

## 4.8 HAZARDS AND HAZARDOUS MATERIALS

### 4.8.1 Introduction

This section addresses the risk of upset associated with the routine use, storage, and transport of hazardous materials, or the potential to encounter hazardous materials during construction, and the potential health consequences that could result from implementation of the project. The potential for wildland fire and risk of exposure of schools to hazardous materials that could result from implementation of the project is also evaluated. This section describes the existing hazards and hazardous materials in the project area and identifies the applicable federal and state plans, policies, and laws and local plans, policies, and regulations. The analysis identifies the project's potential impacts related to hazards and hazardous material, including cumulative impacts, and identifies mitigation measures to reduce the level of impact to less than significant.

Important terms for specific parts of the project are discussed in detail in Section 4.0, "Approach to the Environmental Analysis." The following brief discussion is intended to remind the reader how those terms are defined and used in the EIR analysis, including this section. "SAP area" refers to the entire SAP area, which includes the PRSP area. "Net SAP area" refers to the portion of the SAP area outside the PRSP area. The "project" encompasses the entirety of the SAP, including the PRSP and all associated off-site improvements. "Project area" refers to the entire area covered by the project. Because the project area is composed of three pieces (the net SAP area, the PRSP area, and areas where other off-site infrastructure would support the project), the impact analysis typically is divided into three subsections: "Net SAP Area," "PRSP Area," and "Other Supporting Infrastructure." ("Other Supporting Infrastructure" refers to improvements outside the SAP area and is divided into "Pleasant Grove Retention Facility" and "Off-Site Transportation and Utility Improvements.") Some required infrastructure improvements are planned outside the PRSP area but still in the SAP area; those improvements are addressed in the "PRSP Area" sections.

Impacts from public airports are not addressed in detail because the SAP area is not located within 2 miles of a public airport. As described in the "Environmental Setting" section below, the closest airport is Lincoln Regional Airport/Karl Harder Field, which is located approximately 3.3 miles north of the SAP area. Fiddymont Field, an inoperable private airstrip, is located approximately 1.3 miles south of the SAP area. The project area is located outside of the nearest airport land use plan area. Therefore, no impacts related to being located within an airport land use plan area, within 2 miles of an airport, or within the vicinity of a private airstrip would occur. These impacts are not discussed further.

Geologic hazards, including natural hazards associated with landslides, faulting, and avalanches, are discussed in Section 4.6, "Geology and Soils." Risks associated with flooding are discussed in Section 4.9, "Hydrology and Water Quality." Impacts on fire protection services are addressed in Section 4.13, "Public Services."

One comment received on the NOP was pertinent to the analysis of hazards and hazardous materials. It relates to addressing the proximity of sensitive land uses to hazardous materials associated with mixed use development.

As discussed in Chapter 1, "Introduction," the PRSP land use plan has been slightly revised since circulation of the NOP. Changes primarily relate to increasing the distance between the landfill property and land designated for residential uses, modifying the density of proposed residential areas, reducing the proposed commercial intensity, slightly decreasing the acreage of open space, and increasing the acreage of parks to meet County parkland provision standards. The size of the PRSP area (2,213 acres) has not changed since release of the NOP, and the overall area of development would be nearly identical. Because impacts related to hazards and hazardous materials relate primarily to the scale, location, and types of development, and because the changes to the PRSP land use plan would not substantially alter the scale or types of development or substantially change the locations in which development would occur, potential impacts

related to hazards and hazardous materials resulting from the land use plan identified in the NOP and the current land use plan analyzed in this EIR are essentially the same.

## 4.8.2 Environmental Setting

For purposes of this section, the term “hazardous materials” refers to both hazardous substances and hazardous wastes. A “hazardous material” is defined in the CFR as “a substance or material that...is capable of posing an unreasonable risk to health, safety, and property when transported in commerce” (49 CFR 171.8). California Health and Safety Code Section 25501 defines a hazardous material as “a material...that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment...” Hazardous materials include hazardous substances, hazardous waste, and any material that a handler has a reasonable basis for believing would be “injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.”

“Hazardous waste” is defined in California Health and Safety Code Section 25141(b) as waste that:

because of its quantity, concentration, or physical, chemical, or infectious characteristics...[may] [c]ause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness...[or] [p]ose a substantial present or potential hazard to human health or the environment...when improperly treated, stored, transported, disposed of, or otherwise managed.

## REGIONAL SETTING

### Record Search Results for Existing Hazardous Material Sites

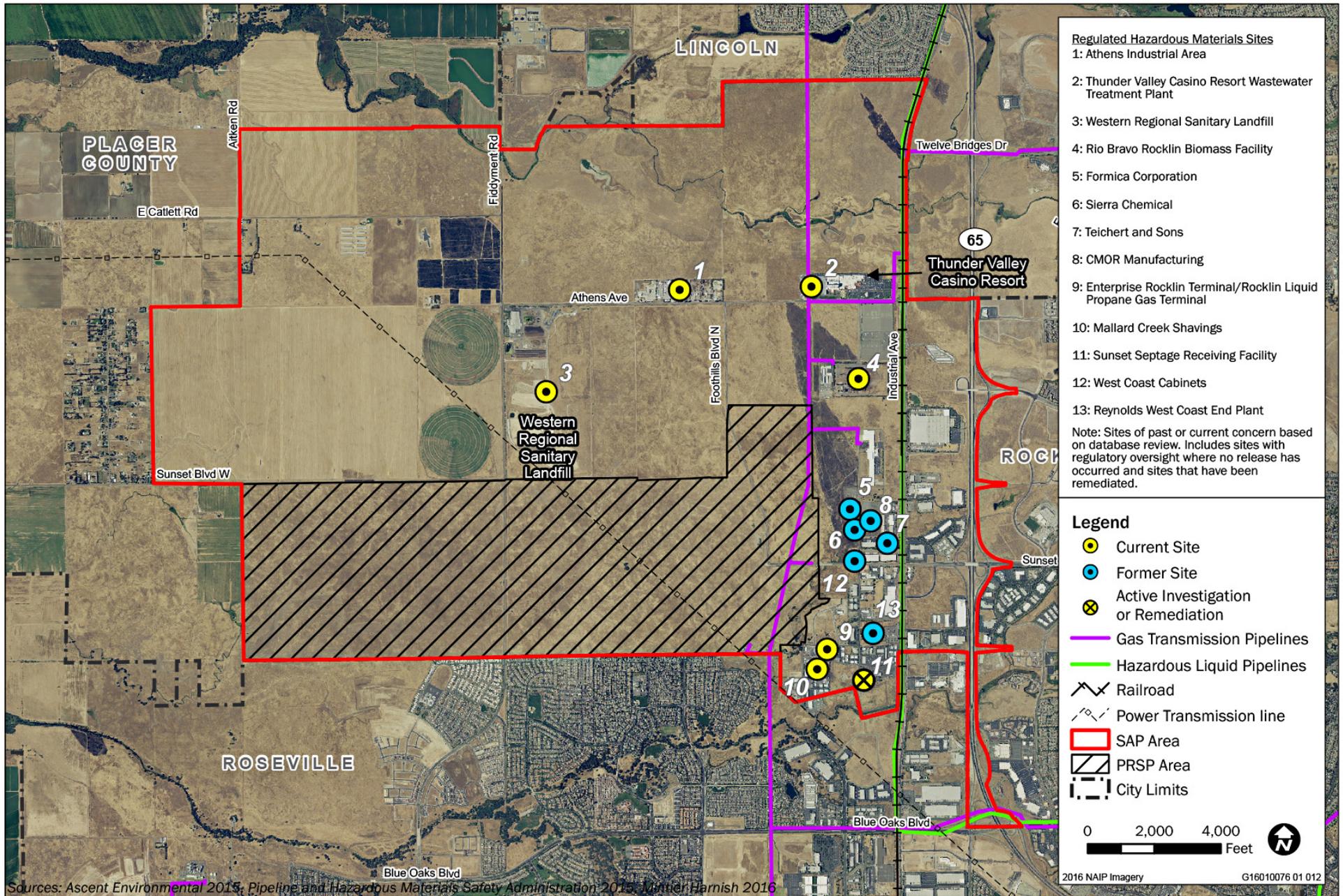
A Phase I Environmental Site Assessment (ESA) was completed for the PRSP portion of the SAP area in 2013 by ENGEO and was used to complete this section (ENGEO 2013). A Phase I ESA was not completed for the entire SAP area; however, Fugro (experts in soil contamination, remediation, and hazardous materials) prepared Section 6.5, “Human Hazards,” of the Sunset Industrial Area (SIA) Plan Update Existing Conditions Report, which provides some of the basis for this existing setting discussion. Additionally, a record search for existing hazardous material sites in the project area was completed using the State Water Resources Control Board Geotracker database (SWRCB 2017) and the California Department of Toxic Substances Control Envirostor database (DTSC 2017).

### Existing Land Uses

#### Historic Land Uses

A review of aerial photography reveals that the SAP area was used for growing crops or grazing from 1947 through 1961. Beginning in 1961, the area began to undergo development with industrial uses, but the majority of the area was still used for growing crops or grazing. Aerial photographs from 1966 indicate that industrial development in the southeastern portion of the SAP area began between 1961 and 1966. By 1966, the Formica Corporation facility and the Sunset Septage Receiving Facility were present (see sites 5 and 11 in Exhibit 4.8-1), as well as a rural residence near the northern boundary of the SAP area and one commercial building north of Athens Avenue between Fiddymont Road and North Foothills Boulevard.

By 1984, several additional industrial facilities were present in the SAP area, including the Western Regional Sanitary Landfill (WRSL) (site 3), at the southeastern corner of Fiddymont Road and Athens Avenue, and the concrete supply and wood recycling facilities north of Athens Avenue (site 1). Several additional industrial facilities were established near Sunset Boulevard and Cincinnati Avenue, as well as by the large warehouse facility that houses the Ace Hardware Distribution Center (3301 Industrial Avenue, Rocklin). Formica Corporation (site 5) and the Sunset Septage Receiving Facility (site 11) appear to have expanded operations in 1984.



Sources: Ascent Environmental 2015; Pipeline and Hazardous Materials Safety Administration 2015; Minter-Hamish 2016

Exhibit 4.8-1

Regulated Hazardous Materials Sites in the SAP Area



By 1993, additional development had occurred in the southeastern portion of the SAP area along and near Cincinnati Avenue, including construction of the City of Roseville Power Plant No. 2 (RPP2), a simple cycle combustion turbine peaking plant located at 2155 Nichols Drive in the southeast corner of the PRSP area. In addition, the Rio Bravo Rocklin biomass facility (site 4) was present south of Athens Avenue in 1993. Additional commercial and industrial development is observed in aerial photographs from 1998, 2005, and 2009 in the southeastern portion of SAP area.

#### **Historic and Current Use of Hazardous Materials in the SAP Area**

Hazardous materials are routinely used, stored, and transported in the SAP area by businesses (including industrial and commercial/retail businesses) and public and private institutions (such as landfills, material recovery facilities [MRFs], and power plants). Hazardous materials used in small quantities by households and small businesses every day, such as cleaning products, paints, solvents, motor oil, and gasoline, are termed “household hazardous materials.” The Western Placer Waste Management Authority (WPWMA) operates a program to accept, consolidate, and properly dispose of household hazardous materials, referred to as household hazardous waste.

Businesses in the SAP area that use and store hazardous materials in quantities subject to federal and state regulation require community notification and are required to prepare and submit a hazardous materials management plan (or hazardous materials business plan) and/or risk management plan (RMP), as appropriate, to Placer County Environmental Health (PCEH), which is the designated Certified Unified Program Agency (CUPA) for most of the county. The PCEH CUPA consolidates and coordinates administrative activities such as permits, inspections, and enforcement for all businesses in the county using hazardous materials in excess of the threshold quantities (55 gallons for a liquid, 200 cubic feet for a compressed gas, and 500 pounds for a solid).

#### **Business and Industrial Areas**

Retail, manufacturing, and light industrial facilities are located near SR 65. Manufacturing operations may use relatively high concentrations of hazardous materials. As stated above, each business that uses and stores hazardous materials in quantities subject to federal and state regulation is required to file a detailed plan with the PCEH CUPA regarding materials on-site and safety measures taken to protect the public.

Industrial development of the SAP area began in the 1960s. Industrial areas are often places where businesses have used hazardous materials over long periods. These areas may include sites of known contamination and small-quantity generators of hazardous wastes that the CUPA regulates. In addition, hazardous material transport and storage activity is assumed to be more intense in industrial areas than in other areas.

Thunder Valley Casino Resort and Rio Bravo Rocklin biomass facility anchor the northeastern portion of the SAP area. These sites use hazardous materials, generate hazardous waste, and have regulated air and water discharges. A small industrial/commercial development north of Athens Avenue and west of Thunder Valley Casino Resort contains the CEMEX Lincoln cement plant and active commercial businesses, including an exploration company (PC Exploration), several wood recycling operations, and A&A Concrete Supply. These facilities use hazardous materials, generate hazardous waste, and have regulated air discharges.

The commercial and industrial development area along Cincinnati Avenue and Sunset Boulevard in the southeastern portion of the SAP area includes multiple sites regulated by PCEH, including the former Formica Corporation facility, SCP Distributors, Progress Vanguard, Hunt & Sons cardlock fueling, Enterprise Products operations, Mallard Creek Shavings, the City of Roseville RPP2, and several auto repair and machining operations. These facilities use hazardous materials, generate hazardous waste, and have regulated air discharges.

Businesses that use a hazardous substance on the federal and/or state list(s) of regulated substances above the threshold quantity must comply with the California Accidental Release Prevention (CalARP) Program and complete an RMP. An RMP is a detailed engineering analysis of the potential accident factors present at a business and the mitigation measures that can be implemented to reduce this accident

potential. The purpose of an RMP is to decrease the risk of an off-site release of a regulated substance that might harm the surrounding environment and community. RMPs typically include the following components: safety information, hazard review, operating procedures, training, maintenance, compliance audits, and incident investigation. The RMP must consider the proximity of the business to sensitive populations, such as schools, residential areas, general acute-care hospitals, long-term health-care facilities, and child daycare facilities, as well as external events, such as seismic activity. Two facilities (Rio Bravo Rocklin and Enterprise Products) in the SAP area are subject to the CalARP Program and have established RMPs.

### **Agricultural Properties**

Agricultural enterprises in the SAP area have historically stored, handled, and applied pesticides and herbicides. Some agricultural chemicals have the potential to remain in near-surface soils, depending on the concentrations and types used. Agricultural chemicals used before the 1970s often included highly persistent compounds, such as DDT, which has been banned from use. Inorganic compounds containing heavy metals, such as arsenic, lead, and mercury, commonly were used before the 1950s. Residual inorganic or organic components from chemicals commonly used in the past have the potential to persist in shallow soils for many decades. If present in elevated concentrations, these residues could pose a potential health risk to future construction workers and other persons who come in direct contact with surface soils.

Chemicals used in modern pesticides and herbicides are generally less persistent organic compounds. Because of stricter regulatory standards and product testing by the U.S. Environmental Protection Agency (EPA) before commercial use, routine application of these materials does not generally result in accumulation to levels sufficient to cause concern. Typical concerns include (1) pesticide-handling areas that lack concrete pads, berms, or cribs to contain spills or leaks during handling and storage and (2) rinse water from washout facilities for pesticide-application equipment that has not been properly collected and treated before discharge. Equipment-repair and petroleum-storage areas also might be of concern.

### **Western Regional Sanitary Landfill**

The WRSL is a large, active landfill that is permitted to accept waste through January 2058 (Placer County 2017:2). The landfill is owned and operated by WPWMA. WPWMA, a regional agency established through a joint exercise of powers agreement between Placer County and the Cities of Lincoln, Rocklin, and Roseville, owns, operates, and maintains the WRSL and the MRF, which includes composting, household hazardous waste, and recycling and buyback facilities (Placer County 2017). It accepts solid waste, generates hazardous waste (including methane gas), and has regulated air discharges. Its environmental protection measures include Subtitle D-compliant liners in the active waste disposal modules, leachate and condensate collection and removal systems, a landfill gas collection system and perimeter gas monitoring probes, and a groundwater monitoring network (Placer County 2017). Based on current observations related to anticipated growth in the number of users and recent regulatory and environmental trends, WPWMA staff report that the physical size of the facility may be insufficient to safely and efficiently accommodate projected needs over the next 20 years, despite the fact it is permitted to receive solid waste beyond this timeframe. Therefore, WPWMA staff have begun identifying future uses for its western and eastern properties as well as other possible modifications to the existing facility layout. The WRSL is discussed further in Section 4.15, "Utilities."

The MRF assists Placer County jurisdictions with achieving state-mandated waste diversion goals while achieving an economy of scale for material diversion and providing uniformity in waste diversion and recycling programs. It is operated to recover recyclable materials from mixed waste, process green and wood wastes for composting or biomass, receive and process source-separated recyclables, and provide for receipt and recycling/disposal of household hazardous waste. Materials not recovered through MRF processing are disposed of in the landfill (Placer County 2017).

### **Transportation Corridors**

Major transportation corridors are used daily to transport goods throughout the region, state, and the country. Hazardous substances often are associated with both the freight transported in these corridors and the soil surrounding them. The potential for existing contamination in major transportation corridors of the SAP area and the associated risk of accidental upset while transporting hazardous materials through the SAP area are described below.

### **Potential for Existing Contamination**

Leaded gasoline was used as a vehicle fuel in the United States from the 1920s until the late 1980s. Although lead is no longer used in gasoline formulations, lead emissions from automobiles (i.e., aerially deposited lead) are a recognized source of contamination in soils along roadways. Surface and near-surface soils along heavily used roadways have the potential to contain elevated lead concentrations. The results of studies by Caltrans suggest that hazardous waste levels of lead, if present, generally are found in soils within 30 feet of the pavement edge (DTSC 2009).

Contaminants common in railway corridors include wood preservatives (e.g., creosote and arsenic) and heavy metals in ballast rock. Ballast rock and soils associated with railroad tracks also may contain naturally occurring asbestos although the Placer County Naturally Occurring Asbestos Hazard Map lists the SAP area as the area least likely to contain the contaminant (Higgins and Clinkenbeard 2006). In addition, soils in and adjacent to these corridors may contain herbicide residues from historical and ongoing weed-abatement practices.

### **Accidental Release of Hazardous Materials**

Hazardous materials, hazardous wastes, and petroleum products are a subset of the tremendous volume of goods routinely shipped along the transportation corridors adjacent to, and in, the SAP area. Three agencies maintain searchable databases that track hazardous material releases in reportable quantities. U.S. Department of Transportation (DOT) maintains the Hazardous Materials Incident Report System, which contains data on hazardous material spill incidents. The California Governor's Office of Emergency Services maintains a Hazardous Materials Incident Report System that contains information on reported hazardous material accidental releases or spills. Finally, the State Water Resources Control Board Site Cleanup Program maintains information on reported accidental hazardous material releases or spills. Smaller hazardous materials spills and releases that are cleaned up immediately are not considered sites of potential environmental concern.

### **Railways**

The Union Pacific Railroad (UPRR) single track mainline railroad crosses the SAP area from the city of Roseville, along the eastern side of the SAP area and parallel to SR 65 through the city of Lincoln. UPRR owns the right-of-way for both freight and passenger rail services and operates freight trains through Placer County with a terminal in the city of Roseville. UPRR freight tracks run adjacent to and parallel with Industrial Avenue, with sidings extending from the main line. All the roadway crossings in the SAP area are grade-separated except for the at-grade crossing at Athens Avenue. Freight includes both oil and gas and potentially other hazardous materials. In 2013, UPRR shipped approximately 163,000 car loads of crude oil. UPRR tracks in California transported approximately 1 percent (800–1,000 car loads) of UPRR's total crude oil business (UPRR 2014). Growth in crude-by-rail shipments will depend on continued terminal development, pipeline capacity, crude oil prices, arbitrage opportunities, and market conditions. The potential for additional regulations and prospective changes to tank car specifications also could have an impact on crude-by-rail volumes.

Between January 1, 1970, and June 30, 2015, 314 rail-related hazardous materials incidents occurred in Placer County, 309 of which occurred in the city of Roseville (Placer County 2016).

UPRR has decreased derailments by 23 percent in the last 10 years through employment of the latest technology (e.g., lasers and ultrasound) to identify rail imperfections, forecasting potential failures before they can happen by tracking acoustic wheel vibrations, performing real-time analysis of rail cars, and conducting rigorous safety training programs regularly (UPRR 2014).

Track characteristics, such as curves and at-grade road crossings, affect the potential for incidents. The railroad tracks that traverse the SAP area are generally straight. North of the SAP area, the tracks curve as they pass through the city of Lincoln. The number of catastrophic oil-by-rail incidents in other areas in recent years led Placer County to develop an oil-by-rail response guide that better prepares first responders for this type of event in the county.

The Pipeline and Hazardous Materials Safety Administration *2016 Emergency Response Guidebook* establishes a 0.5-mile initial evacuation zone for train derailments involving flammable liquids where there is a fire. Where there is a large spill of flammable liquids but no fire, the recommended initial evacuation zone is at least 1,000 feet downwind of the spill (DOT 2016).

### **Transmission Pipelines**

A 12-inch gas transmission line runs roughly southwest to northeast through the far southeastern portion of Placer Ranch. It angles and runs north roughly paralleling Industrial Avenue to Twelve Bridges Drive, where it turns east. A petroleum pipeline operated by Kinder Morgan, located east of the railroad tracks, follows the alignment of the tracks and Industrial Avenue (Exhibit 4.8-1).

The American Petroleum Institute (API) recommends setbacks of 50 feet from petroleum and hazardous liquid lines for new homes, businesses, and places of public assembly. It also recommends 25 feet for garden sheds, septic tanks, and water wells, as well as 10 feet for mailboxes and yard lights (Transportation Research Board 2004).

The Transportation Research Board (2004) encourages the employment of zoning regulations to minimize casualties in the event of a catastrophic rupture. Possible land use techniques include establishing setbacks, regulating or prohibiting certain types of structures (e.g., schools, hospitals, and apartment buildings) and uses near transmission pipelines, and encouraging, through site and community planning, other types of activities and facilities (e.g., mini-storage businesses, linear parks, recreational paths) in or near pipeline rights-of-way.

### **Transmission Lines and Electromagnetic Fields**

The SAP area is crossed by electric transmission and distribution lines. These lines are part of Pacific Gas and Electric Company's (PG&E's) system. Refer to Exhibit 4.15-4 for the location of electric transmission lines and substations. Transmission lines on-site range in size from 115 to 230 kilovolts (kV). The City of Roseville's RPP2, a simple cycle combustion turbine peaking plant, is located in the PRSP area near the southern border.

Transmission power lines and substations emit electromagnetic fields (EMFs). "EMF" is a term used to describe electric and magnetic fields that are created by electric voltage (electric fields) and electric current (magnetic fields). Power-frequency EMFs are a natural consequence of electrical circuits and are present where electricity is used, including not only utility transmission lines, distribution lines, and substations but also the building wiring in homes, offices, and schools and in the appliances and machinery used in these locations.

Electric fields are present whenever voltage exists on a wire and are not dependent on current. The magnitude of the electric field is primarily a function of the configuration and operating voltage of the line and decreases with the distance from the source. The electric field can be shielded (i.e., the strength can be reduced) by any conducting surface, such as trees, fences, walls, buildings, and most types of structures.

Magnetic fields are present whenever current flows in a conductor and are not dependent on the voltage present on the conductor. The strength of these fields decreases with distance from the source. However, unlike electric fields, most common materials have little shielding effect on magnetic fields. Magnetic field strengths do, however, diminish with distance.

The magnetic field levels of PG&E's overhead and underground transmission lines varies depending on customer power usage. The strongest magnetic fields around the outside of a substation come from the power lines entering and leaving the station. The strength of the magnetic fields from transformers and other equipment decreases quickly with distance. Beyond the substation fence, the magnetic fields produced by the equipment in the station typically are indistinguishable from background levels.

The results of studies on the effects of EMF exposure vary widely. Some epidemiological studies have reported that children living near power lines have higher-than-average rates of leukemia, brain cancer, and overall cancers (Schüz 2011; Kheifets et al. 2010). The correlations between EMF exposure and cancer

rates have not been strong and typically have not been related to dose levels. Other epidemiological studies have shown no correlation between living near power lines and cancer, including childhood leukemia. Few studies have shown correlations between adult cancers and proximity to power lines.

Although some epidemiological studies have shown correlations between exposure to EMF and cellular activity necessary to development of cancer, there is little laboratory evidence of a biomechanism affected by EMF. Of more than 60 laboratory studies that have been published, the reported effects on genotoxicity (injury to cells, which could result in cancer) are overwhelmingly negative, even when extremely high field strengths are used (California Electric and Magnetic Fields Program 1999).

Several reviews of EMF studies have been conducted by government agencies, including the National Institute of Environmental Health Sciences of the National Institutes of Health and the California Department of Health Sciences. In general, these reviews have concluded that limited evidence links cancer with exposure to EMF. The International Agency for Research on Cancer found that childhood leukemia was the only type of cancer for which there could be a link to EMF exposure and that the evidence for that link was limited.

The California Department of Health Services (2002) convened a panel of three epidemiologists to review studies of the effects of EMFs on human health, including increased risks of various cancers, miscarriage, and amyotrophic lateral sclerosis (ALS, or Lou Gehrig's disease). Each panel member reviewed existing literature and then rated his or her degree of certainty that EMF increased the personal risk of contracting the diseases under study. The panelists "strongly believed" that EMFs are not universal carcinogens and do not increase the risk of birth defects or low birth weight, but to some degree they were "inclined to believe" that EMFs can "cause some degree of increased risk of childhood leukemia and adult brain cancer, Lou Gehrig's Disease (ALS), and miscarriage...." Two of the panelists were "close to the dividing line between believing or not believing" and one was "prone to believe" that EMFs cause some degree of increased risk of adult leukemia. The panel's findings were reviewed by the Electric and Magnetic Field Scientific Advisory Panel, which found that the conclusions of the panel "were logically supported within a range of reasonable scientific discourse...." At the same time, there was consensus that different evaluators using the California Department of Health Sciences guidelines could arrive at different confidence ratings (i.e., conclusions regarding the likelihood that EMF causes cancer or other diseases).

## **Lead, Asbestos, and Other Hazardous Materials**

Hazardous materials are commonly found in building materials. Until 1978, lead compounds were used in interior and exterior paints. Before the 1980s, building materials often contained asbestos fibers, which were used to provide strength and fire resistance. In addition, other common items present in buildings, such as electrical transformers, fluorescent lighting, electrical switches, heating/cooling equipment, and thermostats, can contain hazardous materials that may pose a health risk if not handled and disposed of properly. These include polychlorinated biphenyls (PCBs), which were used in hundreds of industrial and commercial applications because of their nonflammability, chemical stability, high boiling point, and electrical insulating properties. Older equipment that might contain PCBs includes electrical equipment and thermal insulation material (e.g., fiberglass, felt, foam, or cork). Older, pole-mounted electrical transformers also can contain PCBs.

## **Vector Control**

The SAP area is located within the boundaries of the Placer Mosquito and Vector Control District service area. The original district, known as the Placer County Mosquito Abatement District, was formed in 1996 and began providing services in July 2001 after securing a funding source for its operations. A benefit assessment was established for most of the district service area, including the SAP area, to fund mosquito abatement (Placer Mosquito and Vector Control District 2018).

In October 2017, the Placer Mosquito and Vector Control District had 20 employees, including 11 vector control technicians certified by the California Department of Public Health in the control of vectors for the health and safety of the public. The district's fleet consists of several surveillance and support vehicles, including service and surveillance trucks, off-road quad vehicles, and an all-terrain amphibious vehicle (Placer Mosquito and Vector Control District 2018).

The district employs various practices, separately and in combination, to reduce mosquitoes and other vector populations and prevent the spread of the diseases they can carry. Biological control involves introducing natural enemies, including parasites, pathogens, and predators, such as mosquitofish (*Gambusia affinis*), to manage mosquito populations. The district works with landowners and land managers to limit standing water, manage emergent vegetation, and maintain ditches and natural drains to eliminate mosquito development sites. The public information and outreach program educates and informs the public about mosquito and vector control and prevention methods. Unmanned aircraft systems provide a more cost-effective and precision-based tool for enhancing mosquito detection and public-health-related pesticide applications. A considerable amount of effort is devoted to locating mosquito development sources and monitoring mosquito populations and disease activity over time and space. The district also tests dead birds for the presence of West Nile virus (WNV) and uses sentinel chickens to help track virus activity. In addition, the district uses specific microbial and chemical compounds (insect growth regulators and insecticides) to eliminate immature and adult mosquitoes (Placer Mosquito and Vector Control District 2018).

Thirty different species of mosquitoes are found in Placer County. The primary diseases of concern carried and transmitted by mosquitoes are malaria and encephalitis. Four different encephalitis viruses, including WNV, are found in the county. The western part of the county, including Roseville, Rocklin, and Lincoln, tend to have the highest levels of mosquito and WNV activity during the summer months (Placer Mosquito and Vector Control District 2018).

WNV is a mosquito-borne virus commonly found in humans, birds, and other vertebrates that was originally found in Africa (California Department of Public Health et al. 2017). It was first detected in the eastern United States in 1999. In 2016, seven humans, 30 dead birds, seven sentinel chickens, and 103 mosquito samples were found to be positive for the virus in Placer County. As of October 18, 2017, no humans, three dead birds, five sentinel chickens, and 59 mosquito samples tested positive for WNV in the county (Placer Mosquito and Vector Control District 2018).

### **Sites with Known Contamination and/or Regulatory Agency Oversight**

The SAP area contains sites that were historically contaminated but have been remediated, sites that are known or believed to be contaminated that are being characterized or cleaned up, and sites that are regulated because they use or store hazardous materials and wastes. Environmental Data Resources provided a data map environmental atlas of the study area dated March 2015 that aggregates environmental databases into one report. These sites are listed on the Cortese List, a list compiled by several agencies that provides information about the location of hazardous materials release sites. The study area included all land within the SAP area boundary and within approximately 1 mile of the boundary. If the listing involved a release of chemicals, the regulatory status of the release, or if the site has potential to affect future development in the SAP area, then the information for each listed site was reviewed to determine its specific location. If a listed site was considered noteworthy, a search of additional records provided by the Regional Water Quality Control Board (RWQCB) and California Department of Toxic Substances Control (DTSC) was conducted. The locations of the sites shown in Exhibit 4.8-1 were confirmed or corrected during a windshield survey of the SAP area. No Phase I ESA was conducted for the SAP, but a Phase I ESA was completed for the PRSP in 2013 by ENGE0. This report concluded that no recognized environmental conditions and no historical recognized environmental conditions were identified in the PRSP area and recommended no further environmental studies.

The following sites of past or current regulatory concern within the SAP area are mapped (shown by number and name) in Exhibit 4.8-1. Two additional recognized environmental conditions are listed on the State Water Resources Control Board's GeoTracker Website (#12 and #13 on the list below):

1. Athens Industrial Area, 2260 to 2700 Athens Avenue, Lincoln. Several parcels on the north side of Athens Avenue and west of the Athens Avenue/North Foothills Boulevard intersection are used for industrial purposes. Regulated sites in this area include Livingston Concrete Services, A&A Concrete Supply, Green Solutions, and CEMEX. Air emissions, solid waste operations, and discharge to surface waters generated by these facilities are regulated. The area also includes sites on the Placer County

master list of facilities, which is maintained by Placer County Health and Human Services and includes both cleanup sites and those sites where above- or belowground storage tanks are present without known materials release. Operation of these facilities has the potential to present a health or safety hazard related to release of hazardous materials.

2. Thunder Valley Casino Resort Wastewater Treatment Plant, 1200 Athens Avenue, Lincoln. Thunder Valley Casino Resort's wastewater treatment plant (WWTP) for domestic sewage discharges to Orchard Creek in accordance with its National Pollutant Discharge Elimination System (NPDES) permit, issued by RWQCB. Operation of the plant requires the delivery, storage, and use of hazardous materials, particularly sodium hypochlorite, sodium hydroxide, and sodium bisulfate. All chemicals associated with the WWTP are stored in sealed 55-gallon drums with secondary containment. Less than 30 days' supply of chemicals is maintained on the site, and empty containers are stored in designated areas before they are recycled. Hazardous materials use associated with the WWTP is addressed in the hazardous materials business plan for Thunder Valley Casino Resort (United Auburn Indian Community 2008). Operation of this facility has the potential to present a health or safety hazard related to release of hazardous materials.
3. Western Regional Sanitary Landfill, 3195 and 3155 Athens Avenue, Lincoln. The WPWMA owns and operates a 291-acre, active, Class II and Class III solid waste landfill, which has capacity to accept solid waste through 2058 under Waste Discharge Requirements Order No. R5-2007-0047. The solid waste facility permit, which is reviewed every 5 years, is scheduled to be reviewed in December 2022 by PCEH as the Local Enforcement Agency (LEA). The WPWMA also owns and operates a compost facility and an MRF on adjacent land. The compost facility and MRF operations are permitted by the LEA under a separate solid waste facility permit. Methane gas generated by decomposing waste is collected from the WRS� for use by a privately-owned power plant. Air emissions, solid waste disposal, and discharge to surface waters are regulated.

The predominant groundwater flow direction is toward the south (ENGEO 2013). The *Fourth Quarter and Annual 2016 Monitoring Report* (Golder Associates 2017) for the facility indicates that concentrations of some volatile organic compounds were detected in monitoring wells. The concentrations were relatively low but were greater than the maximum concentration level for drinking water. Concentrations of inorganic compounds were consistent with background concentrations. The presence of an operating landfill is a potential threat to groundwater. This facility appears to comply with agency requirements for operation.

The County has established restrictions on land use near landfills through General Plan Policy 4.G.11. Residential land use is not permitted within 1 mile of an active landfill. Buffers of 1,000 and 500 feet are required for commercial and recreational land uses, respectively. There is no setback requirement for industrial use (see Table 1-5 in the *Placer County General Plan*).

4. Rio Bravo Rocklin Biomass Facility, 3100 Thunder Valley Court, Rocklin. The 24.4-megawatt Rio Bravo Rocklin biomass facility is a power plant that burns organic waste (95 percent urban wood waste and 5 percent agricultural waste) (IHI Power Services Corp. 2015). Air emissions, solid waste disposal, and discharge to surface waters generated by the facility are regulated. A California Hazardous Materials Incident Reporting System listing for the site relates to a 2006 release of 200–300 gallons of hydraulic oil. Much of the release was contained within the secondary containment; the remaining oil was cleaned up by soil removal. The facility has four violations associated with waste generation. Because the facility uses industrial chemicals, generates waste material, and has associated air emissions, there is potential for this facility to pose a health and safety hazard.
5. Formica Corporation, 3500 Cincinnati Avenue, Rocklin. The Formica Corporation facility produced high-pressure laminate products using phenolic or melamine resins. Plant operations ceased on May 15, 2007. Environmental decontamination activities inside the former manufacturing facility have been completed (DTSC 2017). Soil was tested for contaminants of concern, including formaldehyde, petroleum, phenol, and volatile organics. Low levels of aldehydes were detected in soil samples near a thermal discharge basin used as a temporary storage location for noncontact cooling water. Central

Valley RWQCB (CVRWQCB) issued a No Further Action Letter in 2009 (CVRWQCB 2009). DTSC issued a No Further Action letter on September 28, 2011 (DTSC 2011).

There is no evidence of a current health or safety hazard associated with historical use of the Formica Corporation property. Although this facility has had historical releases, the regulatory agencies require no further action. It is being redeveloped as the Placer Gold Industrial Park and is not considered a constraint to the SAP area.

6. Former Sierra Chemical, 3640 Cincinnati Avenue, Rocklin. Sierra Chemical was an industrial gas manufacturer. The facility was operated under discharge requirements for stormwater and a risk management plan for production of chlorine gas.
7. Former Teichert and Sons, 1145 Tara Court, Rocklin. The Teichert and Sons facility has disposed of tetrachloroethene, trichloroethylene, and benzene wastes. No violations were noted, and the facility is closed. The site is developed as a construction office and yard. There is no evidence of a current health or safety hazard associated with historical use of this property.
8. CMOR Manufacturing, 3625 Cincinnati Avenue, Rocklin. CMOR Manufacturing used hazardous materials and three underground storage tanks (USTs) in operations. The facility is now closed. The storage tanks have been removed, and there is no documentation of hazardous materials release. This site is not considered an environmental concern in the SAP area.
9. Enterprise Rocklin Terminal/Rocklin Liquid Propane Gas Terminal, 1545 Nichols Drive, Rocklin. This propane terminal generates small quantities of hazardous wastes. No records of releases or permit violations were found. The facility stores 500 million pounds of propane. The considerable volume of stored propane and associated risk of upset are considerations for planning future development in the vicinity of this facility.
10. Mallard Creek Shavings, 4095 Duluth Avenue, Rocklin. The Mallard Creek Shavings facility manufactures wood pellets for home heating and wood shavings for animal bedding and landscape uses. The site, an active green waste composting facility, operates under the Notification Tier of the California Department of Resources Recycling and Recovery (CalRecycle) regulatory structure. (Initial filing and records are provided to the PCEH LEA, but no permit is required.) The facility is operated in accordance with an NPDES permit. There is no evidence of a current health or safety hazard associated with this property.
11. Sunset Septage Receiving Facility, South End of Cincinnati Avenue, Rocklin. The Sunset Septage Receiving Facility consists of three former unlined septage ponds that operated between 1981 and 1997 and two former unlined industrial wastewater ponds that operated from the mid-1960s to 1986. The facility received primarily domestic sewage. In accordance with Cease and Desist Order No. 94-326, the County ceased discharge to the septage ponds in July 1997 and removed the remaining sludge from the bottom of the surface impoundments in October 1997. Following a soil investigation, Placer County submitted a corrective action and closure plan that concluded that the former receiving facility had contaminated groundwater and subsurface soils.

Waste Discharge Requirement Order No. 5-01-016 requires monitoring of pH; specific conductance; and concentrations of chloride, nitrate, sulfate, and total dissolved solids. Groundwater in the area flows west at an approximate gradient of 0.007 foot per foot. Trend analyses of constituent concentrations indicate that despite exceedance of concentration limits and Water Quality Objectives during the second semi-annual 2014 monitoring period, groundwater constituent concentrations have generally decreased or remained static in downgradient monitoring wells since 2001, and only sulfate levels show a long-term increasing trend (Geo-Logic Associates 2015). Groundwater in the vicinity of the Sunset Septage Receiving Facility has been contaminated by past use of unlined wastewater ponds. This may be a consideration for future use of the site and immediate vicinity.

12. Reynolds West Coast End Plant, 3939 Cincinnati Avenue, Rocklin. This site contained three leaking USTs that were discovered in 1989. The tanks were excavated and removed from the site in 1989. UST #1 was a 10,000-gallon tank containing tab cutting lubricant, UST #2 was a 1,000-gallon tank containing waste tab-cutting lubricant/heptane, and UST #3 was a 6,000-gallon tank containing soapy wastewater. The highest concentrations of hydrocarbons associated with the USTs were located along the product lines that ran between UST #2 and the adjacent building. The detected constituent was toluene at 11,000 ppm which is used as a solvent in organic synthesis. The site has been designated as cleaned up as of 7/14/2000 and no further action is required by the CVRWQCB.
13. West Coast Cabinets, 3740 Cincinnati Avenue, Rocklin. This leaking UST was reported in 1991 and was cleaned up as of January 1993. The substance released was gasoline. No additional information was provided.

## Airports and Airstrips

Lincoln Regional Airport, located approximately 3.3 miles to the north of the SAP area, serves the general aviation needs of the city of Lincoln, the southwestern portion of Placer County, and a substantial portion of the northern part of Sacramento County (Placer County Airport Land Use Commission 2014). The southern outer edge of Compatibility Zone D, the area sometimes overflowed by aircraft arriving and departing the airport and where hazards to flight are the only compatibility concern, is located approximately a half-mile north of the northern boundary of the SAP area (Placer County Airport Land Use Commission 2014). Compatibility Zone D has no maximum sitewide average intensity or maximum single acre intensity limits and no open land requirement. Parks, recreation areas, and natural land areas are normally compatible uses with Zone D. The SAP, however, would not add new features to these designated areas, but would instead maintain and preserve existing, natural open space features in the northern portion of the SAP area, closest to Zone D.

At Lincoln Regional Airport, approximately 74,400 annual aircraft operations take place, or 203 average daily operations, including take-offs and landings, occurring throughout the year. Under 2033 future projections, as many as 138,000 annual operations could occur at Lincoln Regional Airport, or 378 average daily operations. Aircraft operations currently consist of approximately 47 percent single-engine fixed prop, 36 percent single-engine variable prop, 4 percent twin-engine reciprocating, 4 percent twin-engine turboprop, 3 percent business jet, and less than 1 percent helicopter activities (Placer County Airport Land Use Commission 2014).

The City of Lincoln has zoned property around the airport to be generally compatible with airport operations. The Placer County Airport Land Use Commission has adopted Placer County Land Use Compatibility Plans to ensure that the land surrounding the Lincoln Regional Airport is zoned for airport-compatible uses. The Placer County Airport Land Use Commission has found the *City of Lincoln 2050 General Plan* to be consistent with the Airport Land Use Commission for the Lincoln Regional Airport (Placer County Airport Land Use Commission 2014).

One private airstrip, Fiddymont Field, located approximately 1.3 miles south of the PRSP area, is not operational. No other private airstrips are in the vicinity.

## Wildland Urban Interface

The fire season generally occurs during the hotter, drier months and extends from early spring through late fall in Placer County. Fire conditions arise from a combination of high temperatures, low moisture content in the air and fuel, an accumulation of vegetation, and high winds. These conditions, if coupled with years of drought, can compound the potential for wildfire.

Fire behavior is the manner in which fire reacts to weather, topography, and fuels. The following four major factors influence wildfires and predict a given area's potential to burn (Placer County 2016:4-132):

- ▲ **Fuel.** Fuel, the material that feeds a fire, generally is classified by type and by volume. The type of prevalent fuel directly influences the behavior and intensity of a wildfire. Fuel sources are diverse and include vegetation, such as dead tree leaves, twigs, and branches; dead standing trees; live trees; brush; and cured grasses. Human-made structures, such as homes and other associated combustibles, also are fuel sources. Of the four factors that influence fire behavior, fuel is the only factor under human control. Fuels in and surrounding the SAP area are dominated by grasses and agricultural crops.
- ▲ **Topography.** An area's terrain and slopes affect its susceptibility to wildfire spread. Both fire intensity and rate of spread increase as slope increases because of the tendency of a fire's heat to rise through convection. The arrangement of vegetation throughout a hillside also can contribute to increased fire activity on slopes. The SAP area is relatively flat; therefore, topography would not substantially increase the rate of wildfire spread in the area.
- ▲ **Weather.** Weather components, such as temperature, relative humidity, wind, and lightning, also affect the potential for wildfire. High temperatures and low relative humidity dry out fuels that feed wildfires, creating a situation in which fuel will ignite more readily and burn more intensely. Therefore, during periods of drought, the threat of wildfire increases.
- ▲ **Wind.** Wind is the most treacherous weather factor. The greater a wind, the faster a fire will spread and the more intense it will be. North winds in Placer County are especially conducive to hot, dry conditions, which can lead the National Weather Service to issue red flag warnings, indicating extreme fire danger. In addition to wind speed, sudden temperature changes can cause shifts in wind direction.

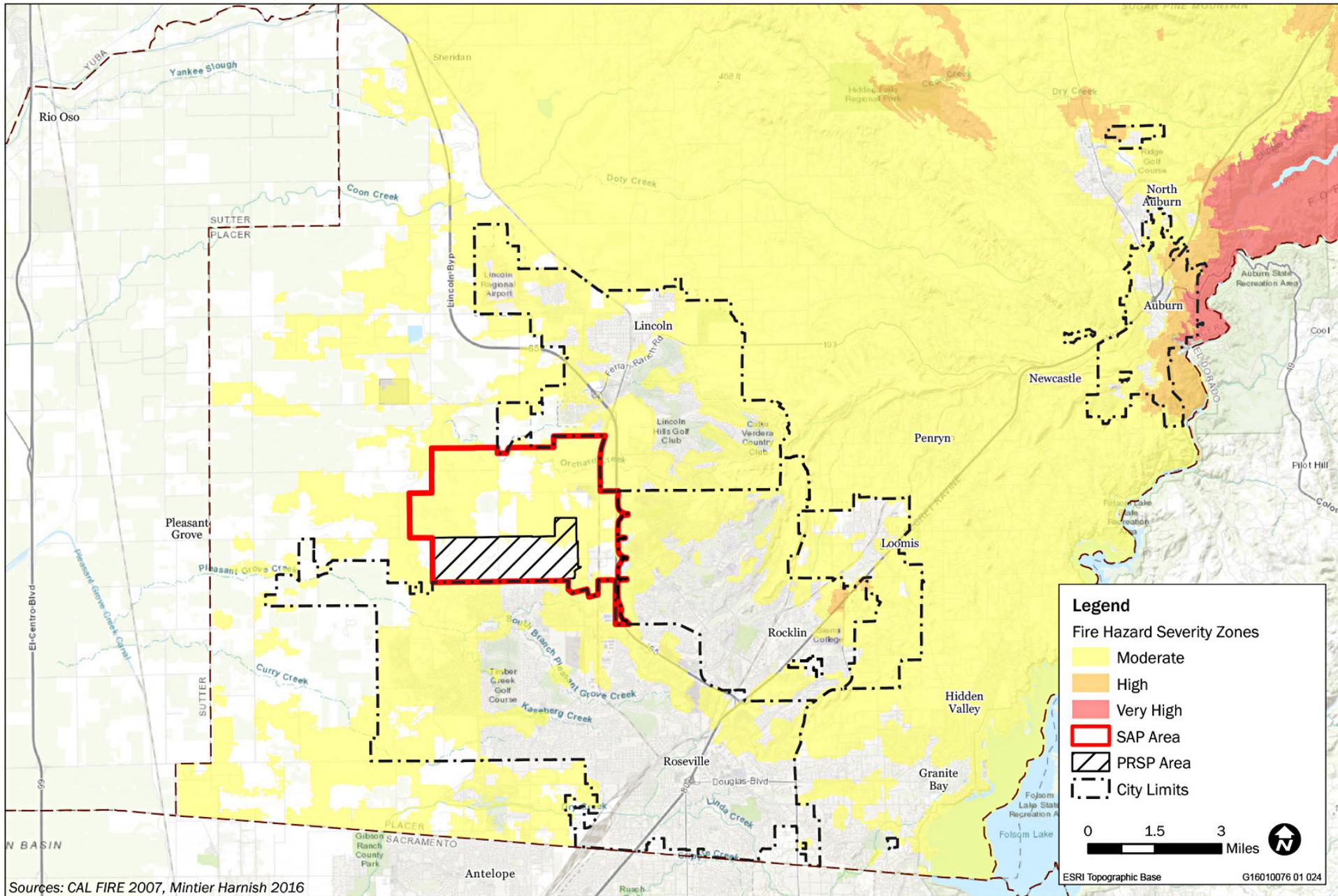
#### **Wildland Fire Hazards**

Placer County communities are becoming more susceptible to wildfire risk as a result of past fire suppression efforts coupled with increases in population. These trends have increased the number of people living in heavily vegetated areas where wildlands meet urban development, also referred to as the wildland urban interface (WUI). Fires in WUI areas can result in major losses of property and structures. In Placer County, the area starting in the foothills just east of Auburn and extending east and north to the county line is most prone to wildfire because of its terrain and vegetation. According to *the Placer County Community Wildfire Protection Plan (CWPP)*, the SAP area lies within a WUI boundary (Placer County 2012:80). Regarding specific points of interest in the SAP area, the CWPP found that Thunder Valley Casino Resort is at low risk for wildfire because it is surrounded by nonflammable surfaces (Placer County 2012:99). Sunset Industrial Park, located in the southeastern portion of the SAP area, is susceptible to wildfire and presents the risk, during a wildfire, of spontaneous combustion of hazardous and flammable materials present at the facilities (Placer County 2012:98).

The SAP area is not located in a Very High Fire Hazard Severity Zone (Exhibit 4.8-2). The *Placer County Local Hazard Mitigation Plan Update (LHMP)* describes the fire threat level of the SAP area as moderate. Fire threat levels were mapped using California Department of Forestry and Fire Protection (CAL FIRE) fire hazard severity zones and wildfire data from its Fire and Resource Assessment Program. Although the western portions of the county pose a limited and more moderate wildfire threat, the SAP area is still at risk to smaller grassfires, especially during the dry, hot summers. In addition, although the area is currently at moderate risk for wildland fires, the Cal-Adapt model, which presents potential effects under various climate-change scenarios, shows that the SAP area is projected to see a potential decrease in the number of acres burned by wildfire in 2085 as compared to 2020 projections.

#### **History of Wildland Fires**

According to CAL FIRE's historical database, 149 significant wildfires of more than 100 acres have occurred in Placer County between 1908 and 2007, most of them in eastern Placer County. In the SAP area, the last fires recorded that burned more than 100 acres occurred in the 1990s. In 2002, the Sierra Fire, which occurred approximately 8 miles from the SAP area in the communities of Loomis and Granite Bay, burned approximately 595 acres of grass, brush, and oak. The fire destroyed six structures and threatened two schools. Approximately 100 homes were evacuated and more than 1,000 homes in both communities were threatened. The Federal Emergency Management Agency provided funds to assist in fighting this wildfire.



Sources: CAL FIRE 2007, Mintier Harnish 2016

**Exhibit 4.8-2**

**Fire Hazard Severity Zones**



## 4.8.3 Regulatory Setting

### FEDERAL

No federal laws, regulations, policies, programs, or plans pertaining to fire hazards are applicable to the project. Federal regulations pertinent to other potential hazards are described below.

#### Code of Federal Regulations

Specific requirements for implementation of statutes of the U.S. Federal Code are codified in Title 40 of the CFR. EPA has authorized DTSC to enforce hazardous waste laws and regulations in California. Under the Resource Conservation and Recovery Act of 1976 (RCRA), DTSC has the authority to implement permitting, inspection, compliance, and corrective action programs to ensure that people who manage hazardous waste follow state and federal requirements. Title 29, Part 1910 of the CFR describes the Hazard Communication Standard, which requires that workers be informed of the hazards associated with the materials they handle. DOT has developed regulations in Titles 10 and 49 of the CFR pertaining to the transport of hazardous substances and hazardous wastes by all modes of transportation. The Hazardous Materials Transportation Act provides DOT with a broad mandate to regulate the transport of hazardous materials. DOT regulations that govern the transportation of hazardous materials are applicable to any person who transports or ships hazardous materials or causes such materials to be transported or shipped or who is involved in any way with the manufacturing or testing of hazardous materials packaging or containers.

#### Pipeline and Hazardous Materials Safety Administration

The Pipeline and Hazardous Materials Safety Administration is the federal regulator for the movement of hazardous materials by rail, with regulations covering product classification, operating rules, and tank car standards. The agency's Office of Hazardous Materials Safety ensures safety in the design, construction, operation and maintenance, and spill response planning of America's 2.6 million miles of natural gas and hazardous liquid transportation pipelines.

#### Federal Railroad Administration Office of Railroad Safety

The Federal Railroad Administration Office of Railroad Safety promotes and regulates safety throughout the nation's railroad industry. The regional offices enforce compliance with regulations related to hazardous materials, motive power equipment, operating practices, signal and train control, and tracks. California is located in Region 7, which is headquartered in Sacramento (FRA 2017).

#### Management of Hazardous Materials

Federal laws require planning to ensure that hazardous materials are properly handled, used, stored, and disposed of and, if such materials are accidentally released, that injury to health or the environment is prevented or mitigated. EPA is the agency primarily responsible for enforcing and implementing federal laws and regulations pertaining to hazardous materials. Applicable federal regulations pertaining to hazardous materials are contained primarily in CFR Titles 29, 40, and 49. Hazardous materials, as defined in the code, are listed in 49 CFR 172.101. Management of hazardous materials is governed by the following laws:

- ▲ The Toxic Substances Control Act of 1976 (15 USC Section 2601 et seq.) regulates the manufacturing, inventory, and disposition of industrial chemicals, including hazardous materials. Section 403 of the Toxic Substances Control Act establishes standards for lead-based paint hazards in paint, dust, and soil.
- ▲ The Resource Conservation and Recovery Act of 1976 (42 USC 6901 et seq.) is the law under which EPA regulates hazardous waste from the time the waste is generated until its final disposal ("cradle to grave"). The RCRA was designed to protect human health and the environment, reduce or eliminate the generation of hazardous waste, and conserve energy and natural resources. EPA has authorized DTSC to enforce hazardous waste laws and regulations in California. Under the RCRA, DTSC has the authority to

implement permitting, inspection, compliance, and corrective action programs to ensure that people who manage hazardous waste follow state and federal requirements.

- ▲ The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (also called the Superfund Act) (42 USC 9601 et seq.) applies to former and newly discovered uncontrolled waste disposal and spill sites. It gives EPA authority to seek out parties responsible for releases of hazardous substances and ensure their cooperation in site remediation. This act established the National Priorities List of contaminated sites and the “Superfund” cleanup program.
- ▲ The Superfund Amendments and Reauthorization Act (SARA) of 1986 (Public Law 99-499; USC Title 42, Chapter 116), also known as SARA Title III or the Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA), imposes hazardous materials planning requirements to help protect local communities in the event of accidental release.
- ▲ The Spill Prevention, Control, and Countermeasure (SPCC) rule includes requirements for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. The rule requires specific facilities to prepare, amend, and implement SPCC plans. The SPCC rule is part of the oil pollution prevention regulation (40 CFR 112), which also includes the Facility Response Plan rule.

### **Transport of Hazardous Materials**

DOT regulates transport of hazardous materials between states and is responsible for protecting the public from dangers associated with such transport. The federal hazardous materials transportation law (49 USC 5101 et seq.) (formerly the Hazardous Materials Transportation Act [49 USC 1801 et seq.]) is the basic statute regulating transport of hazardous materials in the United States. Hazardous materials regulations are enforced by the Federal Highway Administration, U.S. Coast Guard, Federal Railroad Administration, and Federal Aviation Administration.

### **Worker Safety**

The federal Occupational Safety and Health Administration (OSHA) is the agency responsible for ensuring worker safety in the handling and use of chemicals identified in the Occupational Safety and Health Act of 1970 (Public Law 91-596, 9 USC 651 et seq.). OSHA has adopted numerous regulations pertaining to worker safety, contained in CFR Title 29. These regulations set standards for safe workplaces and work practices, including standards relating to the handling of hazardous materials and those required for excavation and trenching.

## **STATE**

### **California Department of Forestry and Fire Protection**

CAL FIRE implements statewide laws aimed at reducing wildfire hazards in state responsibility areas. State responsibility areas are lands for which the state has primary financial responsibility for preventing and suppressing fires, as determined by the California Board of Forestry and Fire Protection under PRC Sections 4125 and 4102. The state also provides protection to private, undeveloped land. Fire-safe regulations address road standards for fire equipment access, standards for signage, minimum water supply requirements for emergency fire use, and fuel breaks and greenbelts, among others. Fire protection outside state responsibility areas is the responsibility of federal or local jurisdictions. These areas are referred to by CAL FIRE as federal responsibility areas and local responsibility areas, respectively. The SAP area is located in a local responsibility area.

CAL FIRE maps the fire hazard severity of wildland areas that contain substantial forest fire risks and hazards in state responsibility areas. Meanwhile, the California Board of Forestry and Fire Protection is responsible for identifying Very High Fire Hazard Severity Zones in both state responsibility areas and local responsibility areas.

## Uniform Fire Code

The Uniform Fire Code (UFC) includes regulations relating to construction, maintenance, and use of buildings. Topics addressed in the UFC include fire department access, fire hydrants, automatic sprinkler systems, fire alarm systems, fire and explosion hazards safety, hazardous materials storage and use, provisions intended to protect and assist fire responders, industrial processes, and many other general and specialized fire-safety requirements for new and existing buildings and premises. The UFC includes specialized technical regulations related to fire and life safety.

## California Fire Code

The California Fire Code is Part 9 of the CCR, Title 24, also referred to as the California Building Standards Code. The California Fire Code incorporates the UFC with necessary California amendments. It prescribes regulations consistent with nationally recognized good practices for the safeguarding to a reasonable degree of life and property from the hazards of fire, explosion, and dangerous conditions arising from the storage, handling, and use of hazardous materials and devices and from conditions hazardous to life or property in the use or occupancy of buildings or premises and provisions to assist emergency response personnel.

## Government Code Section 66474.02

Before approving a tentative map (or a parcel map where a tentative map is not required) for an area located in a state responsibility area or a Very High Fire Hazard Severity Zone, the legislative body of the County must find that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with applicable regulations adopted by CAL FIRE under PRC Sections 4290 and 4291, ensure that structural fire protection and suppression services will be developed, and find that points of ingress and egress meet the road standards for fire equipment access adopted under PRC Section 4290 and any applicable local ordinance.

## 2010 Strategic Fire Plan for California

The revised *2010 Strategic Fire Plan for California* (CAL FIRE 2016) is the state's road map for reducing the risk of wildfire. By emphasizing fire prevention, the plan seeks to reduce firefighting costs and property losses, increase firefighter safety, and contribute to ecosystem health.

## Hazardous Materials Management

The primary State of California agencies with jurisdiction over hazardous materials management are DTSC and RWQCB. In the California Environmental Protection Agency (Cal EPA), DTSC has primary regulatory responsibility for hazardous waste management and cleanup. Cal EPA is also responsible for implementing the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. Other state agencies involved in hazardous materials management are Cal OES (Clap implementation), CDFW, the California Air Resources Board, Caltrans, the California Office of Environmental Health Hazard Assessment (Proposition 65 implementation), and CalRecycle.

## California Code of Regulations

State regulations in Titles 19 and 22 of the CCR pertain to hazardous materials and their management. Title 8 contains Construction Safety Orders pertaining to hazardous materials, including lead. Along with DTSC, RWQCB is responsible for implementing regulations pertaining to management of soil and groundwater investigation and cleanup. RWQCB regulations are contained in Title 27 of the CCR. The CalARP Program (CCR Title 19, Division 2, Chapter 4.5) covers certain businesses that store or handle more than a specified volume of regulated substances at their facilities. See the "Business and Industrial Areas" section above for more information on the CalARP Program.

## Hazardous Waste Control Act

The Hazardous Waste Control Act, passed in 1972, provides the general framework for regulating hazardous wastes in California. The law provides for state regulation of hazardous waste facilities, which include "any structure, other appurtenances, and improvements on the land, used for treatment, transfer, storage, resource recovery, disposal, or recycling of hazardous wastes," and requires permits for, and inspections of,

facilities involved in generating and/or treating, storing, and disposing of hazardous wastes. DTSC is the state's lead agency in implementing the Hazardous Waste Control Act.

### **Hazardous Waste and Substances Sites List**

The Hazardous Waste and Substances Sites List, also known as the Cortese List, is a planning document used by the State of California and its various local agencies to comply with CEQA requirements to provide information about the location of hazardous materials release sites.

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

In January 1996, Cal EPA adopted regulations implementing a unified hazardous waste and hazardous materials management regulatory program, known as the Unified Program. The six program elements are hazardous waste generators and hazardous waste on-site treatment, USTs, aboveground storage tanks, hazardous material release response plans and inventories, risk management and prevention program, and UFC hazardous materials management plans and inventories. The Unified Program is implemented at the local level by a local agency, the CUPA. The CUPA is responsible for consolidating the administration of the six program elements in its jurisdiction. PCEH is the CUPA for all areas of Placer County except for the city of Roseville, which is administered by the Roseville Fire Department.

### **Solid Waste Facility Permitting**

Solid waste handling, processing, and disposal activities (including operation of landfills, transfer processing stations, MRFs, compost facilities, and waste-to-energy facilities) are regulated by CalRecycle. There are five tiers of regulation for solid waste-handling activities: (1) excluded solid waste handling, (2) enforcement agency notification, (3) registration permit, (4) standardized permit, and (5) full permit. The tier in which an activity is slotted depends on the type of activity, as well as the type and amount of solid waste being handled.

Title 27 regulations set forth the performance standards and the minimum substantive requirements for landfill gas monitoring and control as it relates to active solid waste disposal sites and to proper closure, postclosure maintenance, and ultimate reuse of solid waste disposal sites to ensure that public health and safety and the environment are protected from pollution related to the disposal of solid waste. Postclosure maintenance guidelines include requirements for an emergency response plan and site security. Construction on the site must maintain the integrity of the final cover, drainage and erosion control systems, and gas monitoring and control systems. All postclosure land uses within 1,000 feet of a landfill site must be approved by the LEA.

### **Hazardous Materials Transportation**

Transporters of hazardous materials and waste are responsible for complying with all applicable packaging, labeling, and shipping regulations. Cal OES provides emergency response services involving hazardous materials incidents.

### **Local Community Rail Security Act**

The Local Community Rail Security Act of 2006 (Public Utilities Code Sections 7665–7667) requires all rail operators to provide security risk assessments to the CPUC, the director of Homeland Security, and the Catastrophic Event Memorandum Account that describe:

- ▲ location and function of each rail facility;
- ▲ all types of cargo stored at or moved through the facility;
- ▲ hazardous cargo stored at or moved through the facility;
- ▲ frequency of hazardous movements or storage;
- ▲ practices of the rail operator to prevent acts of sabotage, terrorism, or other crimes, countermeasures;
- ▲ employee training programs;
- ▲ emergency response procedures; and
- ▲ emergency response communication procedures.

## Management of Hazardous Materials

In California, both federal and state community right-to-know laws are coordinated through Cal OES. The federal law, SARA Title III or EPCRA, described above, encourages and supports emergency planning efforts at the state and local levels to provide local governments and the public with information about potential chemical hazards in their communities. Because of community right-to-know laws, information is collected from facilities that handle (e.g., produce, use, store) hazardous materials above certain quantities. The provisions of EPCRA apply to four major categories:

- ▲ emergency planning,
- ▲ emergency release notification,
- ▲ reporting of hazardous chemical storage, and
- ▲ inventory of toxic chemical releases.

Information gathered in these four categories helps federal, state, and local agencies and communities understand the chemical hazards in a particular location or area and what chemicals individual facilities are using, storing, or producing on site.

The corresponding state law is Chapter 6.95 of the California Health and Safety Code (Hazardous Materials Release Response Plans and Inventory). Under this law, businesses on the project site are required to prepare a hazardous materials business plan, which identifies hazardous materials and hazardous waste management procedures and emergency response procedures, including emergency spill cleanup supplies and equipment. When the applicant begins to use hazardous materials at levels that reach the applicable state or federal threshold, the plan is submitted to the administering agency—in this case, PCEH (CUPA)—to implement and enforce. The plan is to be updated annually.

DTSC, a division of Cal EPA, has primary regulatory responsibility over hazardous materials in California, working in conjunction with EPA to enforce and implement hazardous materials laws and regulations. As required by Section 65962.5 of the California Government Code, DTSC maintains a hazardous waste and substances site list for the state, known as the Cortese List.

## Transport of Hazardous Materials and Hazardous Materials Emergency Response Plan

The State of California has adopted DOT regulations regarding the movement of hazardous materials originating in the state and passing through the state; state regulations are contained in 26 CCR. The state agencies with primary responsibility for enforcing state regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol (CHP) and Caltrans. Together, these agencies determine container types used and license hazardous waste haulers to transport hazardous waste on public roads.

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 the plan. The plan is managed by OES, which coordinates the responses of other agencies in the SAP area.

## Management of Construction Activities

Through the Porter-Cologne Water Quality Control Act and NPDES program, the CVRWQCB has authority to require proper management of hazardous materials during project construction. For a detailed description of the Porter-Cologne Water Quality Control Act, the NPDES program, and the role of the CVRWQCB, see Section 4.9, “Hydrology and Water Quality.”

The project falls within the jurisdiction of the state Construction General Permit (Order No. 2009-009-DWQ, as amended by 2010-0014-DWQ and 2012-0006-DWQ). The Construction General Permit establishes a risk-based approach with monitoring. The NPDES permit and Construction General Permit require that permit registration documents be filed for construction projects with greater than 1 acre of disturbance. The documents must include a notice of intent and a storm water pollution prevention plan (SWPPP) that identifies proposed best management practices and includes a site-specific construction site monitoring and

reporting plan developed by a Qualified SWPPP Developer. Although a major focus of the SWPPP is managing stormwater on the construction site, it also must address proper use and storage of hazardous materials, spill prevention and containment, and cleanup and reporting of any hazardous materials releases if they do occur.

## Worker Safety

The California Occupational Safety and Health Administration (Cal/OSHA) assumes primary responsibility for developing and enforcing workplace safety regulations in the state. Cal/OSHA standards, which typically are more stringent than federal OSHA regulations, are presented in Title 8 of the CCR. Cal/OSHA conducts on-site evaluations and issues notices of violation to enforce necessary improvements to health and safety practices.

## School Siting

The California Department of Education maintains specific guidelines regarding the placement of public school facilities that at times are more stringent than those for other types of development. In addition, if the acquisition of proposed school land or school construction requires state school bonds, then the school district must prepare site assessments and any other DTSC-ordered studies to ensure safety on the school site. The results of the evaluation are subject to review by DTSC before development of the parcel. If DTSC determines that no further investigation is needed, the site is cleared for DTSC approval. However, if DTSC does not approve the Phase I ESA, a preliminary environmental assessment is required. Evaluation of a school site also is subject to a subsequent CEQA review process by the school district upon purchase or intent to purchase the identified site because potential project impacts must be identified and mitigated if possible and because approval of the school falls under a separate jurisdiction.

Section 17213 of the California Education Code establishes the regulatory framework for school districts to expand existing schools and construct future schools, notably highlighting that schools must be located away from current or former hazardous waste or solid waste disposal sites, hazardous substance release sites, and sites containing pipelines that contain hazardous materials (apart from a natural gas supply to the surrounding community). Section 17213.1 of the California Education Code requires that a Phase I ESA be conducted for the site of the proposed school site before construction.

Several portions of Section 21151 of the PRC require specific actions to be made relating to siting in order for schools to be constructed or altered. PRC Section 21151.2 requires governing boards for school districts operating in the state to consult with the local planning commission to provide notice and allow the planning commission to report on the proposed project or acquisition. Following the planning commission report, 30 days must pass before the school district can take any action.

Section 21151.4 states that no environmental document shall be certified or approved for any project involving the construction or alteration of a facility within a quarter mile of a school site that may pose a health or safety hazard to persons who would attend or be employed at the school until the lead agency responsible for preparing the environmental document has consulted with the affected school district and the school district has been notified at least 30 days before the proposed certification or approval of the document.

Section 21151.8 establishes the particular levels of analysis necessary for any environmental document for a project involving the purchase of a school site or the construction of a new school by a school district. In particular, the environmental document must present information regarding whether the proposed site is or was a hazardous waste disposal site, a solid waste disposal site, a hazardous substance release site, a site containing pipelines that contain hazardous materials (apart from a natural gas supply to the surrounding community), or a site located within 500 feet from the edge of a freeway or other busy traffic corridor.

Section 17213 of the California Education Code specifies that a school district may not approve a project involving the acquisition of a school site unless it determines that the property to be purchased or built on does not contain a pipeline situated underground or aboveground that carries hazardous substances, acutely hazardous materials, or hazardous wastes unless the pipeline is a natural gas line used only to supply that school or neighborhood. Title 5 of the CCR, Section 14010(h), states that "the site shall not be

located near an above-ground water or fuel storage tank or within 1,500 feet of the easement of an above ground or underground pipeline that can pose a safety hazard as determined by a risk analysis study, conducted by a competent professional.”

**LOCAL**

**Placer County General Plan**

The Public Facilities and Services section and Health and Safety section of the *Placer County General Plan* (Placer County 2013) identify goals and policies to address impacts resulting from increased wildland and structural fire hazards and risks related to development. The Health and Safety section identifies goals and policies related to hazardous materials and to land use in proximity to landfills. It is important to note that the project includes proposed text amendments to Policy 4.G.11, and Table 1-5. The specific text changes are provided in Chapter 3, “Project Description.”

**Public Facilities and Services**

**Goal 4.G:** To ensure the safe and efficient disposal or recycling of solid waste generated in Placer County.

- ▲ **Policy 4.G.6:** The County shall ensure that landfills and transfer stations are buffered from incompatible development.
- ▲ **Policy 4.G.11:** When considering land use changes in the vicinity of a landfill operation, the County shall consider the landfill as the dominant land use in the area. In order to protect these facilities from incompatible encroachment, new residential land uses shall be separated from the property lines of active and future landfill sites by a buffer of one mile. Such buffers do not apply to closed landfills or solid waste transfer stations. Other uses will be required to provide buffers as described in Table 1-5 [of the general plan]. The intent of this policy is to prohibit the creation of new parcels for residential use within one mile of the landfill, not to prohibit construction of a residence on an existing legal building site within this area.

**[Placer County General Plan] Table 1-5 Minimum Public Facility Buffer Zone Width**

Type of Public Facility	Minimum Buffer Zone Width (feet) by Land Use Designation			
	Residential	Commercial	Industrial	Recreation
Airport <sup>1</sup>	2,000	1,000 <sup>2</sup>	0	0-500 <sup>3</sup>
Sewage treatment plant	1,000	1,000	0-500 <sup>4</sup>	1,000
Solid waste transfer station	500	0	0	500
Solid waste disposal site	5,280 <sup>5</sup>	1,000	0	500

<sup>1</sup> See also comprehensive land use plans (CLUPs) for airports.  
<sup>2</sup> Buffer required for non-airport related commercial uses only.  
<sup>3</sup> No separation necessary for expansive, low-population outdoor recreation facilities such as golf courses; 500 feet for places of public assembly, outside of aircraft overflight areas.  
<sup>4</sup> No separation necessary for warehousing uses with a low employee-per-square foot ratio; 500 feet required for manufacturing facilities and business parks.  
<sup>5</sup> Policy 4.G.11 protects landfill facilities from future residential encroachment by requiring a residential buffer of one mile measured from the property line of an active or future landfill site.

**GOAL 4.I:** To protect residents of and visitors to Placer County from injury and loss of life and to protect property and watershed resources from fires.

- ▲ **Policy 4.I.1:** The County shall encourage local fire protection agencies in Placer County to maintain the following minimum fire protection standards (expressed as Insurance Service Organization [ISO] ratings):

- a) ISO 4 in urban areas
- b) ISO 6 in suburban areas
- c) ISO 8 in rural areas

▲ **Policy 4.I.2:** The County shall encourage local fire protection agencies in the County to maintain the following standards (expressed as average response times to emergency calls):

- a) 4 minutes in urban areas
- b) 6 minutes in suburban areas
- c) 10 minutes in rural areas

▲ **Policy 4.I.3:** The County shall require new development to develop or fund fire protection facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards.

▲ **Policy 4.I.9:** The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the Uniform Fire Code and other County and local ordinances.

#### **Health and Safety**

**GOAL 8.C:** To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from unwanted fires.

▲ **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.

▲ **Policy 8.C.3:** The County shall require that new development meet state, County, and local fire district standards for fire protection.

▲ **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.

▲ **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.

▲ **Policy 8.C.7:** The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression.

▲ **Policy 8.C.11:** The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards.

**GOAL 8.G:** To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

▲ **Policy 8.G.1:** The County shall ensure that the use and disposal of hazardous materials in the County complies with local, state, and federal safety standards.

- ▲ **Policy 8.G.2:** The County shall discourage the development of residences or schools near known hazardous waste disposal or handling facilities.
- ▲ **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).
- ▲ **Policy 8.G.5:** The County shall strictly regulate the storage of hazardous materials and wastes.
- ▲ **Policy 8.G.6:** The County shall require secondary containment and periodic examination for all storage of toxic materials.
- ▲ **Policy 8.G.7:** The County shall ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.
- ▲ **Policy 8.G.8:** The County shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the County.
- ▲ **Policy 8.G.9:** The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.
- ▲ **Policy 8.G.10:** The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.
- ▲ **Policy 8.G.11:** The County shall encourage the State Department of Health Services and the California Highway Patrol to review permits for radioactive materials on a regular basis and to promulgate and enforce public safety standards for the use of these materials, including the placarding of transport vehicles.
- ▲ **Policy 8.G.12:** The County shall identify sites that are inappropriate for hazardous material storage, maintenance, use, and disposal facilities due to potential impacts on adjacent land uses and the surrounding natural environment.
- ▲ **Policy 8.G.13:** The County shall work with local fire protection and other agencies to ensure an adequate Countywide response capability to hazardous materials emergencies.

### **Placer County Fire Department**

Placer County contracts with CAL FIRE for fire protection services in the unincorporated areas of the county, which includes the SAP area. The Placer County Fire Department provides year-round, all-hazard fire and emergency services to more than 475 square miles of unincorporated county area. Fire service is provided by both full-time and volunteer firefighters (Placer County Fire Department 2018).

### **Placer County Community Wildfire Protection Plan**

The CWPP provides recommendations to reduce the threat of wildfire-related damage to people, property, and ecological elements in the county. It estimates the hazards and risks associated with wildland fire in proximity to WUI in each applicable Fire Safe Council area. According to the CWPP, the SAP area lies in the Greater Lincoln Fire Safe Council. This information, in conjunction with identification of the values at risk, defines areas of special interest and allows mitigation efforts to be prioritized. From the analysis of the data presented, solutions and mitigation recommendations are offered to aid homeowners, land managers, and other interested parties in developing short-term and long-term planning efforts.

## Placer County Environmental Health

PCEH is responsible for promoting a safe and healthy environment in the county and for enforcing hazardous waste laws and regulations at a local level. PCEH, as the local CUPA, monitors the proper use, storage, and cleanup of hazardous materials; monitoring wells; removal of leaking USTs; and permits for the collection, transport, use, or disposal of refuse. Hazardous waste laws and regulations are enforced locally by PCEH. The PCEH hazardous materials business plan, which is administered throughout Placer County and its incorporated cities, is an element of the County's CUPA program. Businesses are required to complete a hazardous materials business plan for safe storage and use of chemicals above reportable quantities (55 gallons for liquids, 200 cubic feet for compressed gases, and 500 pounds for solids).

PCEH is also the LEA designated to implement delegated CalRecycle programs. The LEAs have the primary responsibility for ensuring the correct operation and closure of solid waste facilities in the state. They also are responsible for guaranteeing the proper storage and transportation of solid wastes.

## Placer County Local Hazard Mitigation Plan Update

The LHMP (Placer County 2016) outlines the County's vulnerabilities to wildfires, history of past fires, and the likelihood of future occurrences. It also identifies mitigation actions to help manage and prevent wildfires, which can cause losses to human life, property, and natural resources. Placer County has developed the *Strategic Plan for the Placer County Wildfire Protection and Biomass Utilization Program* (Placer County Wildfire Protection & Biomass Policy Team 2014). The goal of the program is to promote projects that will diminish the threat of catastrophic wildfires, improve public health and safety, reduce pollution, and enhance the environment.

## Placer County Municipal Code

### Chapter 15.04 (Fire Code Adopted)

Placer County has adopted the 2013 California Fire Code. Municipal Code Title 15 regulates site and building development in accordance with applicable building codes.

### Chapter 9.32 (Fire Prevention)

Chapter 9.32 of Title 9 of the Municipal Code (Public Peace, Safety, and Welfare) outlines permitting requirements for various flammable materials, the process for vegetation abatement on unimproved parcels, and fire break requirements for specific buildings in the county.

## Placer Mosquito and Vector Control District

The Placer Mosquito and Vector Control District, under Section 2270 of the California Health and Safety Code, has the authority to exterminate mosquitoes, flies, and other insects either inside or outside the district service area.

## Placer County Planning Division of the Community Development Resource Agency

The Placer County Planning Division of the Community Development Resource Agency implements the Water Efficient Landscape Ordinance (WELo) to support the state's goals of increasing water conservation efforts and landscape irrigation efficiency. The purpose of the ordinance is to increase water efficiency standards for new and retrofitted landscapes through more efficient irrigation systems, greywater usage, and on-site stormwater capture and by limiting the portion of landscapes that can be covered in turf. WELo applies to new construction projects proposing a landscape greater than 500 square feet or rehabilitated landscape projects proposing an aggregated landscape area greater than 2,500 square feet (e.g., redevelopment or remodel). Projects that require a building permit, plan check, or design review must include WELo if landscaping is proposed as part of the project.

## 4.8.4 Analysis, Impacts, and Mitigation

### STANDARDS OF SIGNIFICANCE

Based on the Placer County CEQA Checklist and Appendix G of the State CEQA Guidelines, the project would have a significant impact related to hazards and hazardous materials if it would:

- ▲ create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous or acutely hazardous materials;
- ▲ create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- ▲ emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school;
- ▲ be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (i.e., the Cortese List) and, as a result, would it create a significant hazard to the public or the environment;
- ▲ expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands;
- ▲ create any health hazard or potential health hazard; or
- ▲ expose people to existing sources of potential health hazards.

### METHODS AND APPROACH

#### Construction

This impact analysis involved a review of applicable laws, plans and policies, permits, and legal requirements pertaining to construction related hazards and hazardous materials. Existing on-site hazardous materials and the potential for other safety or hazardous conditions were reviewed based on site reconnaissance, publicly available hazard and hazardous materials information, site/location and cleanup status information, and the PRSP Phase I ESA (ENGE0 2013). The impact analysis considered potential for changes in the nature, extent, and presence of hazardous conditions to occur on site as a result of project construction. Construction related impacts generally include temporary effects, such as the transport, storage, and use of potentially hazardous chemicals and the potential to encounter hazardous wastes during construction.

#### Operations

This impact analysis primarily focuses on the review of applicable laws, plans and policies, permits, and legal requirements pertaining to hazards and hazardous materials for the operation of the project. Existing on-site hazardous materials, wildfire potential, and the potential for other safety or hazardous conditions were reviewed based on site reconnaissance, the publicly available hazard and hazardous existing conditions report for the project, and the Phase I ESA for the PRSP (ENGE0 2013). The impact analysis considered potential for changes in the nature, extent, and presence of hazardous conditions to occur on site as a result of project operation, including increased potential for exposure to hazardous materials and hazardous conditions. Operation related impacts generally include permanent impacts associated with use of the project roads for the transport of hazardous material as well as the storage and use of hazardous material within the project area.

## PROPOSED SUNSET AREA PLAN GOALS, OBJECTIVES, AND POLICIES

The following goals and policies for the protection of people and property from natural and human-caused hazards.

**GOAL HS-3: Solid Waste Operations.** To protect residents, workers, visitors, and property owners from public health and safety impacts associated with the operation of solid waste facilities.

- ▲ **Policy HS-3.1: Permit Monitoring.** Under its authority as the Local Enforcement Agency, the County shall monitor and enforce the compliance of County-issued permits associated with solid waste operations and facilities.
- ▲ **Policy HS-3.2: CEQA Review.** As a lead or responsible agency, as defined by the California Environmental Quality Act, the County shall ensure that the environmental documentation for new or revised solid waste facilities permits and/or conditional use permits, contains mitigation measures which protect the public health and safety from the operation of solid waste operations and facilities.
- ▲ **Policy HS-3.3: Post Closure Land Use Plans.** The County shall review all new discretionary development projects associated with post-closure land use plans for solid waste facilities and operations to ensure that the proposed land uses are compatible with the closed landfill and surrounding land uses.

**GOAL HS-4: Fire Protection.** To protect residents, workers, employers, visitors, and property owners from injury and loss of life from fires.

- ▲ **Policy HS-4.1: Fire Protection Standard.** The County shall seek to provide the highest practical level of fire protection and emergency services in the Sunset Plan Area. The County shall require new discretionary development to meet all fire standards of the County and State. The includes requiring water distribution systems to meet fire flow and hydrant spacing requirements of the County and California Department of Forestry and Fire Protection.
- ▲ **Policy HS-4.2: Complete Range of Fire Protection Services.** The County shall ensure that fire protection services in the Sunset Area Plan Area are prepared to address wildland fires, chemical fires, structural fires, and large-scale evacuations resulting from fire events.
- ▲ **Policy HS-4.3: Automatic Fire Detection and Suppression Systems.** In coordination with the local fire protection agency, the County shall control current and future structural fire losses and fire protection costs through increased emphasis on automatic fire detection and suppression systems. The County shall further provide incentives, such as fire impact fee reductions, which encourage the installation of fire protection systems, especially automatic detection and suppression systems.
- ▲ **Policy HS-4.4: Grass Fires.** The County shall seek the assistance of the local fire protection agency, and the cooperation of property owners, to control the risk of grass fires through vegetation hazard reduction programs, fire-resistive building construction, and grass fire safety education programs.
- ▲ **Policy HS-4.5: Hazardous Vegetation Abatement.** The County shall require new discretionary development to establish weed abatement programs to reduce fire hazards in the Plan Area, consistent with County and California Department of Forestry and Fire Protection standards.

**GOAL HS-6: Hazardous Materials and Wastes.** To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and wastes.

- ▲ **Policy HS-6.1: Safety Standard Compliance.** The County shall ensure that the use and disposal of hazardous materials and waste in the Sunset Area comply with local, State, and Federal safety standards.

- ▲ **Policy HS-6.2: Development Near Hazardous Waste Facilities.** The County shall discourage the development of residences or schools in surrounding jurisdictions near known hazardous waste disposal or handling facilities.
- ▲ **Policy HS-6.3: Hazardous Waste Management Plan Compliance.** The County shall review new discretionary development projects that manufacture, use, or transport hazardous materials for compliance with the County's *Hazardous Waste Management Plan* (CHWMP).
- ▲ **Policy HS-6.4: ..Toxic Material Storage.** The County shall require secondary containment and periodic examination of all toxic materials storage facilities.
- ▲ **Policy HS-6.5: Hazardous Materials and Waste Management Data.** The County shall require that applications for new discretionary development projects that will generate hazardous wastes or use hazardous materials include detailed information on hazardous waste reduction, recycling, containment, spill, or ignition response and storage.
- ▲ **Policy HS-6.6: Hazardous Waste Emergency Response Capabilities.** The County shall work with the local and surrounding fire protection agencies, law enforcement, and other agencies to ensure an adequate response capability to hazardous materials emergencies within the Sunset Area.
- ▲ **Policy HS-6.7: Groundwater Sampling.** The County shall require all new discretionary development projects to perform a groundwater sampling program prior to and during construction activity that would have the potential to result in groundwater contact in areas located above known extent of groundwater contamination plumes. If contaminated groundwater is encountered during such construction activities, project owners shall ensure that all construction workers shall be given safety equipment and training and a protocol for proper storage and disposal of any contaminated groundwater that meets the definition of hazardous waste.
- ▲ **Policy HS-6.10: Radioactive and Biohazardous Environmental Review.** In the event that new discretionary development projects propose the use of radioactive materials or biohazardous materials, the County shall conduct an environmental review and require appropriate mitigation before accepting a Radioactive Materials License from the California Department of Health Services Radiologic Health Branch.
- ▲ **Policy HS-6.11: Risk Management and Prevention Program.** The County shall require the implementation of a Risk management and Prevention Program (RMPP) for all operators permitted to handle significant quantities of "acutely hazardous materials," as defined by the State Office of Emergency Services.
- ▲ **Policy HS-6.12: Hazardous Waste Generation Reduction.** The County shall take all feasible steps to minimize hazardous waste generation and prevent the unauthorized disposal of hazardous wastes, including:
  - a) Source reduction programs,
  - b) Maintenance personnel training to ensure good housekeeping practices that reduce potential spills,
  - c) Spill prevention,
  - d) Requiring laboratory procedures that minimize chemical waste production (i.e., using the products of one experiment as the reactants for another experiment), and
  - e) Placing a surcharge on hazardous materials purchases to cover hazardous waste disposal costs.
- ▲ **Policy HS-6.13: Ability to Dispose of Hazardous Waste.** The County shall require new development projects that will generate hazardous waste demonstrate the ability to dispose of any hazardous waste

at an approved disposal facility and the facility has adequate capacity to accept the quantities of hazardous wastes expected to be generated by the project.

- ▲ **Policy HS-6.14: Hazardous Materials.** The County shall maintain a disaster response capability for hazardous materials incidents, accidents, and a broad range of natural disasters.

## IMPACTS AND MITIGATION MEASURES

### Impact 4.8-1: Exposure to hazardous materials during construction

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Construction of residential, commercial, industrial, educational, and public facilities under the project would involve the use, storage, and transport of hazardous materials. All such hazardous materials and activities would be typical for such uses, and would occur in compliance with local, state, and federal regulations, which would minimize but not eliminate the potential for upset or accident conditions. A Phase I ESA has not yet been completed for the net SAP area or the other supporting infrastructure areas; therefore, unknown recognized environmental conditions could be encountered during construction. The impact to the public and the environment from exposure to these unknown hazardous materials and other hazards during construction would be **potentially significant**.

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#### Net SAP Area

Construction activities associated with residential, commercial, industrial, educational, and public facilities would temporarily increase the regional transportation, use, storage, and disposal of hazardous materials and petroleum products such as gasoline, diesel fuel, lubricants, paints and solvents, and cement products, that are commonly used at construction sites. Improper handling or use of these materials, accidents that occur during transport, or releases during a fire or other emergency could result in accidents or upset of hazardous materials that could increase risk to people, including construction workers and the general public, and the environment. The extent of the risk would depend in large part on type of material, the volume released, and the mechanism of release.

In the SAP area, there are several sites, identified above, that are listed on the Cortese List. A Phase I ESA has not been completed in the net SAP area. It is possible that development under the SAP would be located on a site that is included on the Cortese list. This development would have to undergo separate review under CEQA and comply with all Cal/OSHA and DTSC requirements. It is also possible that hazardous materials such as lead, asbestos, and PCBs, which are commonly found in building materials, could be encountered during site preparation activities and construction.

The project proponent, builders, contractors, business owners, and others would be required to use, store, and transport hazardous materials in accordance with local, state, and federal regulations discussed above in "Regulatory Setting," including Cal/OSHA standards in Title 8 of the CCR to conduct on-site evaluations and issue notices of violations to enforce necessary improvements to health and safety practices and DTSC requirements under the RCRA, to implement permitting, inspection, compliance, and corrective action programs to ensure that people who manage hazardous waste follow state and federal requirements. Transportation of hazardous materials on area roadways is also regulated by CHP and Caltrans. As part of construction, a SWPPP and Construction Site Monitoring and Reporting Plan would be prepared and implemented that would include BMPs and other measures to prevent releases of hazardous materials and contain and clean-up any accidental releases that might occur.

A 12-inch gas transmission line runs north along the east side of the net SAP area roughly paralleling Industrial Avenue to Twelve Bridges Drive, where it turns east. A petroleum pipeline operated by Kinder Morgan is located east of the railroad tracks and follows the alignment of the tracks and Industrial Ave. These pipelines are shown on Exhibit 4.8-1 and could produce hazardous conditions during construction in the event of an accident caused by construction activities. In 2006 PG&E wrote a letter to Placer County stating, "In the interest of continued operation, maintenance and public safety, planned growth must support a minimum 40-foot-wide buffer adjacent to and alongside such transmission pipeline easements."

The current easement only specifies a width of 10 feet (Capitol Utility Specialists 2017), which is narrower than the 90-foot strip (40 feet on each side plus the current 10-foot easement) that the utility requests. API (2011) recommends setbacks of 50 feet from petroleum and hazardous liquid lines for new homes, businesses, and places of public assembly. API does not have regulatory authority over the PRSP area but does negotiate with regulatory agencies to promote safety in the oil and natural gas industry.

Compliance with federal, state, and local regulations and implementation of BMPs would minimize but not eliminate the risk of a spill or accidental release of hazardous materials during construction of development pursuant to the SAP. A Phase I ESA has not yet been completed for the net SAP area; therefore, unknown recognized environmental conditions could be encountered during construction. The impact on the public and the environment from exposure to these unknown hazardous materials and other hazards would be potentially significant.

### **PRSP Area**

Much of the discussion for the net SAP area above is relevant to the PRSP area. Construction activities would temporarily increase the regional transportation, use, storage, and disposal of hazardous materials and petroleum products commonly used during construction. This could result in accidents or upset of hazardous materials that could create hazards to construction workers, the general public, and the environment. The extent of the risk would depend on type and volume of material and the mechanism of release.

Based on the Phase I ESA conducted in the PRSP area, no known Cortese List sites occur in the PRSP area. No existing buildings which could contain hazardous substances are located in the PRSP area.

Use, storage, and transport of hazardous materials in the PRSP area would be required comply with local, state, and federal regulations, as discussed above in the net SAP discussion and in "Regulatory Setting." CHP and Caltrans regulate transport of hazardous materials. BMPs and other measures would be identified and implemented as part of the SWPPP to prevent, contain, or clean-up any release of hazardous materials.

The 12-inch gas transmission line running along the east side of the net SAP area also extends along the east side of the PRSP area. As discussed above for the net SAP, in 2006 PG&E wrote a letter to Placer County recommending a minimum 40-foot-wide buffer adjacent to and alongside each side of the 12-inch transmission pipeline current 10-foot easement. A substantial portion of the land abutting the easement would be designated to allow residential uses. API (2011) recommends setbacks of 50 feet from petroleum and hazardous liquid lines for new homes, businesses, and places of public assembly. API does not have regulatory authority over the PRSP area but does negotiate with regulatory agencies to promote safety in the oil and natural gas industry.

The City of Roseville's RPP2 peaking plant is located in the PRSP area near the southeastern boundary. Because the electricity generating facility includes perimeter fencing, it would not present a hazard to construction workers or create hazards associated with electrical facilities. Similarly, electrical transmission lines on-site range in size from 115 to 230 kilovolts (kV). These are overhead lines and are clearly visible. Also, appropriate setbacks would be maintained around the transmission lines. No adverse conditions or hazards associated with the power plant or electrical transmission lines would occur during construction.

Compliance with federal, state, and local regulations and implementation of BMPs would minimize but not eliminate the risk of a spill or accidental release of hazardous materials during construction of development pursuant to the PRSP. The impact on the public and the environment from exposure to hazardous materials and other hazards during construction, would be potentially significant.

### **Other Supporting Infrastructure**

#### **Pleasant Grove Retention Facility**

The Pleasant Grove Retention Facility, located 1.5 miles west of the SAP area, is identified for off-site stormwater retention for the increase in runoff associated with the net SAP and PRSP areas. Much of the discussion for the net SAP and PRSP areas is also applicable to the Pleasant Grove Retention Facility. The

construction of the necessary stormwater infrastructure to convey and retain stormwater would also temporarily increase the regional transportation, use, storage, and disposal of hazardous materials and petroleum products commonly used at construction sites such as gasoline, diesel fuel, lubricants, paints and solvents, and cement products.

It is possible that development of the Pleasant Grove Retention Facility and associated infrastructure would be located within a site that is included on the Cortese list. A Phase I ESA has not been completed for the entire project area and could result in exposure of people to hazardous material during construction. The City of Roseville is the project proponent and CEQA lead agency for the facility, which is already designed and approved, but not yet constructed.

The same local, state, and federal regulations, as discussed above in Section 4.8.3, “Regulatory Setting,” and that are discussed above would apply to the Pleasant Grove Retention Facility. As part of construction, a SWPPP and Construction Site Monitoring and Reporting Plan would be prepared and implemented that would include BMPs and other measures to prevent releases of hazardous materials and contain and clean-up any accidental releases that might occur.

A Phase I ESA has not yet been completed for the other supporting infrastructure areas, and therefore unknown recognized environmental conditions could be encountered during construction. Compliance with federal, state, and local regulations and implementation of BMPs would minimize but not eliminate the risk of a spill or accidental release of hazardous materials during construction of the Pleasant Grove Retention Facility. The impact on the public and the environment from exposure to these unknown hazardous materials and other hazards would be potentially significant.

#### **Off-Site Transportation and Utility Improvements**

Off-site transportation and utility improvements include off-site roadway extensions and utility installations. Much of the discussion for the net SAP and PRSP areas is also applicable to the off-site transportation and utility improvements. The construction of the roadway extensions and utility installations would also temporarily increase the regional transportation, use, storage, and disposal of hazardous materials and petroleum products commonly used at construction sites such as gasoline, diesel fuel, lubricants, paints and solvents, and cement products. Phase I ESAs may not have been completed for the off-site transportation and utility improvement areas and could result in exposure of people to hazardous material during construction. The same local, state, and federal regulations, as discussed above in Section 4.8.3, “Regulatory Setting,” and that are discussed above would apply to off-site transportation and utility improvements. As part of construction, a SWPPP and Construction Site Monitoring and Reporting Plan would be prepared and implemented that would include BMPs and other measures to prevent releases of hazardous materials and contain and clean-up any accidental releases that might occur.

Compliance with federal, state, and local regulations and implementation of BMPs would minimize but not eliminate the risk of a spill or accidental release of hazardous materials during construction of off-site transportation and utility improvements. The impact to the public and the environment from exposure to these unknown hazardous materials and other hazards, would be potentially significant.

#### **Conclusion**

Construction associated with the project could expose people to hazardous materials. The impact to the public and the environment from exposure to these unknown hazardous materials and other hazards during construction would be **potentially significant**.

## **Mitigation Measures**

### **Mitigation Measure 4.8-1a: Complete a Phase I ESA (Net SAP Area)**

A Phase I ESA shall be completed by project proponents of individual projects in the net SAP area. The Phase I ESA shall be performed in general conformance with the scope and limitations of ASTM E 1527-13 “Standard Practice for Environmental Site Assessments” and EPA “Standards and Practices for All Appropriate Inquires,”

40 CFR Part 312. If existing hazardous materials contamination is identified in the Phase I ESA, and the Phase I ESA recommends further review, the project proponent shall retain a Registered Environmental Assessor or other qualified professional to conduct follow-up sampling to characterize the contamination and to identify any require remediation that shall be conducted. These recommendations shall be implemented, and the site shall be deemed remediated by the appropriate agency (DTSC, Placer County Department of Environmental Health Services [PCDEHS]) or Placer County shall issue a No Further Action letter before earth disturbance in the vicinity of the contamination.

#### **Mitigation Measure 4.8-1b: Adhere to American Petroleum Institute and Transportation Research Board recommendations regarding setbacks from pipelines (Net SAP Area and PRSP Area)**

Before issuance of grading permits or improvement plans, project proponents shall demonstrate that final site design adheres to pipeline setback recommendations from API and the Transportation Research Board when permitting projects. API recommends setbacks of 50 feet from petroleum and hazardous liquid lines for new homes, businesses, and places of public assembly. It also recommends 25 feet for garden sheds, septic tanks, and water wells, as well as 10 feet for mailboxes and yard lights (API 2011).

#### **Mitigation Measure 4.8-1c: Prepare and implement a construction hazardous materials management plan (Net SAP Area and Net PRSP Area)**

Before issuance of grading permits or improvement plans, a construction hazardous materials management plan shall be prepared by the project proponent or the project proponent's construction-manager/contractor for all future development projects and shall be incorporated into the construction and contract specifications for each project. The plan shall be reviewed and approved by PCDEHS before any project construction. The management plan shall include measures to reduce potential hazards to workers, the public, and the environment associated with use of hazardous materials and exposure to potentially contaminated soil during project construction. The management plan shall include provisions for agency notification, managing impacted materials, sampling and analytical requirements and disposal procedures. Specifically, the construction hazardous materials management plan shall:

- ▲ describe the necessary actions to be taken if evidence of contaminated soil or groundwater is encountered during construction;
- ▲ describe the types of evidence that could indicate potential hazardous materials contamination, such as soil discoloration, petroleum or chemical odors, or buried building materials;
- ▲ include measures to protect worker safety if signs of contamination are encountered;
- ▲ identify sampling and analysis protocols for various substances that might be encountered;
- ▲ list required regulatory agency contacts if contamination is found;
- ▲ include recommendations on soil management in the event that aerially deposited lead is discovered in existing road right-of-way;
- ▲ identify legal and regulatory processes and thresholds for cleanup of contamination;
- ▲ include provisions for delineation, removal, and disposal of any contaminants identified as exceeding human health risk levels; and
- ▲ require that the project contractor follow all procedural direction given by PCDEHS to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with Section 31303 of the California Vehicle Code and the requirements of the licensed receiving facility.

### **Mitigation Measure 4.8-1d: Complete a Phase I ESA (Other Supporting Infrastructure)**

The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify one or more Phase I ESAs are completed for the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas). The Phase I ESA should be performed in general conformance with the scope and limitations of ASTM E 1527-13, "Standard Practice for Environmental Site Assessments," and EPA's "Standards and Practices for All Appropriate Inquiries," 40 CFR Part 312. If existing hazardous materials contamination is identified in the Phase I ESA, and the Phase I ESA recommends further review, the project proponent should retain a Registered Environmental Assessor or other qualified professional to conduct follow-up sampling to characterize the contamination and to identify any require remediation that should be conducted. These recommendations should be implemented, and the site should be deemed remediated by the appropriate agency (DTSC, PCDEHS) or the City of Roseville should issue a No Further Action letter before earth disturbance in the vicinity of the contamination.

### **Mitigation Measure 4.8-1e: Prepare and implement a construction hazardous materials management plan (Other Supporting Infrastructure)**

The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify, before issuance of grading permits or improvement plans, that a construction hazardous materials management plan is prepared by the project proponent or the project proponent's construction manager/contractor for all future development projects and is incorporated into the construction and contract specifications for each project. The plan should be reviewed and approved by the appropriate City department before any project construction. The management plan should include measures to reduce potential hazards to workers, the public, and the environment associated with use of hazardous materials and exposure to potentially contaminated soil during project construction. The management plan should include provisions for agency notification, describe the proper procedure for managing affected materials, identify sampling and analytical requirements, and describe disposal procedures. Specifically, the construction hazardous materials management plan should:

- ▲ describe the necessary actions to be taken if evidence of contaminated soil or groundwater is encountered during construction;
- ▲ describe the types of evidence that could indicate potential hazardous materials contamination, such as soil discoloration, petroleum or chemical odors, or buried building materials;
- ▲ include measures to protect worker safety if signs of contamination are encountered;
- ▲ identify sampling and analysis protocols for various substances that might be encountered;
- ▲ list required regulatory agency contacts if contamination is found;
- ▲ include recommendations on soil management in the event that aerially deposited lead is discovered in existing road right-of-way;
- ▲ identify legal and regulatory processes and thresholds for cleanup of contamination;
- ▲ include provisions for the delineation, removal, and disposal of any contaminants identified as exceeding human health risk levels; and
- ▲ require that the project contractor follow all procedural direction given by PCDEHS to ensure that suspect soils are isolated, protected from runoff, and disposed of in accordance with Section 31303 of the California Vehicle Code and the requirements of the licensed receiving facility.

### **Conclusion after Mitigation**

Implementation of Mitigation Measures 4.8-1a, -1b, and -1c would identify areas of unknown hazardous materials, adhere to recommended setbacks from transmission lines, and implement construction hazardous materials business plans in the SAP area. These measures reduce potential hazards to workers, the public, and the environment associated with use of hazardous materials and exposure to potentially contaminated soil during project construction. This reduces the impacts from exposure to hazardous material during construction in the SAP area to a **less-than-significant** level.

Although the implementation of Mitigation Measures 4.8-1d and 4.8-1e would identify areas of unknown hazardous materials and implement construction hazardous materials business plans, the other supporting infrastructure areas fall outside the jurisdiction of Placer County; thus, Placer County cannot enforce the implementation of the mitigation measures. This would result in a **significant and unavoidable** impact associated with construction of off-site facilities.

### **Impact 4.8-2: Exposure to hazardous materials during operation**

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During project operation, land uses would include the transport, use, and disposal of hazardous or potentially hazardous materials. General commercial and household hazardous materials are generally handled and transported in small quantities and would be required to comply with regulations covering the use, storage, and disposal of hazardous materials and wastes. Any businesses that would store hazardous materials and/or waste at its business site would be required to submit business information and hazardous materials inventory forms contained in an Hazardous Materials Management Plan and Hazardous Materials Business Plan by the State of California Office of Emergency Services. With adherence to existing regulatory requirements, impacts related to routine use or disposal of hazardous materials would be minimized. Additionally, future discretionary projects in the net SAP area would be subject to environmental review in which any potential exposure to hazardous materials sites would be addressed in accordance with existing laws and regulations adopted to protect public and environmental health. However, if development were not setback appropriately from existing petroleum transmission lines, the impact could be **potentially significant**.

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### **Net SAP Area**

During project operation, the storage, use, and disposal of hazardous materials would be associated with residential, commercial, and industrial uses. Household hazardous materials such as household cleaners, paint, landscape maintenance chemicals, and hazardous materials similar to those used during construction could also be used periodically as part of operation, maintenance, and repair of facilities and infrastructure. Facilities that would use hazardous materials on site, would be required to obtain any required permits and comply with appropriate regulatory agency standards including Placer County Code Section 8.08.030, designed to ensure proper use and storage and avoid hazardous materials releases. Chemicals used for landscape maintenance, such as fertilizers and pesticides, would be used in limited quantities, in accordance with instructions provided by the manufacturer. Pursuant to the State of California Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act, California Health and Safety Code, Division 20, Chapter 6.95, Article 1), operators of any commercial and industrial facilities would be required to prepare and implement a Hazardous Materials Business Plan and inventory of hazardous materials, if inventory would exceed threshold quantities of 500 pounds or more of solids, 55 gallons or more of liquids, 200 cubic feet or more of compressed gases, or include extremely hazardous substances. The Hazardous Materials Business Plan would be prepared before occupancy of subject buildings and would include:

- ▲ an inventory of hazardous materials handled,
- ▲ facility floor plans showing where hazardous materials are stored,
- ▲ an emergency response plan, and
- ▲ provisions for employee training in safety and emergency response procedures.

Project proponents of future development projects within the net SAP area would pay fees in effect at the time of payment and would submit the business plan to PCDEHS, Hazardous Materials Section, for review and approval. Hazardous materials would not be handled in regulated quantities without notification of PCDEHS.

There is a major truck route (SR 65), a rail line, and two pipelines that run north to south in the eastern portion of the net SAP area. All classes of hazardous materials except for some high-level radioactive materials, poisons, and explosives, are legally permitted to be transported on SR 65 and major roadways both adjacent to and within the net SAP area. In addition, the rail line would continue to transport hazardous materials (unrelated to the SAP) routinely through the net SAP area. An accident involving a release of hazardous materials along SR 65, the adjacent rail line, or the transmission pipelines, could occur. Implementing the SAP would not substantially increase the amount of hazardous waste being produced or transported along SR 65 and other major surrounding roadways, the railways, or through the pipelines, but the proposed land uses would increase the amount of people close to these entities. The SAP would meet the requirements of Section 31303 of the California Vehicle Code, in accordance with Title 49 of the U.S. Code, Section 5101 et seq., to protect against the risks to life, property, and the environment that are inherent in the transportation in the transportation of hazardous material.

The Placer County LHMP provides detailed and unified guidance for mitigation of hazard events and a coordinated response on a County-wide level with surrounding jurisdictions in the event of an emergency related to hazards. As described in the "Regulatory Setting" section, EPA and either DTSC or CVRWQCB would manage the regulation of hazardous materials handling and disposal. These federal and state agencies create and enforce the standards for the handling, storage, and spill response requirements of all hazardous materials.

The Transportation Research Board (2004) encourages the employment of zoning regulations to minimize casualties in the event of a catastrophic rupture of pipelines. In the event of this type of emergency, there is a coordinated federal, state, and local emergency response system in place. The operation of the SAP would not increase the likelihood of a pipeline rupture but would place more structures and people at risk of damage, injury, or death resulting from a pipeline rupture. In 2006, PG&E wrote a letter to Placer County stating that "In the interest of continued operation, maintenance and public safety, planned growth must support a minimum 40-foot-wide buffer adjacent to and alongside such transmission pipeline easements." The current easement only specifies a width of 10 feet (Capitol Utility Specialists 2017), which is narrower than the 90-foot strip (40 feet on each side plus the current 10-foot easement) that the utility requests. API recommends setbacks of 50 feet from petroleum and hazardous liquid lines for new homes, businesses, and places of public assembly. It also recommends 25 feet for garden sheds, septic tanks, and water wells, as well as 10 feet for mailboxes and yard lights (API 2011).

The SAP includes policy framework designed to protect environmental resources. The Placer County Conservation Plan maps the highest percentage of wetted acres (>5 percent and between 1 and 5 percent) as being located within the Preserve/Mitigation Reserve District of the SAP. Approximately 1,000 acres of the Preserve/Mitigation Reserve District are already preserved as permanent open space in three existing reserves (Orchard Creek Conservation Bank, Warm Springs Mitigation Band, and Moore Ranch Conservancy). Another 1,300 acres are being considered for reserve acquisition. By locating the most ecologically sensitive lands in the preserve/mitigation reserve district, the SAP helps protect most of these resources from hazardous materials associated with urban development.

All future discretionary development in the net SAP area would be subject to environmental review pursuant to CEQA statutes and implementing regulations. Any operations under the SAP would be required to occur in compliance with all local, state, and federal regulations. Because such laws are established to be protective of human health and the environment, compliance with applicable regulations is sufficient to ensure that any hazardous materials used in the net SAP area would not result in adverse effects because of exposure of the public or environment to hazardous materials through the routine use, storage, or transport of hazardous materials or from accidental release or upset. If the setback recommendation from API of 50 feet for new homes, businesses, and places of public assembly from petroleum and hazardous liquid lines were not

implemented, risk of exposure of the public to hazardous materials and hazards associated with accident or upset could occur.

The WRSL is located within the net SAP area. Groundwater impacts from the landfill are discussed in Section 4.9, "Hydrology and Water Quality," and odor impacts from the landfill are discussed in Section 4.3, "Air Quality." The landfill generates hazardous waste (including methane gas) and accepts household hazardous waste from residential customers at the WPWMA household hazardous waste facility. Businesses which generate small amounts of hazardous waste (Conditionally Exempt Small Quantity Generators) can drop off materials at the landfill. Environmental protection measures employed at the WRSL include Subtitle D-compliant liners in the active waste disposal modules, leachate and condensate collection and removal systems, a landfill gas collection system and perimeter gas monitoring probes, and a groundwater monitoring network (Placer County 2017). The Landfill operates under Solid Waste Facility Permit 31-AA0210 and would comply with permit conditions. The County and the WPWMA are also required to comply with CCR Title 27 Section 22190, which states that all on-site construction within 1,000 feet of the boundary of any disposal area shall be designed and constructed to mitigate gas migration into a structure. However, development within the net SAP area would not technically be located "on-site" because it would occur on different parcels than the WRSL property. These State standards are in place to minimize potential intrusion of migrating landfill gas into a structure. The protection measures identified in Title 27 Section 22190 are important for minimizing this potential public safety risk, and if these measures were not implemented, a potentially significant impact would result.

#### **PRSP Area**

Much of the above discussion for the net SAP area also applies to the PRSP area except additional CEQA analysis is not expected to be necessary for implementation of the PRSP, except for implementation of the Sac State-Placer Center, which would require additional CEQA review. Any operations pursuant to the PRSP would be required to occur in compliance with all local, state, and federal regulations. Because such laws are established to be protective of human health and the environment, compliance with applicable regulations is sufficient to minimize potential adverse effects associated with use of hazardous materials in the PRSP area and associated exposure of the public or environment to hazardous materials through the routine use, storage, or transport of hazardous materials or from accidental release or upset.

The proposed SAP includes reduction of the 1-mile landfill buffer to 2,000 feet for residential uses, or as close as 1,000 feet with approval of a specific plan, master plan, or development agreement. Although it is a specific plan, the PRSP excludes residential uses within 2,000 feet of the WPWMA property. As discussed above for the net SAP area, issues associated with water quality and odors are discussed in Section 4.9, "Hydrology and Water Quality," and Section 4.3, "Air Quality," respectively. Hazardous waste and hazardous materials handling at the WPWMA facilities are heavily regulated, as discussed above. These regulations minimize potential public safety risk; however, potential risk could occur if the regulations are not properly implemented.

The City of Roseville RPP2 is located in the PRSP area near the southern boundary. The electricity generating facility includes perimeter fencing around the property, and the nearest residences in the PRSP would be developed 500 feet from the RPP2. Because of the distance and the fencing, RPP2 would not present a hazard to future residents. In addition, as discussed above, hazardous materials handling at the RPP2 is required to comply with all local, state, and federal regulations. (Note that noise generated by the RPP2 facility is addressed in Section 4.11, "Noise.") Also, electrical transmission lines on-site range in size from 115 to 230 kilovolts (kV). Appropriate setbacks would be maintained around the transmission lines to prevent inappropriate encroachment of structures. The Placer County Conservation Plan maps the highest percentage of wetted acres (>5 percent and between 1 and 5 percent) as being located within 264.8 acres designed for open space paseos and preserves. By locating the most sensitive lands within the PRSP area in open space preserves, the PRSP protects the most sensitive lands from hazardous materials associated with urban development.

If, as described above, the setback recommendations from API of 50 feet for new homes, businesses, and places of public assembly from petroleum and hazardous liquid lines were not implemented, public safety could be at risk. Public health and safety could also be at risk if the protection measures identified in Title

27 Section 22190 were not implemented to minimize potential intrusion of migrating landfill gas. This impact would be potentially significant.

### **Other Supporting Infrastructure**

#### **Pleasant Grove Retention Facility**

During operation of the Pleasant Grove Retention Facility, there would be no urban uses and no use or transport of hazardous materials within the facility. Therefore, the impact of hazardous materials during operation would be less than significant.

#### **Off-Site Transportation and Utility Improvements**

During operation of any off-site transportation and utility improvements, including off-site roadway extensions and utility installations, any operations of off-site improvements would be required to occur in compliance with all local, state, and federal regulations. Because such laws are established to be protective of human health and the environment, compliance with applicable regulations is sufficient to ensure that any hazardous materials used in the off-site areas would not result in adverse effects because of exposure of the public or environment to hazardous materials through the routine use, storage, or transport of hazardous materials or from accidental release or upset. This impact would be less than significant.

### **Conclusion**

Compliance with applicable regulations regarding hazardous waste used during operation of the project would not result in adverse effects of exposure of the public or environment to hazardous materials through the routine use, storage, or transport of hazardous materials or from accidental release or upset. API recommends setbacks of 50 feet from petroleum and hazardous liquid lines for new homes, businesses, and places of public assembly. If this setback is not implemented, this impact would be **potentially significant**.

### **Mitigation Measures**

Implement Mitigation Measure 4.8-1b, which requires a 50-foot setback from petroleum pipelines.

#### **Mitigation Measure 4.8-2: Implement measures specified in CCR Title 27 to minimize intrusion of landfill gas into structures (Net SAP Area and PRSP Area)**

For any structure sited within 1,000 feet of the WRS� property boundary, the following measures specified in CCR Title 27 Section 21190(g) shall be included in the construction drawings and/or blueprints (as applicable) for review and approval by the County Health and Human Services Department:

- ▲ a geomembrane or equivalent system with low permeability to landfill gas shall be installed between the concrete floor slab of the building and subgrade;
- ▲ a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches shall be installed between the geomembrane and the subgrade or slab;
- ▲ a geotextile filter shall be used to prevent the introduction of fines into the permeable layer;
- ▲ perforated venting pipes shall be installed within the permeable layer, and shall be designed to operate without clogging;
- ▲ the venting pipe shall be constructed with the ability to be connected to an induced draft exhaust system; and
- ▲ automatic methane gas sensors shall be installed within the permeable gas layer, and inside the building to trigger an audible alarm when methane gas concentrations are detected.

In addition, the developer or building operator shall agree to hire a qualified specialist to conduct periodic methane gas monitoring (pursuant to CCR Section 20920 et. seq.) inside all buildings and underground utilities and submit results to the County Health and Human Services Department.

The County Health and Human Services Department may require additional measures specified in Title 27 Section 21190(g), depending on the specific circumstances.

#### **Conclusion after Mitigation**

Implementation of Mitigation Measure 4.8-1b would require adherence to recommended setbacks from transmission lines. This measure reduces potential hazards to workers, the public, and the environment in the vicinity of the transmission lines. Implementation of Mitigation Measure 4.8-2 requires specific measures to minimize potential intrusion of migrating landfill gas into structures. Implementing these mitigation measures would reduce the impacts from exposure to hazardous material, or associated risk of accident or upset, during operation to a **less-than-significant** level.

#### **Impact 4.8-3: Interfere with implementation of an emergency response plan or emergency evacuation area**

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Placer County Office of Emergency Services serves as the Emergency Manager for the County. Placer County LHMP (2016) provides detailed and unified guidance for mitigating hazard events and ensures a coordinated response provided in cooperation with the County Sheriff, city police, and fire departments. As part of project operation, adequate emergency access routes to and from the development area would be established and emergency response would not be impaired. However, construction activities associated with project implementation would involve truck traffic and temporary lane/shoulder closures in work zones that could result in temporary lane closures on certain roads, increased traffic, and other roadway conditions that could interfere with or slow down emergency vehicle access and services. This could create a **potentially significant** impact with respect to the implementation of an emergency response plan or emergency evacuation area.

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#### **Net SAP Area**

The Placer County Office of Emergency Services manages emergencies in the County and coordinates emergency response in cooperation with the County Sheriff, city police, and fire departments in the net SAP area. Currently fire and emergency medical service within the net SAP area is provided primarily by Placer County Fire Station #77, located adjacent to the Thunder Valley Casino Resort (Placer County 2018). The Office prepares evacuation plans and emergency response plans, essential to the coordination of efforts in response to a major disaster. The Draft 2017 Placer County Emergency Operations Plan addresses the planned response to emergency situations associated with natural disasters and emergencies (Placer County Department of Emergency Services 2017). It includes multiple annexes, one of which is the Mass Evacuation Annex. This Annex addresses evacuation policies and procedures due to natural hazards and other events. The major evacuation routes in the regions include I-80 and SR 65.

Public health and safety is of particular concern in the net SAP area because of the emphasis of industrial development and the potential for such development to affect the health and safety of the people who live and work in the area. The Placer County General Plan Policy 8.G.10 requires any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material. Additionally, the SAP Policy HS-6.6: Hazardous Waste Emergency Response Capabilities states that the County shall work with the local and surrounding fire protection agencies, law enforcement, and other agencies to ensure an adequate response capability to hazardous materials emergencies within the SAP area.

In November 2012, the formation of Community Facilities District Number 2012-1 SIA Services (CFD 2012-1), was approved to fund ongoing fire protection and emergency services within the SIA plan boundary.

Placer County developed a Local Hazard Mitigation Plan to make the County and its residents less vulnerable to future hazards. Due to the guaranteed ongoing funding to provide emergency services through the formation of the Community Facilities District in the net SAP area and the required hazardous material emergency response plans for any businesses that handle hazardous material, operation of the SAP would result in a less-than-significant impact.

Construction within the net SAP area during implementation of the plan could result in temporary lane closures on certain roads, increased traffic, and other roadway conditions that could interfere with or slow down emergency vehicle access and services. This impact would be potentially significant.

#### **PRSP Area**

The PRSP area is located entirely within the future annexation area of the Placer County Community Facilities District #2012-1, which was established in 2012 to fund the ongoing fire and emergency service operations in the SAP area. A second fire station, called the West station, would be located in the PRSP area. Further details on the timing of construction and location of the fire station would be noted within the development agreement. As with the SAP, the County Office of Emergency Services prepares evacuation plans and emergency response plans, essential to the coordination of efforts in response to a major disaster. Additionally, the County requires any business that handles a hazardous material to prepare a plan for emergency response to release or threatened release of a hazardous material or a response to fires which could cause a release of hazardous gas. Thus, operation of the PRSP would result in a less-than-significant impact on emergency response or emergency evacuation.

Because the PRSP area is located along SR 65, construction within the PRSP area could result in temporary lane closures on certain roads, increased traffic, and other roadway conditions that could interfere with or slow down emergency vehicle access and services. This impact would be potentially significant.

#### **Other Supporting Infrastructure**

##### **Pleasant Grove Retention Facility**

The Pleasant Grove Retention Facility is located in the City of Roseville which has a city-wide plan that describes and communicates emergency strategies. The City of Roseville Fire Department has developed a Hazardous Materials Emergency Response Plan which is implemented in the event of a hazardous materials emergency. There would be no urban uses and no use or transport of hazardous materials within the Pleasant Grove Retention Facility and therefore its operation is not anticipated to interfere with implementation of an emergency response plan or emergency evacuation area.

The construction of the Pleasant Grove Retention Facility would result in temporary construction-related impacts that could cause temporary lane closures on certain roads, increased traffic, and other roadway conditions that could interfere with or slow down emergency vehicle access and services. This impact would be potentially significant.

##### **Off-Site Transportation and Utility Improvements**

The construction of off-site transportation and utility facilities would result in temporary construction-related impacts that could cause temporary lane closures on certain roads, increased traffic, and other roadway conditions that could interfere with or slow down emergency vehicle access and services. This impact would be potentially significant.

#### **Conclusion**

The Placer County Office of Emergency Services manages emergencies including in the project area. The City of Roseville Fire Department manages hazardous materials emergencies within the City of Roseville where the Pleasant Grove Retention Facility is located. Each agency would ensure adequate emergency planning and evacuation routes during operation of the Area Plans. During construction of the projects included in the area plan temporary impacts could result in temporary lane closures on certain roads, increased traffic, and other roadway conditions that could interfere with or slow down emergency vehicle access and services. This impact would be **potentially significant**.

## Mitigation Measures

### Mitigation Measure 4.8-3a: Prepare and enforce a Construction Traffic Management Plan (Net SAP Area and PRSP Area)

Before construction of any project within the SAP area, the project proponent shall submit to the County for review and approval a Construction Traffic Management Plan to minimize traffic impacts on all roadways at and near the work site affected by construction activities. The plan shall include construction and public (if applicable) access points, procedures for notification of road closures, construction materials delivery plan, a description of emergency personnel access routes during road closures. This plan shall reduce potential traffic safety hazards and ensure adequate access for emergency responders.

### Mitigation Measure 4.8-3b: Prepare and enforce a Construction Traffic Management Plan (Other Supporting Infrastructure)

The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify, before construction of any project in the other supporting infrastructure areas (Pleasant Grove Retention Facility and off-site transportation and utility improvement areas), that the project proponent submits to the City for review and approval a Construction Traffic Management Plan to minimize traffic impacts on all roadways at and near the work site affected by construction activities. The plan should include construction and public (if applicable) access points, procedures for notification of road closures, construction materials delivery plan, a description of emergency personnel access routes during road closures. This plan should reduce potential traffic safety hazards and ensure adequate access for emergency responders.

#### Significance after Mitigation

With the implementation of Mitigation Measure 4.8-3a, the risk of interference with emergency vehicle access during construction in the SAP area would be minimized by requiring all construction work to adhere to the construction traffic management plan. The specified elements outlined in this mitigation measure would ensure that construction in the SAP area would not cause substantial interference or impairment with emergency response mechanisms or emergency vehicle access. This impact would be **less than significant**.

Although the implementation of Mitigation Measure 4.8-3b would minimize the risk of interference with emergency vehicle access in the other supporting infrastructure areas during construction through the implementation of a traffic management plan, these areas fall outside the jurisdiction of Placer County; thus, Placer County cannot enforce the implementation of the mitigation measure, and the impact is considered **significant and unavoidable**.

### Impact 4.8-4: Wildland fire risk

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The project area is composed mostly of grasslands and agricultural land which is designated as a moderate wildland fire hazard or are within local responsibility areas (CAL FIRE 2007). The implementation of the project would convert these areas to primarily urban uses, which would result in an increased number of residents, employees, and visitors to the project area, and thus the number of people exposed to moderate wildland fire hazard. Future development resulting from implementation of the project would be required to comply with existing local and state regulations for fire protection. Development would be constructed and maintained in compliance with local and state regulations for fire protection, including the use of fire-resistant building materials, fire-resistant landscaping, defensible space, adequate water supply, and emergency access. The impact related to exposure of people or structures to wildland fire hazards would be **less than significant**.

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#### Net SAP Area

There are many policies in the SAP to address wildfire risk including that the County shall seek to provide the highest practical level of fire protection and emergency services; that the County shall ensure that fire protection services in the net SAP area are prepared to address wildland fires; and that the County shall

seek the assistance of the local fire protection agency; and cooperation of property owners to control the risk of grass fires through vegetation hazard reduction programs, fire resistive building construction and grass fire safety education programs. Additionally, the Placer County General Plan requires discretionary permits for new development in fire hazard areas be conditioned to include requirements for fire-resistant vegetation, cleared 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. Fire services are described in Section 4.13, "Public Services."

These policies ensure that implementing the SAP would minimize exposure of 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. This impact would be less than significant.

### **PRSP Area**

The PRSP area is undeveloped and would result in new development which would potentially be vulnerable to wildland fire from adjacent grasslands. The implementation of the PRSP would convert the area to primarily developed uses, which would minimize the amount of grassland and increase the amount of irrigated land less susceptible to fire. Although implementing the PRSP would result in an increase in population residing, working, and visiting the PRSP area, existing and future fire protection services would be provided to serve the PRSP area and the policies in the SAP and Placer County General Plan mentioned in the net SAP discussion above would be implemented. Fire protection services are described further in Section 4.13, "Public Services." These policies ensure that implementing the SAP would minimize exposure of 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. This impact would be less than significant.

### **Other Supporting Infrastructure**

#### **Pleasant Grove Retention Facility**

The Pleasant Grove Retention Facility site is undeveloped and would result in new development of a stormwater retention facility. This facility would neither increase potential wildfire risk, nor would it be susceptible to damage or risk of human injury or harm associated with wildfire risk (because it includes no structures or other features that could be destroyed due to wildfire). This impact would be less than significant.

#### **Off-Site Transportation and Utility Improvements**

The area surrounding the SAP area is also classified as moderate wildfire risk or in a local responsibility area. Off-site transportation and utility improvements that would be constructed in the surrounding area, such as utility installation and roadway extension/expansion, would not increase potential wildfire risk, nor would the improvements be susceptible to damage or risk of human injury or harm associated with wildfire risk (because they include no structures that could be destroyed by wildfire). This impact would be less than significant.

### **Conclusion**

A large portion of the project area is planned for development with buildings and irrigated landscaping features required under WELO; thus, a substantial amount of the SAP area would become less prone to wildfire than under existing conditions, which consist of open, grassy, nonirrigated fields. Compliance with proposed SAP policies and existing County General Plan Policy would ensure that development within the SAP area would be constructed and maintained in compliance with local and state regulations for fire protection, including use of fire resistant building materials, fire resistant landscaping, defensible space, and adequate water supply and emergency access. Installation of other supporting infrastructure outside the SAP area would not include additional fuel or ignition sources and would also not increase wildland fire risk. The impact related to exposure of people and structures to wildland fire would be **less than significant**.

### **Mitigation Measures**

No mitigation is required.

## Impact 4.8-5: Exposure of school sites to hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of a proposed school

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There are no existing or proposed schools located within the net SAP area, but there are two schools proposed within the PRSP area. The proposed elementary and middle schools are located on the west side of the area in the proposed University Creek Neighborhood. Additionally, the 300-acre Sac State–Placer Center is proposed in the PRSP area. There are no known hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of the proposed elementary and middle schools. A high-voltage line crosses the PRSP area directly through the proposed Sac State–Placer Center site; however, according to the PRSP Land Use Plan, the property lines of proposed school sites would be greater than 150 feet from the 230-kV line. This impact is **less than significant**.

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### Net SAP Area

There are no existing schools or proposed school sites in the net SAP area. (The Public Facilities [PF] designation allows school uses, but the SAP does not specifically identify school sites in the net SAP area). The areas of the net SAP area that are adjacent to the PRSP area could be located within 0.25 mile of a school if the proposed schools in the PRSP area are constructed near the boundary of the PRSP area. Land uses within the net SAP area include industrial uses and waste management which include the use of hazardous materials. These land uses are not compatible with close proximity to schools. The elementary and middle schools are proposed in the University Creek Neighborhood of the PRSP area in proximity to most of the residences proposed in the PRSP area. This portion of the PRSP area is not within 0.25 mile of the industrial and waste management land uses in the net SAP area. This impact would be less than significant.

### PRSP Area

The elementary and middle schools are proposed in the Public Facilities (PF) designation of the University Creek Neighborhood of the PRSP area in proximity to most of the residences proposed in the PRSP area. Areas designated PF are consistent with public school uses and requirements for the siting of public facilities such as schools.

Additionally, the Sac State–Placer Center is proposed in the PRSP area. The northern edge of the parcel designated for the campus is located within 0.25 mile of the net SAP area. The construction associated with the PRSP would not involve any hazardous materials except what is commonly used in construction projects such as fuels, solvents, cements and adhesives, paints, cleansers, degreasers, and asphalt mixtures. Upon operation, uses within the PRSP area would involve the use of some common household and commercial hazardous materials that would be managed in accordance with existing regulatory requirements. A Phase I ESA is provided for the PRSP which did not identify any potential existing contamination or hazardous materials.

EMFs, fields of force generated by electric voltage and electric currents, have been studied to determine if adverse health effects were associated with EMFs, and to date, have found no basis for setting health standards. Several reviews of EMF studies have been conducted by government agencies, including the National Institute of Environmental Health Sciences of the National Institutes of Health (NIEHS) and the California Department of Health Sciences (DHS). In general, these reviews have concluded that there is limited evidence linking exposure to EMF and cancer. The International Agency for Research on Cancer (IARC) found that childhood leukemia was the only type of cancer for which there could be a link to EMF exposure, and that the evidence for that link was limited. Despite the limited evidence of cancer risk, the CCR requires that new school sites be located at least 100 feet from transmission line right-of-way for 50- to 133-kV lines, 150 feet for 220- to 230-kV lines, and 350 feet for 500- to 550-kV lines. These requirements do not apply to post-secondary education facilities, such as Sac State–Placer Center (State CEQA Guidelines Section 15186c). EMFs decrease to approximately background levels at this distance.

According to the PRSP Land Use Plan, the property lines of proposed school sites would be greater than 150 feet from the 230-kV line. This impact would be less than significant.

### **Other Supporting Infrastructure**

No hazardous materials would be used as part of the operation of other supporting infrastructure, including the Pleasant Grove Retention Facility. Therefore, any existing or proposed schools within 0.25 mile of the other supporting infrastructure would not be exposed to hazardous materials related to the infrastructure. The impact would be less than significant.

### **Conclusion**

There are no known hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of the proposed elementary and middle schools. A high-voltage line crosses the PRSP area directly through the proposed Sac State–Placer Center site. The school sites are located greater than 150 feet from the power line; therefore, the impact is **less than significant**.

## **Impact 4.8-6: Vector-related health hazards**

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The project area has the potential to contain areas of standing water during construction and during operation of the area plans. Potential areas of standing water include stream channels, ditches, swales, canals, drainageways, retention, and detention facilities which could provide habitat for vector populations. Project implementation could potentially increase the number of people exposed to vector-borne diseases carried by mosquitoes breeding in these areas of standing water. An increased risk of health hazards from vector-borne diseases would be **potentially significant**.

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### **Net SAP Area**

Mosquitoes (vectors) can carry diseases that afflict humans, and they also transmit several diseases and parasites that can affect dogs and horses. These include dog heartworm, West Nile Virus, Eastern equine encephalitis, malaria, dengue, and yellow fever, among others. Implementation of the SAP would increase the number of people who could be exposed to mosquito populations occurring in existing water features.

The net SAP area contains a preserve/mitigation reserve district with sensitive wetland areas, flood water conveyance and detention areas, as well as a storm drain system which are likely to contain features with standing water. Construction related areas of standing water are also possible during the implementation of the SAP.

The net SAP area is located within the boundaries of the Placer Mosquito and Vector Control District service area. A benefit assessment was established for most of the district service area, including the net SAP area, to fund mosquito abatement (Placer Mosquito and Vector Control District 2018). The district employs various practices, separately and in combination, to reduce mosquitoes and other vector populations and prevent the spread of the diseases they can carry. Biological control involves introducing natural enemies, including parasites, pathogens, and predators to manage mosquito populations. The district works with landowners and land managers to limit standing water, manage emergent vegetation, and maintain ditches and natural drains to eliminate mosquito development sites. The public information and outreach program educates and informs the public about mosquito and vector control and prevention methods. Unmanned aircraft systems provide a more cost-effective and precision-based tool for enhancing mosquito detection and public health pesticide applications.

Stormwater facilities as well as natural wetland features could increase exposure of people to mosquito populations occurring in existing and proposed features that contain standing water. Impacts related to mosquito and vector hazards in the net SAP area would be potentially significant.

### **PRSP Area**

Similar to the net SAP area, the PRSP area contains open space paseos and preserves that contain sensitive wetland areas, flood water conveyance, and stormwater quality treatment/filtration features which are likely to have standing water at times. The PRSP stormwater drainage system would also potentially have areas of standing water. Construction-related areas of standing water are also possible during the implementation of the PRSP. The PRSP area is located in the Placer Mosquito and Vector Control District service area described

in the net SAP area discussion above. Development or urban uses could increase exposure of people to mosquito populations occurring in existing and proposed features that contain standing water. Potential impacts related to mosquito and vector hazards in the PRSP areas would be potentially significant.

### **Other Supporting Infrastructure**

#### **Pleasant Grove Retention Facility**

The proposed volumetric stormwater retention facility would potentially accommodate stormwater from the net SAP and PRSP areas. The Pleasant Grove Retention Facility would include the construction of two stormwater basins north and south of Pleasant Grove Creek. These stormwater retention facilities could increase standing water during the spring and early summer which would provide vector breeding habitat. Impacts related to mosquito and vector hazards would be potentially significant.

#### **Off-Site Transportation and Utility Improvements**

Off-site transportation and utility improvements would not increase incidences of standing water or risk of exposure of people to vector-related hazards; therefore, the impact would be less than significant.

### **Conclusion**

Increased exposure of people to populations of mosquitos could result by adding areas of standing water and by developing urban uses closer to existing areas of standing water. This impact would be **potentially significant**.

### **Mitigation Measure 4.8-6a: Vector control during construction and operation (Net SAP and PRSP Areas)**

During construction, all grading shall be performed by contractors in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors. The Placer Mosquito and Vector Control District shall be granted access to perform vector control both during construction and operation of the SAP and PRSP. This includes ongoing access to all common areas including drainages, open space corridors, and park areas. As part of the access agreement with Placer Mosquito and Vector Control District, the County shall require that the district use appropriate vector control methods in biologically sensitive areas to minimize any potential adverse effects to sensitive wildlife and plant species or their habitat.

### **Mitigation Measure 4.8-6b: Vector control during construction and operation (Other Supporting Infrastructure)**

The County shall coordinate with the City of Roseville, which has jurisdiction over the Pleasant Grove Retention Facility and off-site transportation and utility improvement areas, to verify during construction that all grading is performed by contractors in a manner to prevent the occurrence of standing water or other areas suitable for breeding of mosquitoes and other vectors. The Placer Mosquito and Vector Control District should be granted access to perform vector control both during construction and operation of the Pleasant Grove Retention Facility. As part of the access agreement with Placer Mosquito and Vector Control District, the City should require that the district use appropriate vector control methods in biologically sensitive areas to minimize any potential adverse effects on sensitive wildlife and plant species or their habitat.

### **Significance after Mitigation**

With implementation of Mitigation Measure 4.8-6a, implementation of the SAP and PRSP, would have a less-than-significant impact related to potential health hazards of vector exposure in the SAP area.

Although the implementation of Mitigation Measure 4.8-6b would minimize the risk of vectors related to implementation of other supporting infrastructure, Placer County does not have jurisdiction over these areas and cannot enforce the implementation of the mitigation measure. This would result in a **significant and unavoidable** impact.

## CUMULATIVE IMPACTS

### **Cumulative Impact 4.8-7: Cumulative impacts related to increased exposure to hazards or hazardous materials**

Hazards associated with implementation of the SAP and PRSP would be local and would have no potential to contribute to cumulative hazardous conditions. Future development in the region, including the proposed project, are subject to contemporary safety and hazardous materials controls, as set forth in the numerous regulations that control the use of potentially hazardous materials (see the “Regulatory Setting” section and discussion of Impact 4.8-1). No cumulative impacts related to hazards would occur. This impact **less than significant**.