rocklin, less than one quarter mile west of the Project site. Sierra Community College is also located less than 1 mile north of the Project site, at 5000 Rocklin Road in Rocklin (Google, 2009).

#### Hazardous Material Records Review

As part of the Phase I ESA prepared for the Project site by Holdrege and Kull in June 2007, Environmental Data Resources, Inc. (EDR) performed a search of standard sources of environmental records on hazardous materials, including both federal and state lists as well as local sources of information, to determine previously identified hazardous materials on or around the Project site (Holdrege & Kull, 2007a). In addition, Holdrege and Kull performed a search of Placer County records for hazardous materials on and around the site. A complete list of the specific databases searched can be found in **Appendix 15.0-1**.

The EDR report did not identify any recorded hazardous materials sites on or within 1 mile of the Project site. Similarly, the County departments contacted did not have any records on file of the Project site with regard to hazardous materials, hazardous waste generation, or underground storage tanks (Holdrege & Kull, 2007a).

#### **Observed Site Features**

During a site visit performed as part of the Phase I ESA, the following surface conditions were observed and recorded.

Several areas of ground disturbance in the north third of the site were observed. Exploratory trenching was performed in this area in early May 2007 as part of the Project's geotechnical investigation and likely explains most of these disturbances. However, vegetation was beginning to become established on some areas of ground disturbance, indicating that the disturbance had taken place prior to trenching. Several survey stakes with decaying survey tape as well as metal tree survey tags were observed in the northern portion of the Project site. An area surrounding two trees, approximately 25 feet in diameter, at the northern edge of the slope had been charred. Minor vegetation had become established in the charred area.

Abandoned ornamental shrubs, grapevines, and orange trees were located at the perimeter of the flat-lying area, while a functioning water spigot, surrounded by a stack of three automobile tires, was located nearby. This water spigot is presumed to be supplied by the groundwater well on the site that was identified in Placer County Environmental Health Services records (see Section 13.0, Hydrology and Water Quality).

A segment of abandoned power lines was observed that led to a flat-lying area approximately 200 feet northwest of the pond located in the southern portion of the site. Near the eastern shore of the pond, an empty, rusted, crushed storage tank was observed measuring approximately 4 feet long

and 3 feet in diameter with a spigot on one end. No evidence of spills or staining of the ground surface was observed in the vicinity of the tank. Remnants of a wooden bridge were located across the outfall of the pond. Farther downstream were the concrete and wooden remains of a possible spillway structure. No water was observed flowing from the pond (Holdrege & Kull, 2007a).

# **Summary of Prior Uses**

## Aerial Photography Review

Based on a review of aerial photographs of the Project site taken in 1952, 1961, 1984, 1993, and 1999, the site has never been developed and has continuously been naturally vegetated. The 1952 aerial photo shows signs of livestock trails in the southern and northern portions of the site, possibly indicating past grazing. The first unpaved road on the site appears in the 1961 photo. Sierra College Boulevard, the on-site pond, and additional unpaved roads appear in the 1984 photo. Significant residential development to the north of the site appears in the 1993 and 1999 photos (Holdrege & Kull, 2007a).

#### Interviews

As part of the Phase I ESA, interviews were conducted with the site owner, a local engineer who has been involved with past surveys of the Project site, and the local fire marshal to identify any past uses or incidents on the Project site that might be relevant to this section. According to the site owner, a house that previously occupied the site burned down at some point. According to the local engineer, a tree survey, archaeological survey, and subsurface investigation may have been conducted on the site as part of a past development proposal that was never implemented. According to Fire Marshal Bob Richardson of the South Placer Fire Department, the County has no record of any incidents at the Project site (Holdrege & Kull, 2007a).

# Hazardous Materials Transport, Use, and Storage

The transportation of hazardous materials within the State of California is subject to various federal, state, and local regulations. It is illegal to transport explosives or inhalation hazards on any public highway not designated for that purpose, unless the use of the highway is required to permit delivery or the loading of such materials (California Vehicle Code Sections 31602(b), 32104(a)). The California Highway Patrol (CHP) designates through routes to be used for the transportation of hazardous materials. Transportation of hazardous materials is restricted to these routes except in cases where additional travel is required from that route to deliver or receive hazardous materials to and from users. The CHP has identified a number of routes in the county that may be used for the transportation of hazardous materials. These include Interstate 80 (I-80) and State Routes (SR) 20, 65, and 193, none of which are located in close proximity to the Project site. Information on CHP requirements and regulatory authority is provided in subsection 15.2, Regulatory Framework.

# **Hazardous Materials Incident Response**

A hazardous materials incident involves the uncontrolled release of a hazardous substance during storage or use from a fixed facility or mobile transport. The Placer County Office of Emergency Services (OES) coordinates the Placer County Hazardous Materials Response Program comprising the City of Roseville Hazmat Team and two multi-agency hazmat teams based in the cities of Auburn and Truckee. In the event of a hazardous materials incident, OES staff evaluates the threat to the community and the environment, serves as the point of contact, and coordinates

the hazmat teams, promoting quick containment and cleanup. The OES is also responsible for preparing and maintaining numerous emergency plans including the Placer County Multi-Hazard Mitigation Plan (Placer County, 2009b).

#### Other Hazards

## Airport Operations

The Project site is not located in close proximity to any public or private airports or airstrips. The nearest public airports are approximately 11 and 13 miles away in the cities of Lincoln and Auburn respectively and in the Cameron Park area of El Dorado County (Placer County, 2005).

## Railroad Operations

The Project site is not located is close proximity to any railroads. The nearest railroad line is the Union Pacific Railroad located west of Interstate 80 about 2 miles west of the Project site (Google, 2009).

#### Wildland Fire Hazards

According to the California Department of Forestry and Fire Protection (CalFire), the Project site is not located within a fire hazard area (CalFire, 2007). However, the Project site is located at the fringe of an urban area and is adjacent to naturally vegetated land. In addition, the Project site has some relatively steep slopes that are conducive to the rapid spread of wildland fires.

# Health Hazards Associated with Mosquitoes

West Nile virus (WNV) is a mosquito-borne virus initially found in Africa, Asia, and the Middle East. WNV was first discovered in the United States in 1999 and is an emerging disease that can cause serious illness. WNV is transmitted to people and animals through the bite of an infected mosquito. Mosquitoes require water for the immature stages to develop and any source of standing water, big or small, can produce mosquitoes. As previously described, the Project site contains a man-made pond near its center that could potentially serve as breeding habitat for mosquitoes.

In 2009, the County recorded no human cases of WNV and 55 other WNV cases involving animals or mosquito samples. In 2010, the County recorded 3 human cases and 49 other WNV cases involving animals or mosquito samples. The County had no recorded cases of WNV in 2011 as of late March. However, mosquito and health experts consider WNV to be a significant threat. Confirmed WNV infections are expected to rise in summer months as local mosquito activity increases through the summer (State of California, 2011).

## Radon

Radon is a colorless, tasteless radioactive gas that can cause lung cancer and other health problems. The U.S. Environmental Protection Agency (USEPA) recommends that buildings with radon levels of 4.0 picocuries per liter (pCi/L) or more be repaired. Radon gas has a very short half-life of 3.8 days. The health risk potential of radon is associated with its rate of accumulation within confined areas, particularly confined areas near to the ground, where vapors can readily transfer to indoor air from the ground through foundation cracks or other pathways. Large, adequately ventilated rooms generally present limited risk for radon exposure.

A review of the California Statewide Radon Survey indicated that in zip code 95746, in which the Project site is located, three tests were conducted as part of the survey. Of the three tests, none had radon levels greater than 4.0 pCi/L. The Project site is located in Zone 2, which by USEPA standards is considered "Moderate Potential," with levels of radon greater than 2.0 pCi/L but less than 4.0 pCi/L (Holdrege & Kull, 2007a; USEPA, 2008a).

# Lead-Containing Paint

Concern for lead-containing paint is primarily related to structure surfaces with lead-containing paint applied prior to 1978. Lead-containing paint is recognized as a potential health risk due to the known toxic effects of lead exposure, primarily through ingestion, on the central nervous system, kidneys, and blood system. The risk of lead toxicity in lead-based paint varies, based upon the condition of the paint and the year of its application. The Project site does not currently contain any structures and there is no risk of exposure to lead-containing paints (USEPA, 2008b).

## Naturally Occurring Asbestos

Asbestos is a term used for several types of naturally occurring fibrous minerals found in many parts of California. Asbestos is commonly found in ultramafic rock, including serpentine, and near fault zones. Asbestos is released from ultramafic and serpentine rock when it is broken or crushed through land grading, quarrying operations, or other disturbances. Once released from the rock, asbestos can become airborne and may stay in the air for long periods of time. All types of asbestos are hazardous and may cause lung disease and cancer (ARB, 2002).

According to the California Air Resources Board (ARB), the nearest mapped occurrence of these ultramafic rock units is the Foothill Metamorphic Belt along the western Sierra Nevada foothills, over 60 miles east of the Project site. At this distance, naturally occurring asbestos is not expected to influence site development. Furthermore, a preliminary review of the sites subsurface soil and rock conditions (see **Appendix 15.0-1**) determined that the rocks underlying the Project site are primarily andesitic which are not associated with naturally occurring asbestos (ARB, 2000; Holdrege & Kull, 2007b).

#### Asbestos-Containing Building Materials

Structures constructed or remodeled between 1930 and 1981 have the potential to contain asbestos-containing building materials (ACBM). These materials may include, but are not limited to, floor coverings, drywall joint compounds, acoustic-ceiling tiles, piping insulation, electrical insulation, and fireproofing materials. Asbestos is a general name for a group of naturally occurring minerals composed of small fibers. It is common in many building materials. Various diseases have been associated with exposure to asbestos fibers, and the extensive use of asbestos in building materials has raised some concern about exposure in non-industrial settings. Health hazards associated with ACBMs include increased risks of cancer and respiratory related illnesses and diseases. The presence of asbestos in a building does not mean that the health of building occupants is endangered. As long as asbestos-containing materials remain in good condition and are not disturbed or damaged, exposure is unlikely. On the other hand, damaged, deteriorated, or disturbed asbestos-containing materials can lead to fiber release (exposure), and unauthorized removal or disturbance of asbestos materials could result in adverse health effects. The potential safety hazards resulting from ACBMs are greatest during demolition activities.

There are no existing structures on the Project site; therefore, there is no risk of exposure to asbestos-containing building materials during Project implementation.

## PCB Hazards

In 1976, Congress enacted the Toxic Substances Control Act (TSCA), which gave USEPA the ability to track all industrial chemicals imported into and used in the United States. USEPA screens these chemicals and can ban the manufacture and import of those chemicals that pose an unreasonable risk. The TSCA directed USEPA to ban the manufacture of polychlorinated biphenyls (PCBs) and regulated their use and disposal. USEPA accomplished this by the issuance of regulations in 1978.

Primary sources of PCBs include fluorescent light ballast and electrical transformers. USEPA maintains the PCB Activity Database (PADS) that identifies generators, transporters, commercial storers, and brokers and disposers of PCBs. Electrical facilities developed after 1979 are unlikely to be associated with PCB-containing transformers. The actual levels of PCBs in specific equipment can only be confirmed by sampling and analysis of the mineral oil coolant within the actual pieces of equipment under consideration.

Pacific Gas and Energy Company (PG&E) provides electrical service to properties adjacent to the Project site. PG&E is responsible for all transformers within its service area boundaries and is subject to USEPA regulations regarding PCB transformers. In addition, electricity providers are required to notify USEPA of any activities or incidents involving PCBs (PG&E, 2009).

## Electromagnetic Fields

Electromagnetic fields (EMF) are invisible lines of force surrounding any electrical wire or device. They have two components — the electric field resulting from voltage and the magnetic field resulting from current flow. Ordinary use of electricity produces magnetic and electric fields. These 60 Hertz fields (fields that go back and forth 60 times a second) are associated with electrical appliances, power lines, and wiring in buildings. EMF health and safety issues from power lines are preempted by the Public Utilities Commission (PUC) and therefore are typically not addressed in EIRs.

Although a point of concern, the evidence that EMF from high voltage power lines can be hazardous to human health is not quantifiable and remains unresolved. Federal agencies working on establishing limits and health standards related to EMF include the National Institute for Occupational Safety and Health (NIOSH), U.S. Environmental Protection Agency (USEPA), Federal Communications Commission (FCC), Occupational Safety and Health Administration (OSHA), National Telecommunications and Information Administration (NTIA), and National Institutes of Health (NIH).

There are no high voltage lines on the Project site; therefore, there is no risk of exposure to electromagnetic fields associated with the proposed Project.

#### Septic Tanks

On the lower portion of the parcel adjacent to Cavitt Stallman Road, there was a house located near the old stock pond. That dwelling was served by an on-site sewage disposal system as indicated in County Environmental Health Services records. There is no indication in the County records that the septic tank has been properly destroyed via permit (Holdrege & Kull, 2007a).

## 15.2 REGULATORY FRAMEWORK

Federal, state, and local regulatory agencies that oversee hazardous materials handling and a summary of significant hazardous waste management, including the statutes and regulations these agencies administer, are listed in **Table 15-1** below.

TABLE 15-1
SUMMARY OF HAZARDOUS MATERIALS REGULATORY AUTHORITY

Regulatory Agency	Authority				
Federal Agencies					
Department of Transportation (DOT)	Hazardous Materials Transport Act – Code of Federal Regulations (CFR) 49				
	Federal Water Pollution Control Act				
	Clean Air Act				
	Clean Water Act				
Environmental Protection Agency	Resource Conservation and Recovery Act (RCRA)				
(USEPA)	Comprehensive Environmental Response, Compensation and Liability Act (CERCLA)				
	Superfund Amendments and Reauthorization Act (SARA)				
	Federal Insecticide, Fungicide and Rodenticide Act				
Occupational Safety and Health Administration (OSHA)	Occupational Safety and Health Act and CFR 29				
State Agencies					
Department of Toxic Substances Control (DTSC)	California Code of Regulations				
Department of Industrial Relations (CAL-OSHA)	California Occupational Safety and Health Act, CCR Title 8				
State Water Resources Control Board and	Porter-Cologne Water Quality Act				
Regional Water Quality Control Board	Underground Storage Tank Law				
Health and Welfare Agency	Safe Drinking Water and Toxic Enforcement Act				
Air Resources Board and Air Pollution Control District	Air Resources Act				
Office of Emergency Services	Hazardous Materials Release Response Plans/Inventory Law				
Department of Food and Agriculture	Food and Agriculture Code				
State Fire Marshal	Uniform Fire Code, CR Title 19				

#### 15.2.1 Federal

# **Environmental Protection Agency**

The Environmental Protection Agency (USEPA) provides leadership in the nation's environmental science, research, education, and assessment efforts. USEPA works closely with other federal agencies, state and local governments, and Native American tribes to develop and enforce regulations under existing environmental laws. USEPA is responsible for researching and setting national standards for a variety of environmental programs, and delegates to states and tribes responsibility for issuing permits and monitoring and enforcing compliance.

Prior to August 1992, the principal agency at the federal level regulating the generation, transport, and disposal of hazardous waste was USEPA, under the authority of the Resource Conservation and Recovery Act (RCRA). As of August 1, 1992, however, the California Department of Toxic Substance Control (DTSC) was authorized to implement the State's hazardous waste management program for USEPA. The federal EPA continues to regulate hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act.

## Other Federal Agencies

Other federal agencies that regulate hazardous materials include the Department of Transportation (DOT) and the National Institute of Health. The following federal laws and guidelines govern hazardous materials:

- Federal Water Pollution Control Act
- Clean Air Act
- Federal Insecticide, Fungicide, and Rodenticide Act
- Guidelines for Carcinogens and Biohazards
- Superfund Amendments and Reauthorization Act Title III
- Resource Conservation and Recovery Act
- Safe Drinking Water Act
- Toxic Substances Control Act

#### 15.2.2 State

# **California Environmental Protection Agency**

The California Environmental Protection Agency (CalEPA) and the State Water Resources Control Board establish rules governing the use of hazardous materials and the management of hazardous waste. Applicable state and local laws include the following:

- Public Safety/Fire Regulations/Building Codes;
- Hazardous Waste Control Law;
- Hazardous Substances Information and Training Act;
- Air Toxics Hot Spots and Emissions Inventory Law;
- Underground Storage of Hazardous Substances Act; and
- Porter-Cologne Water Quality Control Act.

## **Department of Toxic Substances Control**

Within CalEPA, DTSC has primary regulatory responsibility, with delegation of enforcement to local jurisdictions that enter into agreements with the state agency, for the management of hazardous materials and the generation, transport, and disposal of hazardous waste under the

authority of the Hazardous Waste Control Law (HWCL). In addition, DTSC is frequently involved with the cleanup of abandoned mine sites.

# California Highway Patrol (CHP)

A valid Hazardous Materials Transportation License, issued by the CHP, is required by the laws and regulations of the State of California Vehicle Code Section 3200.5 for transportation of either:

- Hazardous materials shipments for which the display of placards is required by state regulations; or
- Hazardous materials shipments of more than 500 pounds, which would require placards if shipping in greater amounts in the same manner.

Additional requirements on the transportation of explosives, inhalation hazards, and radioactive materials are enforced by CHP under the authority of the California Vehicle Code. Transportation of explosives generally requires consistency with additional rules and regulations for routing, safe stopping distances, and inspection stops (Title 14, California Code of Regulations, Chapter 6, Article 1, Sections 1150–1152.10). Inhalation hazards face similarly more restrictive rules and regulations (Title 13, California Code of Regulations, Chapter 6, Article 2.5, Sections 1157–1157.8). Radioactive materials are strictly restricted to specific safe routes for transportation of such materials.

## California Emergency Response Plan

California has developed an Emergency Response Plan to coordinate emergency services provided by federal, state, and local governments and private agencies. Response to hazardous materials incidents is one part of this plan. The plan is managed by the State Office of Emergency Services (OES), which coordinates the responses of other agencies including CalEPA, the California Highway Patrol, California Department of Fish and Game, the Regional Water Quality Control Board, Placer County Sheriff's Department, Placer County Office of Emergency Services, and the South Placer Fire District.

# California Board of Forestry Fire Safe Regulations

In the early 1980s, the California legislature adopted "Fire Safe" regulations in response to devastating fires on California's wildlands. These regulations apply to properties within a State Responsibility Area (SRA) where the California Department of Forestry has primary responsibility for wildfire protection. The intent of the Fire Safe program is to minimize the loss of structures, lives, and resources due to uncontrolled wildfires. Fire Safe combines the philosophy of self-protection with the concept of defensible space. Self-protection places some of the burden of fire protection on the homeowner, builder, or developer, incorporating basic fire protection measures into the home or development as it is built. The concept of defensible space provides a reasonably safe location from which firefighters can protect a structure, with a greater potential of saving the structure. Each home, subdivision, and development in the State Responsibility Area should have built into its design adequate emergency equipment access, building and street identification, and a reasonable water supply for fire suppression needs.

Although the Project site is not located with an SRA, the Placer County Zoning Ordinance requires parcels greater than 1 acre in size to comply with the minimum setback requirements of the Fire Safe regulations (Section 17.52.040). The minimum setback is 30 feet for buildings and

accessory buildings from all property lines and/or the center of a road. As shown on **Figure 3-3**, the proposed project would meet or exceed these requirements.

# 15.2.3 Local

## **Placer County General Plan**

The Placer County General Plan Policy Document (Placer County, 1994) was adopted by the Placer County Board of Supervisors in 1994. **Table 15-2** lists the General Plan policies that relate to hazards and hazardous materials and the proposed Project and provides an analysis of the Project's consistency with these goals and policies. While this Draft EIR analyzes the Project's consistency with the Placer County General Plan pursuant to State CEQA Guidelines Section 15125(d), the determination of the Project's consistency with this General Plan rests with the Placer County Board of Supervisors. Environmental impacts associated with any inconsistency with General Plan policies are addressed under the impact discussions of this EIR.

TABLE 15-2
GENERAL PLAN CONSISTENCY ANALYSIS – HAZARDOUS MATERIALS AND HAZARDS

General Plan Policies	Consistency Determination	Analysis		
Health and Safety Element				
<b>Policy 8.G.1:</b> The County shall ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.	Consistent	The proposed Project would not involve the use or disposal of significant quantities of hazardous materials and will in no way conflict with local, state, or federal safety standards.		
<b>Policy 8.G.2:</b> The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.	Consistent	The proposed Project does not include the development of any residences or schools. Furthermore, there are no known hazardous waste disposal or handling facilities within 1 mile of the Project site.		
Policy 8.G.3: The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County's Hazardous Waste Management Plan (CHWMP).	Consistent	The proposed Project would not involve the manufacturing, use, or transport of any hazardous materials.		
Policy 8.C.1: The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and County fire standards.	Consistent	The Project site is not in a designated high-fire-hazard area; however, the site is located adjacent to undeveloped, naturally vegetated land and contains steep slopes that can increase the risk of fire. The proposed Project would be developed to meet all applicable state and local fire standards. Furthermore, the County and local fire district will review the proposed Project to ensure that the fire hazards are minimized to the greatest extent feasible at the Project site. See Impact 15.2.		

General Plan Policies	Consistency Determination	Analysis
Policy 8.C.2: The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared fire breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas.	Consistent	The Project site is not in a designated fire hazard area; however, the site is located adjacent to undeveloped, naturally vegetated land and contains steep slopes that can increase the risk of fire. The proposed Project would be developed to meet all applicable state and local fire standards. Furthermore, the County and local fire district will review the proposed Project to ensure that the fire hazards are minimized to the greatest extent feasible at the Project site. See Impact 15.2.
Policy 8.C.3: The County shall require that new development meets state, County, and local fire district standards for fire protection.	Consistent	The proposed Project will be reviewed by the County and all appropriate fire districts to ensure that it meets all applicable state, county, and local fire district standards for fire safety and protection. See Impact 15.2.
Policy 8.C.4: The County shall refer development proposals in the unincorporated County to the appropriate local fire agencies for review for compliance with fire safety standards. If dual responsibility exists, then both agencies shall review and comment relative to their area of responsibility. If standards are different or conflicting, the more stringent standards shall be applied.	Consistent	The proposed Project will be reviewed by the County and all appropriate fire districts to ensure that it meets all applicable state and local fire district standards for fire safety and protection. See Impact 15.2.
Policy 8.C.5: The County shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce the potential loss of life and property in accordance with state and local codes and ordinances.	Consistent	The proposed Project will be designed and constructed in accordance with all applicable state and local fire safety standards. Furthermore, the County and local fire district will review the proposed Project to ensure that fire hazards are minimized to the greatest extent feasible at the Project site. See Impact 15.2.
Policy 8.C.10: The County shall continue to implement state fire safety standards through enforcement of the applicable standards contained in the Placer County Land Development Manual.	Consistent	The proposed Project will be designed and constructed in accordance with all applicable state and local fire safety standards, including those contained in the Placer County Land Development Manual. Furthermore, the County and local fire district will review the proposed Project to ensure that fire hazards are minimized to the greatest extent feasible at the Project site. See Impact 15.2.
<b>Policy 8.I.2:</b> The County shall endeavor to identify and control important diseases transmitted by environmental factors in the Western Placer County.	Consistent	The Project proponent will coordinate with the County where necessary to ensure that no conditions on the Project site would promote disease transmittal. See Impact 15.3.

# **Granite Bay Community Plan**

**Table 15-3** lists the Community Plan goals and policies that relate to hazards and hazardous materials and the proposed project and provides an analysis of the project's consistency with these goals and policies. While this EIR analyzes the project's consistency with the Community Plan pursuant to State CEQA Guidelines Section 15125(d), the Placer County Board of Supervisors ultimately determines consistency with the General Plan. Environmental impacts associated with any inconsistency with General Plan policies are addressed under the impact discussions of this EIR.

TABLE 15-3
COMMUNITY PLAN CONSISTENCY ANALYSIS – HAZARDOUS MATERIALS AND HAZARDS

Community Plan Policies	Consistency Determination	Analysis		
Health and Safety – Fire Protection				
Policy 1: Ensure that all proposed developments are reviewed for fire safety standards by local fire agencies responsible for protection, including providing adequate water supplies and ingress and egress.	Consistent	The proposed Project will be reviewed by the County and the South Placer Fire District to ensure that it meets all applicable state and local fire district standards for fire safety and protection. See Impact 15.2.		
Policy 2: Maintain strict enforcement of the Uniform Building Code and the Uniform Fire Code.	Consistent	The proposed Project will be designed and constructed in accordance with all applicable state and local building and fire safety standards, including the Uniform Building Code and the Uniform Fire Code.		

## **Placer County Hazardous Waste Programs**

Placer County implements various hazardous waste programs to protect the public health and the environment from exposure to hazardous wastes through the regulation of businesses and industries that generate hazardous waste. This is accomplished through a comprehensive program of inspection, enforcement, public education, and complaint investigation.

## **Placer County Hazardous Waste Management Plan**

Section 25135 of the California Health and Safety Code requires that each county prepare a Hazardous Waste Management Plan. The Hazardous Waste Management Plan must include the following:

- An analysis of the hazardous waste stream generated in the county, including an accounting of the volumes of hazardous wastes produced in the county, by type of waste, and estimates of the expected rates of hazardous waste production until 1994, by type of waste.
- A description of the existing hazardous waste facilities which treat, handle, recycle, and dispose of the hazardous wastes produced in the county, including a determination of the existing capacity of each facility.
- An analysis of the potential in the county for recycling hazardous waste and for reducing the volume and hazard of hazardous waste at the source of generation.

- A consideration of the need to manage the small volumes of hazardous waste produced by businesses and households.
- A determination of the need for additional hazardous waste facilities to properly manage the volumes of hazardous wastes currently produced or that are expected to be produced during the planning period.
- An identification of those hazardous waste facilities that can be expanded to accommodate projected needs and an identification of general areas for new hazardous waste facilities determined to be needed. In lieu of this facility and area identification, the plan may instead include siting criteria to be utilized in selecting sites for new hazardous waste facilities. If siting criteria are included in the county hazardous waste management plan, the plan shall also designate general areas where the criteria might be applicable.
- A statement of goals, objectives, and policies for the siting of hazardous waste facilities and the general management of hazardous wastes through the year 2000.
- A schedule which describes county and city actions necessary to implement the hazardous waste management plan through the year 2000, including the assigning of dates for carrying out the actions.

The County's Plan, submitted to the California Department of Health Services (DHS), was rejected because of its reference to limiting the size of facilities to "fair share" capacity. Most of the plans submitted by counties were rejected. While some counties have adopted their plans without the approval of DHS, Placer County has taken no action pending the outcome of a challenge to the DHS assessment by the Supervisors Association of California.

## **Placer County Multi-Hazard Mitigation Plan**

The current version of the Placer County Multi-Hazard Mitigation Plan was prepared by the Placer County Office of Emergency Services in January 2005 to meet the requirements of the Disaster Mitigation Act of 2000. The plan applies to unincorporated Placer County as well as to the incorporated communities of Auburn, Colfax, Lincoln, Loomis, and Rocklin. The purpose of the plan is to reduce or eliminate long-term risk to people and property from natural hazards and their effects. The plan identifies and assesses the risks of all potential natural hazards that could impact the county including severe weather, floods, dam failure, landslides, avalanches, wildfires, earthquakes, volcanoes, agricultural hazards, hazardous materials incidents, aircraft accidents, acts of terrorism, and natural health hazards including West Nile virus. The plan also includes a review of the County's current capabilities with regard to reducing hazard impacts and provides recommended additional action items for the County and applicable cities to reduce their vulnerability to potential disasters (Placer County, 2005).

# **Placer Mosquito and Vector Control District**

The Placer Mosquito and Vector Control District was created by the Board of Supervisors several years ago, but election attempts to raise funding were unsuccessful until 2000 when a mail-in ballot election provided funds to set up the district. The district's mission is to control mosquitoes in order to increase the quality of life and decrease the risk of disease transmission in the county. The district conducts surveillance to identify mosquito breeding sources and treats with insecticides or natural control methods to eliminate them. The district also conducts testing to

detect the local transmission of mosquito-borne diseases such as the West Nile virus (WNV) (Placer County, 2009a).

# 15.3 IMPACTS

This section identifies and discusses the environmental impacts resulting from the proposed Project and suggests mitigation measures to reduce the levels of impact. A detailed discussion of mitigation measures is included below.

# 15.3.1 Standards of Significance

Based on Appendix G of the California Environmental Quality Act Guidelines and Placer County's established significance criteria, the proposed Project would result in a significant impact related to hazards and hazardous materials if it would:

- 1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- 2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- 3) Emit hazardous emissions, substances, or waste within one-quarter mile of an existing or proposed school.
- 4) 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, create a significant hazard to the public or the environment.
- 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, result in a safety hazard for people residing or working in the project area.
- 6) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing in the project area.
- 7) 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.
- 8) Create any health hazard or potential health hazard.
- 9) Expose people to existing sources of potential health hazards.

# 15.3.2 Methodology

The following evaluation of the proposed Project's potential to create hazards to the public or expose the public to existing hazardous conditions is based primarily on the Project description, the Phase I ESA prepared for the Project site (**Appendix 15.0-1**), a review of existing applicable regulations, and information obtained from public agencies such as the U.S. Environmental Protection Agency, the California Air Resources Board, and Placer County.

Since the Project site is not located within an airport land use plan or within 2 miles of a public airport or public use airport, the Project will not result in safety hazards for people residing or working in the Project area. Therefore, this impact is not discussed further under subsection 15.3.3.

# 15.3.3 Project-Level Impacts and Mitigation Measures

**IMPACT 15.1:** Public Exposure to Hazardous Materials from Transport or Accidental Release of Hazardous Materials

Implementation of the proposed Project would not result in the transport, use, or disposal of significant quantities of hazardous materials and would therefore have no potential to result in the accidental release of hazardous materials.

The proposed Project is a house of worship facility which would include event space, offices, classrooms, a chapel, storage space, a kitchen, and parking facilities. None of these uses would be expected to require the transport, use, or disposal of a significant quantity of hazardous materials. In addition, the Project site is not located near any of the major routes for hazardous material transport through Placer County (I-80, SR 20, SR 65, and SR 193).

According to the public records review conducted as part of the Phase I ESA prepared for the Project site, there are no recorded hazardous materials sites on or within 1 mile of the project site. Furthermore, there is no evidence that the Project site has been used for industrial, agricultural, waste disposal, or other uses that would have involved the regular use of hazardous materials. As such, there would be no risk of accidental release or public exposure to hazardous materials on the Project site.

Furthermore, the use, storage, transport, and disposal of hazardous materials is thoroughly regulated at the federal, state, and local levels to ensure public and environmental health and protection. Placer County implements a comprehensive hazardous materials program that includes the regulation of facilities that generate and use hazardous materials within the county and the coordination of a Hazardous Materials Response Team.

Therefore, implementation of the proposed Project would not result in public exposure to hazardous materials. **No impact** has been identified and no mitigation is required.

## **IMPACT 15.2:** Wildland Fire Hazards

The Project site is slightly at risk of wildland fire though sufficient existing regulations are in place at the state and local levels to minimize such risks. As discussed previously, the Project site is not classified by CalFire as being within a fire hazard area. However, the site is located within a naturally vegetated area and has some relatively steep slopes that could increase the risk of wildland fire. Though implementation of the proposed Project would eliminate much of the natural vegetation on the northern portion of the site, approximately 57 acres of the southern portion of the site and surrounding area to the south and southwest are not currently proposed for development and thus are at risk for wildland fire.

The proposed Project would be designed and constructed in accordance with all applicable fire safety standards including the Uniform Fire Code, the Placer County Land Development Manual, and per the Placer County Zoning Ordinance, the California Board of Forestry Fire Safe Regulations. In addition, the proposed Project plans and designs will be reviewed by the County

and the appropriate fire protection agency to ensure that the Project will comply with all applicable standards as well as the County's policies requiring fire-resistant vegetation, cleared fire breaks, and/or a long-term comprehensive fuel management program for the Project. Compliance with existing regulations would ensure that this impact is reduced to a **less than significant** level and no further mitigation is required.

# **IMPACT 15.3:** Mosquitoes and West Nile Virus

The Project site contains a small, man-made pond that is proposed to remain in place for use as a detention basin as part of the overall drainage system for the Project. The pond will therefore be inundated with water periodically throughout the year following storm events. This pond could provide breeding habitat for mosquitoes which act as vectors for the West Nile virus. Any source of standing water regardless of size can provide breeding habitat for mosquitoes in the area. Mosquitoes are known to carry the West Nile virus which can infect humans as well as birds, horses, and other animals and can be potentially deadly. Therefore, the pond will need to be treated to prevent mosquito breeding. This impact is **potentially significant**.

# Mitigation Measure 15-3a Placer Mosquito Abatement and Vector Control District for Vector Control

The Project applicant shall coordinate with the Placer County Mosquito and Vector Control District and pay for all treatment costs to ensure regular treatment of the on-site detention pond to eliminate mosquito breeding habitat. Frequency and timing of treatment shall be determined by the Placer County Mosquito and Vector Control District. The treatment shall include the application of larvicides and insecticides or the stocking of the pond with mosquitofish (*Gambusia affinis*) and shall continue after completion of Project construction and operation.

# Mitigation Measure 15-3b Avoid Occurrence of Standing Water During Construction

During construction, all grading shall be performed in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other disease vectors. Direct pumping and/or ditching will be used to reduce to the amount of standing water or reduce the length of time water can stand in low areas following rainfall events. The target holding period is 72 hours, which is consistent with guidelines being developed by the Placer County Mosquito Abatement and Vector Control District.

#### SIGNIFICANCE AFTER MITIGATION

Implementation of mitigation measures 15-3a and 15-3b would ensure that the on-site detention pond will not create or continue as a mosquito breeding habitat, nor would any standing water be allowed on the Project site during construction, thereby reducing the potential for spreading vector-borne diseases such as West Nile virus. Therefore, this impact would be reduced to a **less than significant** level.

### **IMPACT 15.4:** Temporary Construction Impacts

The construction phase of the proposed Project would likely include the use of hazardous materials for the operation and maintenance of construction equipment, during the application of architectural coatings, and for other construction activities. Hazardous materials may be transported to and used on the Project site during the construction phase of the proposed Project,

potentially resulting in contamination and/or public exposure. However, the use of these materials would be minimal and temporary. Hazardous materials would be transported, stored, and used in compliance with all applicable regulations. This impact is **less than significant** and no further mitigation is required.

#### **IMPACT 15.5:** Potential Health Hazards

As previously discussed, the Project site contains an on-site sewage disposal system located in the lower portion of the parcel adjacent to Cavitt Stallman Road. There is no indication in the County records that the septic tank has been properly destroyed via permit. Furthermore, an existing well served the house which was located near the stock pond on the Project site. The well was never properly abandoned. Both the well and the septic tank could pose potential health hazards via contamination of groundwater or on-site soils and this is a **potentially significant** impact.

## Mitigation Measure 15-5 Septic Tank Removal

A permit for removal of the septic tank associated with the old single-family dwelling on the lower portion of the parcel adjacent to Cavitt Stallman Road shall be obtained from the Placer County Environmental Health Services Department and the septic tank shall be located, pumped, and properly destroyed prior to issuance of Improvement Plans.

#### SIGNIFICANCE AFTER MITIGATION

Mitigation measure 15-5 requires that the septic tank be destroyed in accordance with a County permit, while mitigation measure 13-2 requires the proper destruction of the well in accordance with a County permit prior to approval of the Project's improvement plans. These mitigation measures would ensure that the well and the septic tank would be removed properly and would reduce potential health hazards associated with health hazards to a **less than significant** level.