

15 HAZARDOUS MATERIALS AND HAZARDS

This chapter describes existing and potential future hazards within the plan area, including the potential for exposure to hazardous materials. The following discussion addresses potential impacts posed by these hazards to the environment, as well as to workers, visitors, and residents within and adjacent to the plan area. This chapter is based primarily on the results of Phase I Environmental Site Assessments prepared for the main Village area in 2010 (Kennedy/Jenks 2010) and the East Parcel in 2012 (Blackstone 2012).

Chapter 12, “Soils, Geology, and Seismicity,” includes additional discussion of natural hazards, such as those associated with landslides, faulting, and avalanches. For a discussion of the potential for impairment of area surface and groundwater, refer to Chapter 13, “Hydrology and Water Quality.”

15.1 ENVIRONMENTAL SETTING

For purposes of this chapter, the term “hazardous materials” refers to both hazardous substances and hazardous wastes. A “hazardous material” is defined in the Code of Federal Regulations (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 follows:

“Hazardous material” means any 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, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

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

... because of their quantity, concentration, or physical, chemical, or infectious characteristics, [may either] cause, or significantly contribute to an increase in mortality or an increase in serious illness [or] pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

15.1.1 Regional Setting

HYDROGEOLOGY

Squaw Valley is located within the Olympic Valley groundwater basin. Olympic Valley is a glacier-carved valley that has filled with up to 180 feet of sediments, concentrated along the valley’s central axis. The topographic gradient is towards the east, and surface runoff flows from the mountains into Squaw Creek, then approximately 2 miles east towards the Truckee River and downstream toward the Town of Truckee. Direction of groundwater gradient follows this west to east flow. Shallow, water-bearing units consist of Quaternary unconsolidated glacial, alluvial, and lake deposits on the lower slopes and valley floor. Groundwater levels are seasonally influenced by snow melt and stream flow, and generally vary between 15 and 20 feet below the ground surface (Kennedy/Jenks 2010). However, groundwater also periodically reaches sufficient levels in some areas to feed Squaw Creek. Refer to Chapter 13, “Hydrology and Water Quality,” for additional information on hydrology of the project site and groundwater-surface water interactions.

WILDLAND FIRE HAZARDS

In Placer County, the wildfire hazard extends from early spring to late fall. Fire conditions arise from a combination of hot weather, an accumulation of vegetation, and low moisture content in air and fuel. Wildfire risk is predominately associated with the wildland-urban interface (where development is interspersed or adjacent to landscapes that support wildfire) (Placer County 2010:4.97).

The State Board of Forestry identifies those lands where the California Department of Forestry and Fire Protection (CAL FIRE) has the primary duty for wildland fire prevention and suppression; these lands are commonly known as state responsibility areas (SRAs). Lands are mapped by county in two categories: (1) wildland areas that may contain substantial forest fire risks and hazards (wildland areas or SRAs); and (2) very high fire hazard severity zones.

Olympic Valley is located in a SRA for management of wildland fire hazards. Most of the project site and surrounding lands are designated as very high fire hazard severity zone, with smaller portions of the project site and land to the south designated as moderate fire hazard severity zone (see Exhibits 15-1 and 15-2).

NEARBY SCHOOLS

Based on Appendix G of the State CEQA Guidelines, a project would result in a potentially significant impact related to hazardous materials and hazards if it would emit hazardous emissions, substances, or waste within 0.25-mile of an existing or proposed school. Squaw Valley Academy, a private boarding school for grades 9 through 12 (235 Squaw Valley Road) is located about 1.5 miles east of the main Village area and directly across Squaw Valley Road from the East Parcel. Two other schools are located in the vicinity: the Creekside Charter School (1916 Chamonix Place) and Squaw Valley Preparatory (1901 Chamonix Place).

NEARBY FIRE STATION

Squaw Valley Fire Department's (SVFD) Fire Station 21 is located immediately west of the Squaw Valley Academy (305 Squaw Valley Road) about 0.25-mile west of the Squaw Valley Road and State Route (SR) 89 intersection. The fire station is approximately 1.5 miles from the center of the main Village area.

15.1.2 Existing Site Conditions

The Squaw Valley Ski Resort was opened in 1949 (Kennedy/Jenks 2010). The plan area has historically been used for visitor and resident resort facilities including skier services, parking, lodging, and commercial uses. The largest portion of the plan area is currently used as a series of day skier parking lots. Other existing buildings and improvements within the main Village area include recreational facilities, ski lifts, lodging, skier services, residential and maintenance facilities. The East Parcel has historically been used for winter snow storage and temporary equipment storage and overflow parking.

Other portions of the project site include the sewer line corridor connecting the existing Village area and the East Parcel in an existing alignment that generally parallels Squaw Valley Road and then continues north of the East Parcel through residential and forested land; a forested area north of the main Village area where a new water storage tank and pipeline would be constructed adjacent to an existing water storage tank; and the existing Squaw Valley Park at the intersection of Squaw Valley Road and SR 89 where improvements would be made to existing park facilities. As part of the proposed project, the project applicant would also fund or implement improvements to existing hiking trails and construction of new hiking trails in forested lands west and south of the plan area.

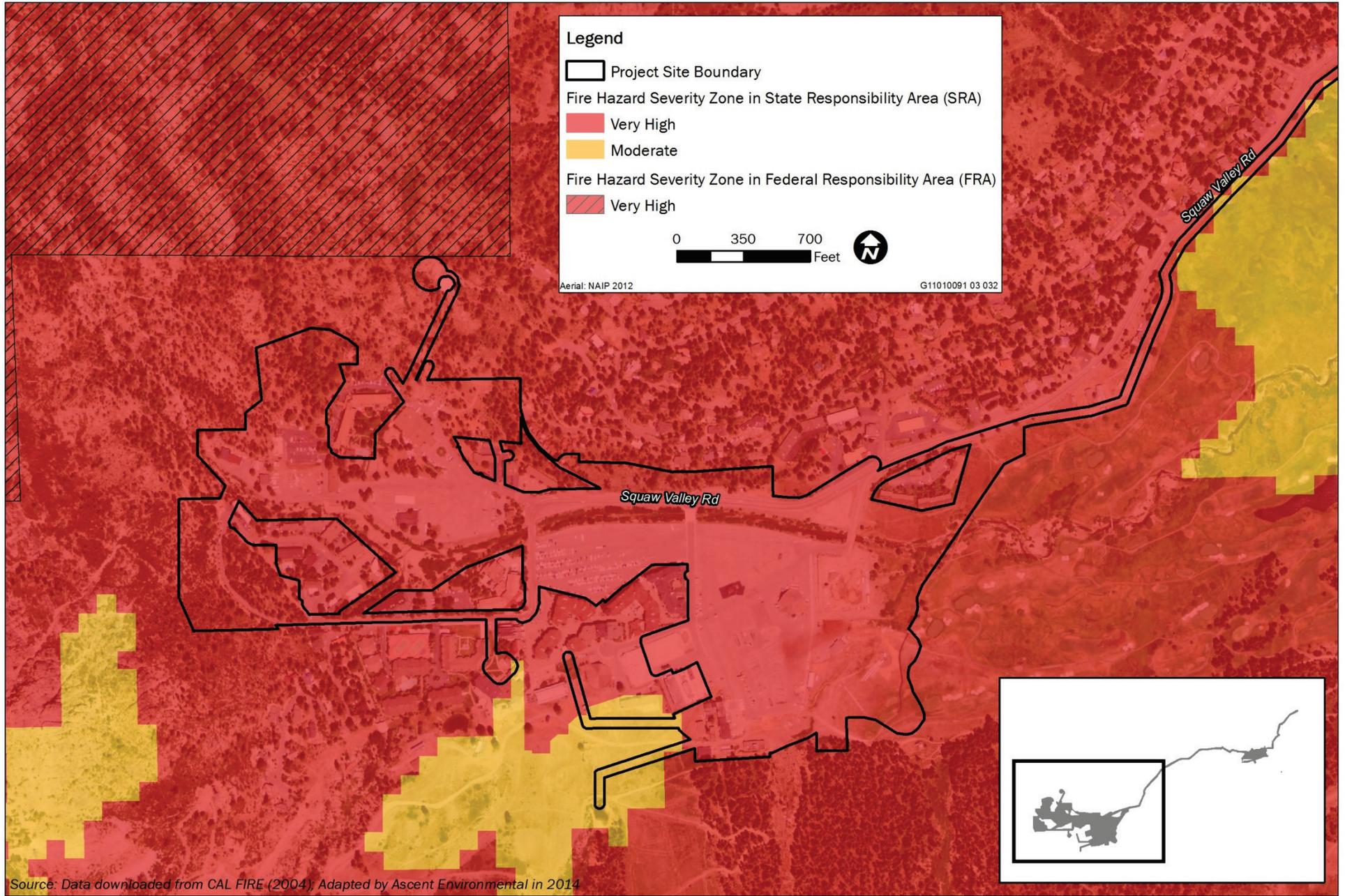
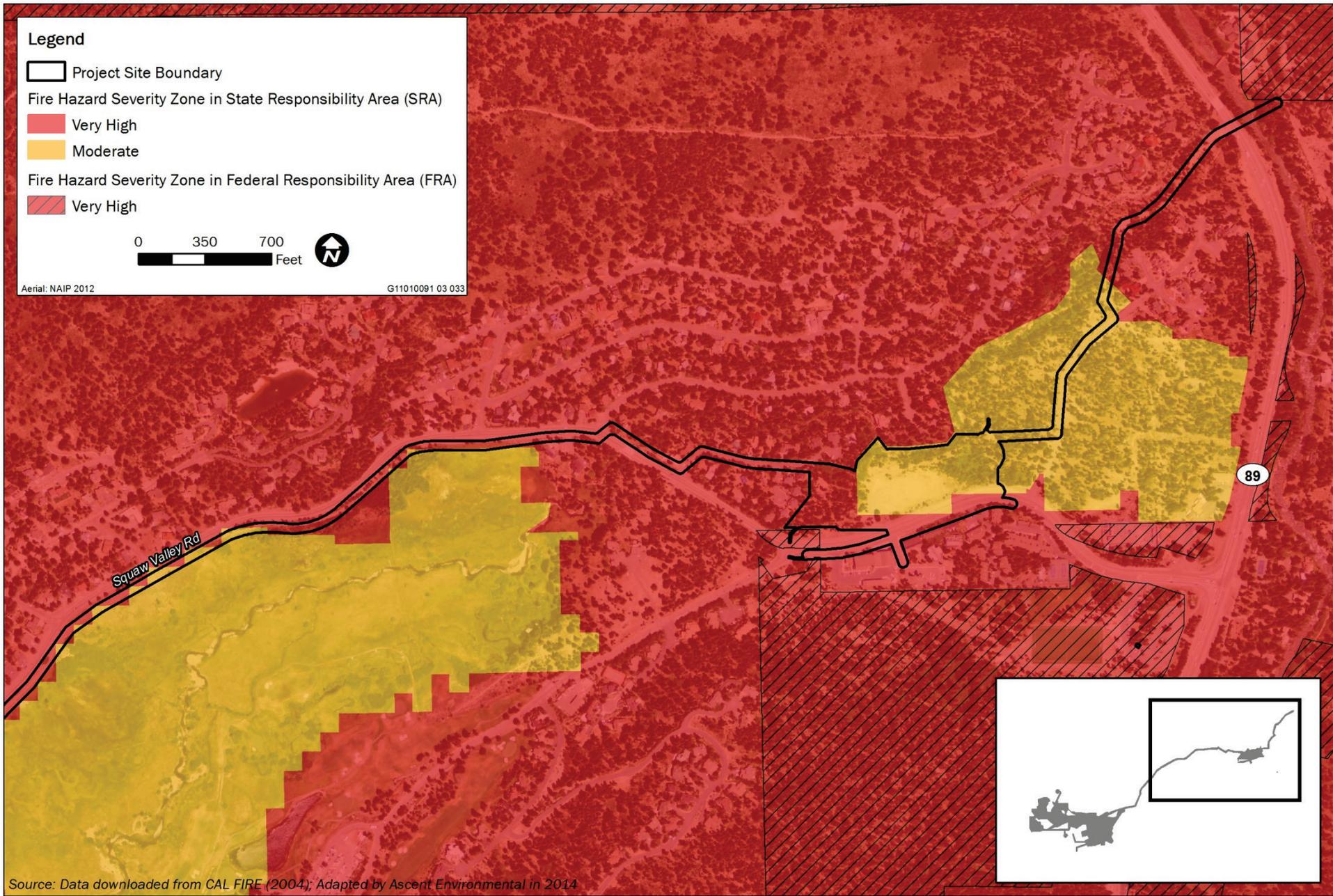


Exhibit 15-1

Fire Hazard Responsibility Areas and Severity Zones - Map 1 of 2





Two Phase 1 environmental site assessments were prepared for the project: one for the main Village area (Kennedy/Jenks 2010) and one for the East Parcel (Blackstone 2012). The site assessments included a thorough review of recognized environmental conditions, as defined by ASTM Standard 1527-05. This included a review of approximately 25 governmental databases containing information on known hazardous material sites. These databases were searched to determine if there were hazardous materials sites within or adjacent to the study areas or within a 0.25- to 1-mile radius (depending on the type of site). The U.S. Environmental Protection Agency (EPA) has identified Squaw Valley Ski Corporation as a small quantity generator of hazardous waste (primarily due to fuel storage). (A small quantity generator is defined as generating between approximately 220 pounds and a ton of waste per month.)

According to the results of the Phase 1 environmental site assessments, no evidence of leaks or spills have been observed in the project area (Kennedy/Jenks 2010; Blackstone 2012). Underground storage tanks (USTs), aboveground storage tanks (ASTs), and drums are located throughout the plan area. These storage features primarily contain, or contained in the past, petroleum hydrocarbons (e.g., gasoline, diesel, motor oil, and waste oil) and other fluids associated with maintaining chair lifts, emergency generators, boilers, and vehicles used to maintain the ski resort. Most, and potentially all, of the tanks have been replaced with double-walled tanks equipped with leak detection systems. During tank replacement, any contamination was remediated and no further action determinations were issued by the appropriate regulatory agency. Heating oil tanks have been removed or replaced with propane tanks (Kennedy/Jenks 2010). Between 1998 and 1999, storage tanks were removed and remediated at six former UST sites and one Spills, Leaks, Investigation and Cleanup site within the Squaw Valley Olympic Village (Kennedy/Jenks 2013). Notification of site closure has been completed for all sites and no restrictions were posed under the closure conditions (Kennedy/Jenks 2013). Although the sites have been remediated to regulatory standards and production wells have not shown signs of adverse effects, petroleum hydrocarbons are highly mobile and may have affected groundwater outside the area studied by the regulatory agencies (HydroMetrics 2007) (also see Section 13.1.5 in Chapter 13, "Hydrology and Water Quality"). Nevertheless, there is no evidence that groundwater is or has been affected, including data from existing nearby wells.

Current use of hazardous materials is limited. Modern storage tanks are considerably less likely to result in contamination due to double-walled designs and leak detection systems. Containers of paint, cleaning supplies for guest accommodations, chlorine and muriatic acid for pool/spa maintenance, and Freon 22 for ice skating rink refrigeration are stored within the plan area and used and disposed of in accordance with applicable federal, state, and local regulations (Kennedy/Jenks 2010).

ASBESTOS-CONTAINING MATERIALS

Asbestos, a naturally-occurring fibrous material, was used as a fireproofing and insulating agent in building construction before such uses were largely banned by EPA in the 1970s. Because it was widely used prior to the discovery of its health effects, asbestos is found in a variety of building materials, including sprayed-on acoustic ceiling texture, floor tiles, and pipe insulation.

Asbestos exposure is a human respiratory hazard when the asbestos becomes friable (easily crumbled) because inhalation of airborne fibers is the primary mode of asbestos entry into the body. Asbestos-related health problems include lung cancer and asbestosis. Asbestos-containing building materials are considered hazardous by the California Division of Occupational Safety and Health (Cal/OSHA) when bulk samples contain more than 0.1 percent asbestos by weight. Asbestos can be evaluated only by sampling, performed by a certified technician, followed by laboratory analysis. These materials must be handled by a qualified contractor.

Asbestos was not found in buildings constructed in the 1960s during previous renovations and demolitions of structures within the plan area. However, based on age, asbestos-containing materials may be present in other structures in the plan area, including those structures that would be demolished as part of the proposed project (Kennedy/Jenks 2010).

LEAD-BASED PAINT

Lead is a potentially hazardous material that can result in cardiovascular effects, increased blood pressure and incidence of hypertension; decreased kidney function; reproductive problems; and nervous system damage. Lead can be found in old water pipes, solder, paint, and in soils around structures painted with lead-based paints. Lead-based paints are likely present on the buildings constructed prior to the late 1970s, when the quantity of lead in paints became regulated. Potentially hazardous exposures to lead can occur when lead-based paint is improperly removed from surfaces by dry scraping, sanding, or open-flame burning. Lead-based paints and coatings used on the exterior of buildings may have also flaked or oxidized and deposited into the surrounding soils. Based on the age of the structures (pre-1978), lead-based paint may be present in site structures, including those structures that would be demolished as part of the proposed project.

POLYCHLORINATED BIPHENYLS

Polychlorinated biphenyls (PCBs) belong to a broad family of man-made organic chemicals known as chlorinated hydrocarbons. PCBs were domestically manufactured from 1929 until their manufacture was banned in 1979. They have a range of toxicity and vary in consistency from thin, light-colored liquids to yellow or black waxy solids. PCBs are highly persistent in the environment, and exposure can cause serious liver, dermal, and reproductive system damage.

Due to their non-flammability, chemical stability, high boiling point, and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications. Products that may contain PCBs include: transformers, capacitors, and other electrical equipment; oil used in motors and hydraulic systems; and thermal insulation material.

NATURAL HAZARDS

Natural hazards can also create conditions hazardous to public health and safety. In the Lake Tahoe Region, natural hazards are most frequently related to the dangers of avalanches, wildfires, flooding, earthquakes, and seiches (Tahoe Regional Planning Agency [TRPA] 2012). (Avalanche and earthquake hazards are discussed in Chapter 12, "Soils, Geology, and Seismicity"; Flood-related hazards are discussed in Chapter 13, "Hydrology and Water Quality." The project area is not subject to seiches and this issue is not addressed further, except to dismiss it from further analyses).

Radon

Radon is an invisible, odorless, radioactive gas produced by decay of uranium that is naturally present in rock and soil. The EPA classifies Placer County as Zone 2, indicating that predicted average indoor radon levels are between 2 and 4 picocuries per liter of air (pCi/L), and there is a moderate potential hazard (EPA 2012). Radon gas can move from underlying soil and rock into houses and other inhabited structures and become concentrated in the indoor air, posing a significant lung cancer risk for the residents (California Geological Survey [CGS] 2009). EPA has established an action threshold of 4 pCi/L for indoor air, above which it is recommended that radon gas in homes is mitigated.

Project area soils are alluvium and have a low potential to produce radon. The Well Search Report conducted for the Phase 1 Environmental Site Assessment reported that levels of radon in indoor air in basements exceeded 4 pCi/L in 29 percent of the 68 test sites sampled in Placer County, but was not detected in first or second floor living areas (Kennedy/Jenks 2010, Appendix B). The California Geological Survey's evaluation of radon potential in the Lake Tahoe area, which includes short-term test results from the California Department of Public Health's on-line radon database as of July 1, 2008, includes 25 indoor measurements in Olympic Valley, of which four were above 4 pCi/L (CGS 2009).

15.2 REGULATORY SETTING

15.2.1 Federal

Federal laws require planning to ensure that hazardous materials are properly handled, used, stored, and disposed of, and if such materials are accidentally released, to prevent or mitigate injury to health or the environment. EPA is the agency primarily responsible for enforcement and implementation of federal laws and regulations pertaining to hazardous materials. Applicable federal regulations are primarily contained in CFR Titles 29, 40, and 49. Hazardous materials, as defined in the CFR, are listed in 49 CFR 172.101. The CFR includes laws related to the use, removal, and disposal of hazardous materials. Part 61 applies to removal of regulated asbestos containing materials in renovations and demolitions of commercial buildings. Management of hazardous materials is governed by the following laws.

TOXIC SUBSTANCES CONTROL ACT

The 1976 Toxic Substances Control Act regulates the manufacturing, inventory, and disposition of industrial chemicals, including hazardous materials. The Model Accreditation Plan, adopted under Title II of the act, requires that all persons who inspect for asbestos-containing materials or design or conduct response actions with respect to friable asbestos obtain accreditation by completing a prescribed training course and passing an exam. Section 403 of the Toxic Substances Act establishes standards for lead-based paint hazards in paint, dust, and soil.

RESOURCE CONSERVATION AND RECOVERY ACT

The Resource Conservation and Recovery Act of 1976 (RCRA) (42 U.S. Code [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”). EPA has authorized the California Department of Toxic Substances Control (DTSC) to enforce hazardous waste laws and regulations in California. Under 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. Generators must ensure that their wastes are disposed of properly, and legal requirements dictate the disposal requirements for many waste streams (e.g., banning many types of hazardous wastes from landfills).

SUPERFUND AMENDMENTS AND REAUTHORIZATION ACT

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 (EPCRA) of 1986, imposes hazardous materials planning requirements to help protect local communities in the event of accidental release.

EPCRA requires states and local emergency planning groups to develop community emergency response plans for protection from a list of extremely hazardous substances (40 CFR 355 Appendix A). In California, EPCRA is implemented through the California Accidental Release Prevention (CalARP) Program.

HAZARDOUS MATERIALS TRANSPORTATION

The U.S. Department of Transportation 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, the Federal Railroad Administration, and the Federal Aviation Administration.

PIPELINE SAFETY REGULATIONS

Propane distribution systems serving 10 or more customers in residential or commercial districts, and two or more customers in mobile home parks, are regulated under Title 49 of the CFR. The California Public Utilities Commission's Utilities Safety Branch administers the propane safety program, scheduling each jurisdictional system for a safety audit at least once every five years to assure compliance with the federal pipeline safety regulations adopted by the California Public Utilities Commission under General Order 112-E.

OCCUPATIONAL SAFETY AND HEALTH STANDARDS

The federal Occupational Safety and Health Administration (OSHA) is the agency responsible for assuring 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.

15.2.2 State

The primary state agencies with jurisdiction over hazardous materials management are the DTSC and the Regional Water Quality Control Board (RWQCB). Other state agencies involved in hazardous materials management are Cal/OSHA, the California Governor's Office of Emergency Services (OES; CalARP implementation), California Department of Fish and Wildlife (formerly Department of Fish and Game), Air Resources Board, California Department of Transportation (Caltrans), State Office of Environmental Health Hazard Assessment (Proposition 65 implementation), and California Integrated Waste Management Board. The enforcement agencies for hazardous materials transportation regulations are the California Highway Patrol (CHP) and Caltrans. Hazardous materials and waste transporters are responsible for complying with all applicable packaging, labeling, and shipping regulations.

Division 4.5, Environmental Health Standards for the Management of Hazardous Waste, of Title 22 Social Security contains the DTSC's hazardous waste regulations. RWQCB regulations are contained in Title 27 of the California Code of Regulations (CCR).

CALIFORNIA ACCIDENTAL RELEASE PREVENTION PROGRAM

CalARP (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. The CalARP program regulations became effective on January 1, 1997, and include the provisions of the federal Accidental Release Prevention program (Title 40, CFR Part 68), with certain additions specific to the state pursuant to Article 2, Chapter 6.95, of the Health and Safety Code. The list of regulated substances is found in Article 8, Section 2770.5 of the CalARP program regulations. Businesses that use a regulated substance above the noted threshold quantity must implement an accidental release prevention program, and some may be required to complete a risk management plan (RMP). A 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 a RMP is to decrease the risk of an off-site release of a regulated substance that might harm the surrounding environment and community. A RMP includes the following components: safety information, hazard review, operating procedures, training, maintenance, compliance audits, and incident investigation. The RMP must consider the proximity to sensitive populations located in schools, residential areas, general acute care hospitals, long-term health care facilities, and child day-care facilities, as well as external events such as seismic activity.

THE CALIFORNIA HEALTH AND SAFETY CODE, UNDERGROUND STORAGE TANK REGULATIONS

Chapter 6.7 of the Health and Safety Code outlines the requirements for USTs. The code identifies requirements for corrective actions, cleanup funds, liability, and the responsibilities of owners and operators of USTs.

PORTER-COLOGNE WATER QUALITY ACT

The Porter-Cologne Water Quality Act regulates the oversight of water monitoring, and contamination cleanup and abatement, through the State Water Resources Control Board (SWRCB) and the RWQCBs.

SAFE DRINKING WATER AND TOXIC ENFORCEMENT ACT

The Safe Drinking Water and Toxic Enforcement Act regulates the discharge of contaminants to groundwater.

CALIFORNIA GOVERNMENT CODE SECTION 65962.5

California Government Code Section 65962.5 requires DTSC to compile and maintain lists of potentially contaminated sites located throughout the State of California. This “Cortese List” includes hazardous waste and substance sites from DTSC’s database, leaking UST sites from the SWRCB’s database, solid waste disposal sites with waste constituents above hazardous waste levels outside of the waste management unit, Cease and Desist Orders and Cleanup and Abatement Orders concerning hazardous wastes, and hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code. There are no sites on the Cortese List in Olympic Valley.

HAZARDOUS WASTE CONTROL LAW

California law provides the general framework for regulation of hazardous wastes by the Hazardous Waste Control Law (HWCL) passed in 1972. Similar to RCRA, this act regulates the identification, generation, transportation, storage, and disposal of materials the State of California has deemed hazardous. The HWCL provides for state regulation of existing 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 generation and/or treatment, storage and disposal of hazardous wastes. DTSC is the state’s lead agency in implementing the HWCL.

UNIFIED HAZARDOUS WASTE AND HAZARDOUS MATERIALS MANAGEMENT REGULATORY PROGRAM

In January 1996, the California Environmental Protection Agency adopted regulations implementing a Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program). The six program elements of the Unified Program are: hazardous waste generators and hazardous waste on-site treatment, USTs, ASTs, hazardous material release response plans and inventories, RMP, and Uniform Fire Code hazardous materials management plans and inventories. The program is implemented at the local level by a local agency – the Certified Unified Program Agency (CUPA). The CUPA is responsible for consolidating the administration of the six program elements within its jurisdiction. Placer County’s Environmental Health Department is the CUPA for Placer County.

HAZARDOUS MATERIALS RELEASE RESPONSE PLANS AND INVENTORY LAW

The Hazardous Materials Release Response Plans and Inventory Law aims to minimize the potential for accidents involving hazardous materials and to facilitate an appropriate response to possible hazardous

materials emergencies. The law requires businesses that use hazardous materials to provide inventories of those materials to designated emergency response agencies, to illustrate on a diagram where the materials are stored on site, to prepare an emergency response plan, and to train employees to use the materials safely.

WORKER AND WORKPLACE HAZARDOUS MATERIALS SAFETY

Cal/OSHA is responsible for developing and enforcing workplace safety standards and assuring worker safety in the handling and use of hazardous materials. Among other requirements, Cal/OSHA obligates many businesses to prepare Injury and Illness Prevention Plans and Chemical Hygiene Plans. The Hazard Communication Standard requires that workers are informed of the hazards associated with the materials they handle. For example, manufacturers are to appropriately label containers, material safety data sheets are to be available in the workplace, and employers are to properly train workers.

TRANSPORT OF HAZARDOUS MATERIALS AND HAZARDOUS MATERIALS EMERGENCY RESPONSE PLAN

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

The State of 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 the State OES, which coordinates the responses of other agencies in the area.

WORKER SAFETY

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations within the state. Cal/OSHA standards are typically more stringent than federal OSHA regulations and 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.

WILDFIRE RESPONSIBILITY AREAS/STATE RESPONSIBILITY AREAS

CAL FIRE implements statewide laws aimed at reducing wildfire hazards, including in wildland-urban interface areas. The laws apply to SRAs, which are defined as areas in which the state has primary financial responsibility for preventing and suppressing fires, as determined by the State Board of Forestry pursuant to PRC Sections 4125 and 4102. The state 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 SRAs is the responsibility of federal or local jurisdictions. These areas are referred to by CAL FIRE as federal responsibility areas and local responsibility areas.

INTERNATIONAL BUILDING CODE

In January of 2008, California officially switched from the Uniform Building Code to the International Building Code. The International Building Code specifies construction standards to be used in urban interface and wildland areas where there is an elevated threat of fire.

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 SRA 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 any applicable regulations adopted by CAL FIRE pursuant to PRC Sections 4290 and 4291; structural fire protection and suppression services will be provided to the subdivision by a county, city, special district, or other entity organized solely to provide fire protection services, or CAL FIRE; and ingress and egress meets the road standards for fire equipment access adopted pursuant to PRC Section 4290 and any applicable local ordinance.

2010 STRATEGIC FIRE PLAN FOR CALIFORNIA

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

15.2.3 Local

PLACER COUNTY GENERAL PLAN

The Health and Safety Element of the *Placer County General Plan (2013)* includes the following policies relevant to hazardous material and human safety related impacts within Placer County.

- ▲ **Policy 8.C.1.** The County shall ensure that development in high-fire-hazard areas is designed and constructed in a manner that minimizes the risk from fire hazards and meets all applicable state and county fire standards.
- ▲ **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 meets 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.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.6.** The County shall require secondary containment and periodic examination for all storage of toxic materials.
- ▲ **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.

PLACER COUNTY CODES AND REGULATIONS

In Placer County, hazards and hazardous materials are addressed under various county codes and regulations, which are described below.

Certified Unified Program Agency

Placer County's Environmental Health Department is the designated CUPA authorized pursuant to Section 25502 of Chapter 6.95 of the California Health and Safety Code for all areas of the county except for the City of Roseville. The Unified Program is a consolidation of state environmental programs into one program under the authority of a CUPA. This program was established by amendments to the California Health and Safety Code made in SB 1082 in 1994.

The Placer County Environmental Health Department is responsible for inspecting all hazardous materials facilities, hazardous waste facilities, UST facilities, groundwater monitoring wells, waste tire facilities, and solid waste facilities. Programs under the Environmental Health Department include review of Hazardous Waste Business Plans, UST and AST permitting and inspections, the accidental release prevention program, and the hazardous waste generation program.

Placer County Fire and Life Safety Regulations

The Placer County Code Chapter 9, Article 9.32 identifies specific fire hazard regulations that apply to properties within the county. These regulations define the standards for building setbacks, maintenance of defensible space, storage of explosives and hydrocarbon liquids, and overall fire protection. The Placer County Fire Code has adopted provisions that are included in the California Building Code and Uniform Fire Code, in addition to requirements from PRC 4290, which include road standards for fire equipment access.

PLACER COUNTY OFFICE OF EMERGENCY SERVICES

The Placer County OES implements the State's Right-to-Know Ordinance that gives the Placer County OES the authority to inventory hazardous materials used by businesses. The Placer County OES is responsible for the administration of the Placer County emergency management program on a day-to-day basis and during disasters. The office is charged with providing the necessary planning, coordination, response support, and communications with all agencies affected by large-scale emergencies or disasters. The Placer County OES works in a cooperative effort with other disciplines such as law enforcement, fire, emergency medical services, state and federal agencies, utilities, private industry and volunteer groups in order to provide a coordinated response to disasters. In any disaster, the Placer County OES becomes the single focal point for centralized management and coordination of emergency response and recovery operations during a disaster or emergency affecting the County. The Placer County OES is activated when an emergency situation occurs that exceeds local and/or in field capabilities to adequately respond to and mitigate the incident.

PLACER COUNTY LOCAL HAZARD MITIGATION PLAN

The purpose of the Placer County Local Hazard Mitigation Plan is to reduce or eliminate long-term risk to people and property from natural hazards and their effects in Placer County (Placer County 2010:i). The plan was prepared to meet the Disaster Mitigation Act of 2000 requirements in order to maintain Placer County's eligibility for the Federal Emergency Management Agency Pre-Disaster Mitigation and Hazard Mitigation Grant Programs. Placer County is vulnerable to several natural hazards including wildfires, floods, severe weather, and drought. The plan has been formally adopted by each participating entity and is required to be updated a minimum of every five years (Placer County 2010:i).

SQUAW VALLEY FIRE DEPARTMENT'S DEFENSIBLE SPACE PROGRAM

The SVFD has had a defensible space program for the past 20 years. This program entails a physical inspection of every property in the district's jurisdiction for compliance with California's defensible space laws. Properties that are not in compliance at the time of the first inspection receive follow-up visits and

notices until they are brought into compliance. This ensures that every property complies with the defensible space regulations every year (Placer County 2010: Annex M.14).

SQUAW VALLEY WILDLAND FIRE EVACUATION PLAN

Access to Squaw Valley is limited by the configuration of the Valley and the Truckee River canyon; there is only one means of ingress and egress, and a single road (SR 89) connects Squaw Valley to adjoining communities. Squaw Valley has an established *Wildland Fire Evacuation Plan* (SVPSD 2014; included as Appendix J to this DEIR) that includes evacuation protocol, guidance for preparing homes for evacuation, and evacuation routes. The plan calls for evacuating via Squaw Valley Road to SR 89; or, if it is not possible to leave the Valley, driving to the Squaw Valley Ski Resort parking lot.

15.3 IMPACTS

15.3.1 Significance Criteria

Based on the Placer County CEQA checklist and Appendix G of the State CEQA Guidelines, the proposed project would result in a potentially significant impact related to hazardous materials and hazards if it would:

- ▲ create a significant hazard to the public or the environment through the routine handling, 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, 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 and, as a result, would it create a significant hazard to the public or the environment;
- ▲ result in a safety hazard for people residing or working in the project area, where the project is located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport;
- ▲ result in a safety hazard for people residing in the project area, where the project is located within the vicinity of a private airstrip;
- ▲ impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan;
- ▲ 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.

15.3.2 Methods and Assumptions

POLICIES PROPOSED IN THE SPECIFIC PLAN THAT COULD AFFECT PROJECT IMPACTS

The following policies from *The Village at Squaw Valley Specific Plan* (Squaw Valley Real Estate, LLC 2015) are applicable to the evaluation of hazardous materials and hazards effects:

Circulation and Parking

- ▲ **Policy CP-12:** Design the circulation system so that emergency vehicles can gain access quickly and safely, and in compliance with Squaw Valley Fire Department standards.

Public Services

- ▲ **Policy PS-1:** Comply with existing law and fire safety measures and protocols and work with law and fire on implementing a comprehensive security and emergency system that is calibrated to current and future protocols/emergency response systems.
- ▲ **Policy PS-2:** Incorporate design features that comply with applicable safety regulations to minimize injury risk within the improved areas of the Plan Area.
- ▲ **Policy PS-3:** Design and site all new structures in a manner that minimizes the risk from fire hazards and meets all applicable State, County, and Squaw Valley Fire District fire safety standards.
- ▲ **Policy PS-4:** Provide adequate fire protection services by working with fire department staff to determine if and when existing fire services or equipment need to be expanded to serve new phases of development.

IMPACT ANALYSIS METHODOLOGY

This chapter is based primarily on the results of Phase I Environmental Site Assessments prepared for the main Village area in 2010 (Kennedy/Jenks 2010) and the East Parcel in 2012 (Blackstone 2012). Additionally, project plans; available literature, including documents published by regional, State, and federal agencies; and applicable policies of the Placer County General Plan and Squaw Valley General Plan and Land Use Ordinance were reviewed for this analysis.

This analysis considers the range and nature of foreseeable hazardous materials use, potential for upset of existing contamination, and risk of wildland fire resulting from implementation of the Village at Squaw Valley Specific Plan and identifies the primary ways that these hazards could expose individuals or the environment to health and safety risks. As discussed above, compliance with applicable federal, state, and local health and safety laws and regulations by residents and businesses would generally protect the health and safety of the public.

15.3.3 Issues or Potential Impacts Not Discussed Further

The nearest public airports include Homewood Seaplane Base (located 8 miles southeast of the project site), the Truckee-Tahoe Airport (located 9.5 miles northeast of the project site), and the Lake Tahoe Airport (located 24.5 miles southeast of the project site). The project site is not located within an airport land use plan. Therefore, it is assumed that the proposed project would not create safety hazards for people living or working in the project area as a result of being in close proximity to an airport. This impact is not discussed further in this DEIR.

The project site is not located within the vicinity of a private airstrip. As such, no impacts related to safety hazards at private airstrips are anticipated and this impact is not discussed further in this DEIR. (Refer to the Initial Study included as Appendix A for additional analysis of these potential impacts.)

15.3.4 Impact Analysis

Impact 15-1: Use of hazardous materials.

Project construction and operation would require the use of hazardous materials. All use would occur consistent with applicable federal, state, and local regulations that would minimize the potential for upset or accident conditions. Therefore, the potential for release of hazardous materials that could create a significant hazard to the public or the environment would be **less than significant**.

Hazardous materials would be stored, used, and transported in varying amounts during construction and long-term operation of the proposed project. Construction activities would primarily involve the storage, use, and transport of various household products such as paints, solvents, glues, and cements. Petroleum hydrocarbon products such as gasoline, diesel, and lubricants would be used in heavy equipment and construction vehicles. During construction, temporary storage and use of hazardous substances would comply with regulations and requirements of the SVFD and Placer County Environmental Health Services (EHS), and spill prevention practices would be used.

Operation of the proposed project would involve resort residential, commercial, and recreational uses. Hazardous materials that would be stored, used, and transported to the project site to support those long-term uses would include commercial and household-type maintenance products such as cleaning agents and degreasers, paints, and pesticides and herbicides; chemicals used for maintaining proper pool and hot tub water conditions; propane and liquefied natural gas for heating; and diesel for emergency backup generators. In addition, commercial uses associated with project operation could include facilities and/or activities that could use and routinely transport hazardous materials on and off the project site.

The project applicant, builders, contractors, business owners, and others would be required to use, store, and transport hazardous materials in accordance with local, state, and federal regulations, including Cal/OSHA and DTSC requirements and manufacturer's instructions, during project construction and operation. Transportation of hazardous materials on area roadways is also regulated by the CHP and Caltrans. Facilities that would use hazardous materials on-site would be required to obtain permits and comply with appropriate regulatory agency standards designed to avoid hazardous waste releases. Because the proposed project would be required to implement and comply with existing hazardous material regulations, impacts related to the creation of significant hazards to the public or environment through the routine transport, use, and disposal of hazardous materials would be unlikely.

The project applicant would be required to prepare a Hazardous Materials Business Plan and inventory of hazardous materials under 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) prior to occupancy of subject buildings. The Hazardous Materials Business Plan 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.

The project applicant would pay fees in effect at the time of payment and would submit the business plan to Placer County EHS, Hazardous Materials Section, for review and approval. Hazardous materials would not be handled in regulated quantities without notification of Placer County EHS.

Because the project would implement and comply with existing hazardous material regulations, impacts related to creation of significant hazards to the public through routine transport, use, disposal, and risk of upset would not occur with project development. Therefore, this impact would be **less than significant**.

Mitigation Measures

No mitigation is required.

Impact 15-2: Exposure of people and the environment to hazardous materials.

Construction activities associated with project development would include demolition of existing structures, grubbing/clearing of on-site areas, excavation and relocation of soil on the project site, and backfilling and compaction of soils. Hazardous materials can present a risk to people or the environment through improper handling of hazardous materials or hazardous wastes, particularly by untrained personnel; environmentally unsound disposal methods; encountering existing naturally occurring hazardous materials; and disturbing existing undocumented contaminated soils or groundwater. Implementation of applicable local, state, and federal regulations and standards would help ensure that potential public health and environmental hazards would be minimized; however, if the project resulted in upset and/or accident conditions involving the release of hazardous materials into the environment, a **potentially significant** hazard to the public or environment could occur.

Implementation of the Specific Plan would require the demolition and removal of six existing structures, five of which were constructed before the early 1980s and are likely to include building materials that contain asbestos and lead. These include: the Nevada Spectator's Center (built 1960); the clock tower building (built 1960); the Athlete's Center/Olympic Village Lodge (built 1960); the media building (built 1960); and garage and ski patrol buildings (built post 1970s). The Activity Zone (built 1990s) would also be demolished, but because it was built in the 1990s, it would not contain asbestos or lead paint.

These existing structures are believed to contain hazardous materials, including asbestos, lead, and heavy metals – primarily because many of the existing structures date to before the use of these materials was heavily restricted. Demolition of structures could result in inadvertent release or improper disposal of debris containing potentially hazardous materials; however, federal, state, and local regulations have been developed to address potential impacts related to the handling and disposal of hazardous materials during demolition. Potential impacts can be minimized through adherence to regulatory standards that prescribe specific methods of material characterization and handling. Specific actions required by law include the following.

- ▲ **Asbestos.** Prior to demolition, all structures would be tested for the presence of asbestos-containing materials. Any asbestos would be removed and disposed of by an accredited contractor in compliance with federal, state, and local regulations (including the Toxic Substances Control Act and the National Emission Standard for Hazardous Air Pollutants). Compliance with these regulations would result in the safe disposal of asbestos-containing materials.
- ▲ **Lead-based paint or other coatings.** A survey for indicators of lead-based coatings would be conducted prior to demolition to further characterize the presence of lead on the project site. For the purposes of compliance with Cal/OSHA regulations, all coated surfaces would be assumed to potentially contain lead. There is also a potential for soil contamination due to deposition of deteriorated (i.e., flaked, peeled, chipped) lead-based paint adjacent to structures where lead-based exterior paints were used. Loose or peeling paint may be classified as a hazardous waste if concentrations exceed total threshold limits. Cal/OSHA regulations require air monitoring, special work practices, and respiratory protection during demolition where even small amounts of lead have been detected.
- ▲ **Heavy metals and PCBs.** Spent florescent light bulbs and ballasts, thermostats, and other electrical equipment may contain heavy metals, such as mercury, or PCBs. If concentrations of these materials

exceed regulatory standards, they would be handled as hazardous waste in accordance with hazardous waste regulations.

Hazardous waste would be transported and disposed of in compliance with applicable federal, state, and local regulations, including the federal Hazardous Materials Transportation Act.

The disturbance of undocumented hazardous wastes could also result in hazards to the environment and human health. Adverse impacts could result if construction activities inadvertently disperse contaminated material into the environment. For example, if contaminated groundwater were present, dewatering activities during construction could cause contaminated groundwater to migrate farther in the groundwater table or cause contaminated groundwater to be released into Squaw Creek and downstream to the Truckee River. If soils containing PCBs were present, they could be disturbed during site grading. Potential hazards to human health include ignition of flammable liquids or vapors, inhalation of toxic vapors in confined spaces such as trenches, and skin contact with contaminated soil or water. In addition, inadvertent disturbance of asbestos in structures and underground utilities could result in airborne asbestos fibers.

Naturally-occurring radon gas in the soils in the project area presents a moderate health hazard (EPA 2012). The potential for exposure to radon gas is greatest in interior, subterranean structures. Radon can concentrate in hazardous levels in interior spaces without adequate ventilation, and the EPA has adopted accepted exposure levels for residences. The only aspects of the project that would be below grade would be the proposed underground parking garages. These structures are not intended for extended habitation, and the length of time visitors would be exposed to potentially elevated levels of radon gas would be limited. The parking structures would also be designed to vent vehicle exhaust. These design features would reduce radon exposure levels consistent with established industry practices (such as those in *ASTM E1465-08a Standard Practice for Radon Mitigation Systems in New Low-Rise Residential Buildings*).

Incorporation of standard best management practices and avoidance measures into the project, and coordination with regulatory agencies would reduce the potential for negative effects that could result from construction on known contaminated sites. However, because the project site could be affected by undocumented contamination that has not been characterized or remediated, this would be a **potentially significant** impact.

Mitigation Measure 15-2a: Minimize potential for accidental release of hazardous materials.

- ▲ Prior to demolition of existing structures, the project applicant shall (1) identify locations that could contain hazardous residues; (2) remove plumbing fixtures known to contain, or potentially containing, hazardous materials; (3) determine the waste classification of the debris; (4) package contaminated items and wastes; and (5) identify disposal site(s) permitted to accept such wastes. These activities will be conducted in compliance with all applicable federal, state, and local laws.
- ▲ Prior to demolition of existing structures, the project applicant shall provide written documentation to the County that asbestos testing and abatement, as appropriate, has occurred in compliance with applicable federal, state, and local laws.
- ▲ Prior to demolition of existing structures, the project applicant shall provide written documentation to the County that lead-based paint testing and abatement, as appropriate, has been completed in accordance with applicable state and local laws and regulations. Abatement shall include the removal of lead contaminated soil (considered soil with lead concentrations greater than 400 parts per million in areas where children are likely to be present). If lead contaminated soil is to be removed, the project applicant shall submit a soil management plan to Placer County EHS.

Mitigation Measure 15-2b: Implement Mitigation Measure 13-2b.

Mitigation Measure 13-2b, which requires the preparation of a Hazardous Materials Contingency Plan, shall be implemented by all personnel during construction. The plan will develop a response to evidence of previously

undocumented, potentially hazardous materials that includes cessation of work and notification of Placer County EHS.

Significance after Mitigation

Implementing these measures would reduce Impact 15-2 to a **less-than-significant** level because Mitigation Measure 15-2a would require that asbestos-containing building materials, lead-based paint, and other hazardous substances in building components are identified, removed, packaged, and disposed of in accordance with applicable state laws and regulations. This would minimize the risk of an accidental release of hazardous substances that could adversely affect human health or the environment. Implementing Mitigation Measure 15-2b would require the project applicant to comply with regulatory requirements governing the clean-up of hazardous wastes, including removing contaminated soils and groundwater, if found, to the point where there is no unacceptable risk of exposure.

Impact 15-3: Emit hazardous emissions, substances, or waste within 0.25 mile of an existing or proposed school.

Construction and operation of the proposed project would include the use of common hazardous materials, such as diesel fuel, lubricants, and detergents. These materials would be handled in a manner consistent with local, state, and federal regulations and standards. Implementation of the Specific Plan would result in a **less-than-significant** impact related to the potential to emit hazardous emission, substances, or wastes within 0.25 mile of an existing or proposed school.

At school sites many children are present at a single location for many hours a day, making schools a particularly sensitive receptor related to hazardous materials exposure. Squaw Valley Academy is located south of the East Parcel, across Squaw Valley Road. In addition, Creekside Charter School is located within the main Village area; this school would be relocated prior to the initiation of construction in the main Village area. At this time, it is not known to where the school would relocate. For the purpose of this analysis, it is assumed that the school could be located within 0.25 mile of the project site.

During construction, demolition, and excavation activities, the project would potentially produce hazardous air emissions or involve the handling of extremely hazardous wastes. As discussed above, the project would comply with federal and state regulations that are designed to reduce the potential for the release of large quantities of hazardous materials and wastes into the environment to an acceptable level. Although existing protective measures and regulations would be sufficient to ensure that hazardous materials stored, used, transported, and disposed of as part of the proposed project would not pose a significant hazard to the public or the environment, including individuals at schools within 0.25 mile of the project site, these standard procedures would not obviate the potential for the accidental release of an extremely hazardous substance (as defined in PRC Section 21151.4) in a quantity equal to or greater than the state threshold quantity specified pursuant to subdivision (j) of Section 25532 of the Health and Safety Code within 0.25 mile of a school. Therefore, Placer County would be required to consult with Squaw Valley Academy pursuant to PRC Section 21151.4.

Because the project applicant would consult with the Tahoe Truckee Unified School District and all potentially hazardous materials would be handled in a manner consistent with federal, state, and local regulations, project construction and operation would result in a **less-than-significant** impact to schools.

Mitigation Measures

No mitigation is required.

Impact 15-4: Interference with an adopted emergency evacuation plan.

The existing surface parking lots at the Squaw Valley Ski Resort are currently used as the emergency rally point during emergencies, and would continue to be used as such during project construction. In the long-term, the new parking structures on Lots 11 and 12 would serve as the emergency rally point. During project construction and peak operational days, increased traffic congestion along Squaw Valley Road and SR 89 could interfere with the use of these main roadways for emergency evacuation routes. Although this impact would be temporary and intermittent over the 25-year construction period, this impact would nonetheless be **significant**.

Access to Squaw Valley is limited by the configuration of the Valley and the Truckee River canyon; there is only one means of ingress and egress (Squaw Valley Road), and a single road (SR 89) connects Squaw Valley to adjoining communities. The *Wildland Fire Evacuation Plan* (SVPSD 2014; Appendix J), which applies to all development in Squaw Valley, includes evacuation protocols, guidance for preparing homes for evacuation, and evacuation routes. The plan calls for evacuating via Squaw Valley Road to SR 89; or, if it is not possible to leave the Valley, driving to the Squaw Valley Ski Resort parking lot. The project includes changes to the parking lots, including the construction of podium (second story) parking structures on Lots 11 and 12. During construction, the surface parking lots would continue to be used as the emergency rally point, should evacuation be required. After the parking structures are constructed and opened for use, the emergency rally point would be located at the new parking structures.

In addition, a dedicated emergency helipad would be provided within the main Village area. The helipad would only be used for emergency services. Currently, emergency helicopter landing areas are available on an as-needed basis in parking lots and other open areas on the Valley floor and level areas on the mountain, but these areas are not always available. The proposed helipad is anticipated to be located on a raised structure on the existing Preferred Parking lot (this parking lot is shown on Exhibit 3-8 in Chapter 3, "Project Description"). The helipad design and construction would incorporate a dedicated elevator that could accommodate a medical gurney, proper aeronautical markings, and snow clearing operations. (See Chapter 11, "Noise," for a discussion of noise impacts from the proposed helipad). Therefore, emergency helicopter access in the main Village area would not be reduced by the proposed project, and could be enhanced by creation of a dedicated helipad.

The project would increase traffic on local roadways associated with construction trips. In addition, temporary lane/road closures associated with project construction could cause or contribute to temporary increases in traffic levels as traffic is detoured or slowed on some local roadways, Squaw Valley Road, and SR 89. Increased traffic congestion along Squaw Valley Road and SR 89 could interfere with the use of these main roadways for emergency evacuation routes. See Chapter 9, "Transportation and Circulation," for further discussion of traffic-related impacts. This impact would be **significant**.

Mitigation Measure 15-4: Implement Mitigation Measure 9-8.

The project applicant shall implement Mitigation Measure 9-8, which requires the preparation of a Construction Traffic Management Plan to, among other objectives, require removing potential traffic obstructions during emergency evacuation events.

Significance after Mitigation

Implementing this mitigation measure would reduce the impact from the potential interference with an adopted emergency evacuation plan to a **less-than-significant** level because the Placer County Department of Public Works would be involved in implementing measures to ensure acceptable traffic flow and reduce the risk of impairment to emergency evacuation routes.

Impact 15-5: Potential to disturb a known hazardous materials site, which could result in impacts to the public or the environment.

No active hazardous materials sites have been identified within the main Village area or at the East Parcel. Past contamination due to leaking USTs has been fully remediated. Implementation of the Specific Plan would result in **less-than-significant** impacts to the public or the environment related to exposure to hazardous materials due to activity on known hazardous materials sites.

Project construction would involve site grading, excavation (for utilities, but especially for the subsurface parking lots), backfilling, demolition of some existing facilities, and construction of new resort residential, commercial, and other uses. During construction activities, workers could come in contact with, and be exposed to, hazardous materials present in on-site soils, groundwater, and structures. Site investigations have not identified existing contamination at any documented hazardous materials sites in the project area. As described in Section 15.1.2, "Existing Site Conditions," there is no evidence that there are any hazardous materials sites where there is currently soil or groundwater contaminated with hazardous materials or wastes (Kennedy/Jenks 2010, Blackstone 2012). Known leaking USTs have been removed and remediated to regulatory standards. Disturbance of undocumented hazardous materials is addressed in Impact 15-2. Because there are no known hazardous materials sites, impacts to the public or the environment resulting from implementation of the Specific Plan due to disturbing known hazardous materials sites would be **less than significant**.

Mitigation Measures

No mitigation is required.

Impact 15-6: Expose people or structures to a significant risk of loss, injury, or death involving wildfires.

Implementation of the Specific Plan would expose people and structures to an area with a high risk of wildfire. This impact would be **potentially significant**.

Implementation of the Specific Plan would increase the number of structures (including new residential, commercial, and recreational facilities) in the plan area. Wildfires are an existing, substantial threat to the plan area and vicinity due to location of people and structures at an interface with heavy fuel loads, steep terrain, summer dry conditions, and multiple ignition sources. As indicated in Exhibit 15-1, the main Village area is located in, and nearly surrounded by, land designated as very high fire hazard severity zone by CAL FIRE; the East Parcel is located in a combination of very high and moderate fire hazard severity zones (see Exhibit 15-2). Project implementation would increase the exposure of people and structures to the risk of wildfires. The resort residential uses that would be built as part of this project are within an already developed area served by the SVFD. Although it would largely be located in a developed area, the project would be subject to CAL FIRE regulations (California Government Code 66474.02) because the project site is located within an SRA.

The Placer County Local Hazard Mitigation Plan estimates that there will be more human-caused wildfires in the region, as more people live in the area on a full-time basis. As more homes are developed in areas which border wildland areas, the cost and complexity of fighting fires that would endanger such homes increases (Placer County 2010: Annex M.9). This impact would be **potentially significant**.

Mitigation Measure 15-6a: Verify compliance with CAL FIRE regulations, California Government Code 66474.02.

To verify compliance with California Government Code 66474.02, and to support the County's ability to make findings required by 66474.01, with each application for a tentative map with land in a state responsibility

area or a high fire hazard severity zone, the project applicant will provide the following information related specifically to the lands within the state responsibility area or a high fire hazard severity zone:

- ▲ Documentation that the design and location of each lot in the subdivision, and the subdivision as a whole, are consistent with any applicable regulations adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.
- ▲ Documentation that structural fire protection and suppression services will be available for the subdivision through any of the following entities:
 - A county, city, special district, political subdivision of the state, or another entity organized solely to provide fire protection services that is monitored and funded by a county or other public entity; or
 - The Department of Forestry and Fire Protection by contract entered into pursuant to Section 4133, 4142, or 4144 of the Public Resources Code.
- ▲ Documentation that, to the extent practicable, ingress and egress for the subdivision meets the regulations regarding road standards for fire equipment access adopted pursuant to Section 4290 of the Public Resources Code and any applicable local ordinance.

Mitigation Measure 15-6b: Implement Mitigation Measures 14-7b and 9-7.

As described further in Chapter 14, “Public Services and Utilities,” the project applicant would be required to enter into an agreement with the SVFD to ensure that they will be afforded the necessary assets to maintain or improve the level of service currently provided to existing customers; this agreement would include appropriate benchmarks and thresholds to correlate infrastructure needs with phases of development (see Mitigation Measure 14-7b).

The project applicant shall implement Mitigation Measure 9-7, provided in Chapter 9, “Transportation and Circulation,” which would require that a Construction Traffic Management Plan be developed, and that measures contained therein be implemented to maintain emergency vehicle access on area roadways.

Significance after Mitigation

The Specific Plan would expose people and structures to an area with a high risk of wildfire. However, with implementation of Mitigation Measures 15-6a and 15-6b, appropriate precautions would be in place so that there would not be a significant risk of loss, injury, or death. This impact would, therefore, be **less than significant**.

Impact 15-7: Create or expose people to an existing source of health hazards.

Construction and operation of the Specific Plan could result in additional mosquito breeding habitat, which could contribute to an existing health hazard associated with vector control. This impact would be **potentially significant**.

The climate, topography, and plant communities of the Tahoe Area provide an abundance and variety of larval mosquito habitats. Common mosquito species in the Tahoe area include *Aedes* sp., *Culiseta* sp., and *Culex tarsalis*. All mosquito species are potential vectors of organisms that can cause disease to domestic animals, wildlife, and humans, including encephalitis, malaria, West Nile virus, and canine heartworm (El Dorado County 2014).

Mosquito populations develop in standing freshwater. Depending on the species, mosquitoes are associated with snow melt pools, shallow grassy meadow pools, ponds, basins, and artificial containers (El Dorado County 2014).

During construction of the project, there is a potential that opportunities for water ponding – such as stockpiles of soil and materials, compacted soil, graded swales, and other features – may temporarily increase mosquito breeding habitat. Permanent increases in mosquito breeding habitat could result from restoration of Squaw Creek. These conditions may expose residents and visitors to diseases carried by these vectors. This would be a **potentially significant** impact.

Mitigation Measure 15-7: Address potential public health risks related to mosquitos.

The project applicant shall abide by the Placer Mosquito Abatement District Guidelines and Standards for Vector Prevention in Proposed Development. Prior to Final Subdivision Map(s) approval, a mosquito control management/maintenance program shall be prepared by the project applicant and approved by the Placer Mosquito Abatement District. If the District determines that the project would create new temporary or permanent mosquito breeding habitats during construction or operation, the District shall recommend design modifications and best management practices. In addition, the project applicant shall provide District technicians access to the project site to inspect and treat breeding habitats, as necessary to reduce risks to public health.

Significance after Mitigation

Implementation of Mitigation Measure 15-7 would reduce this impact to a **less-than-significant** level because the project applicant would be required to incorporate design and best management practices to reduce the potential for mosquitos and the Placer Mosquito Abatement District would inspect and treat areas as necessary to reduce risks to public health.