
5.8 HAZARDS AND HAZARDOUS MATERIALS

5.8 HAZARDS AND HAZARDOUS MATERIALS

This section addresses the potential presence of hazardous materials and conditions within the Planning Area and analyzes the potential risk of such materials in proximity to proposed development and human activities that could occur under the proposed Project. It describes the existing conditions in the Planning Area, identifies hazardous materials that may affect public safety, and identifies mitigation measures to reduce the impacts to less than significant, if necessary. Section 5.3, Air Quality, evaluates potential impacts from toxic air contaminant emissions; Section 5.6, Geology, Soils, and Seismicity, evaluates geologic hazards; and Section 5.9, Hydrology and Water Quality, evaluates potential flooding risks.

5.8.1 EXISTING SETTING

HAZARDOUS MATERIALS

A hazardous material is any material that, due to its quantity, concentration, physical, or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or local implementing agency has a reasonable basis to believe would be injurious to the health and safety of persons, or would be harmful to the environment if released. In addition to chemicals, which are most commonly associated with the term *hazardous materials*, other hazardous materials include radioactive materials and wastes, biohazardous materials (e.g., infectious agents), and medical waste (biohazardous materials and devices capable of cutting or piercing, such as hypodermic needles).

Public health is potentially at risk whenever hazardous materials are or will be used. The impact evaluation in this section differentiates between the “hazard” of these materials and the acceptability of the “risk” they pose to human health and the environment. A hazard is any situation that has the potential to adversely affect human health or the environment. The risk to health and public safety is determined by the probability of exposure, in addition to the inherent toxicity of a hazardous material. When the risk of an activity is judged acceptable by society, in relation to perceived benefits, then the activity is judged to be safe. Factors that can influence the health effects of exposure to hazardous materials include the dose to which the person is exposed, the frequency and/or duration of exposure, the exposure pathway (route by which a chemical enters a person’s body), and the individual’s unique biological susceptibility.

Facilities Where Hazardous Materials Are Used or Stored

Businesses and services in the City where hazardous materials are used or stored include fuel stations (underground fuel tanks) and automotive service businesses, dry cleaners, schools, medical and dental facilities, and laboratories, among others. Consumer products such as cleaning and maintenance supplies, paints, pesticides, and herbicides are also used and/or stored at retail stores, businesses, and residences. Some of these facilities generate hazardous waste.

Industrial land activity types in Elk Grove include heavy industrial, light industrial, and warehousing. The bulk of industrial uses are in the southeast part of the City between State Route (SR) 99 and the Union Pacific Railroad (UPRR) line.

Suburban Propane Facility

There is one major industrial facility in the Planning Area that handles large quantities of hazardous materials: the Suburban Propane facility, which is located in the industrial area east of SR 99 and north of Grant Line Road. The Suburban Propane facility is considered one of the

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largest aboveground propane storage facilities in the United States. This facility receives pressurized ambient temperature liquid propane from tank trucks and railcars, and stores both ambient temperature and refrigerated liquid propane. The propane is subsequently loaded onto trucks or railcars for off-site transport. The major components at the Suburban Propane facility include four 60,000-gallon pressurized, ambient temperature propane storage tanks (referred to as "bullet tanks"); two 12,000,000-gallon refrigerated, low-pressure storage tanks; tank truck and railcar loading/unloading stations; a propane refrigeration system; a flare; and safety systems, such as a water spray system in the railcar and truck loading area. Propane stored in the bullet tanks is used to fill tank trucks or railcars for off-site delivery. The facility is also equipped with water deluge systems, which are intended to help prevent tank trucks and railcars from failing catastrophically due to excessive heat and internal pressure.

A risk evaluation was prepared in 2003 as part of the EIR prepared for the previous General Plan. The *Review of Suburban Propane Hazards Analysis Studies and Evaluation of Accident Probabilities Report* (Quest 2003) assessed how a release of propane, either by accident or by intentional act, could affect surrounding areas in the event of a failure of one or both refrigerated storage tanks. Under the flash fire scenario, the impact extent could be out to 1.5 miles, with an accidental incident probability of one chance in 2.8 million in a year, and an intentional act probability of one chance in 2.1 million in a year. For a vapor cloud explosion, the impact extent could be out to 0.75 miles, with an accidental incident probability of one chance in 104 million in a year, and an intentional act probability of one chance in 3.2 million in a year.

The potential for an accidental or intentional event resulting in either a vapor cloud or a flash fire is not substantial. In addition, as discussed in Section 5.0, Introduction to the Environmental Analysis, the effect of this existing condition would be an impact of the environment on the Project, and, as such, is not a CEQA consideration. Because the Suburban Propane facility is not operated by the City and the proposed Project would not involve any changes in facility operations, the potential for a catastrophic event and its effects on surrounding land activity types would not be exacerbated by the Project and is therefore not subject to further analysis in this EIR.

Contaminated Sites

There are approximately 54 sites in the Planning Area that are listed on the Hazardous Waste and Substances Site List (Cortese List) compiled pursuant to Government Code Section 65962.5(a) (DTSC 2017; SWRCB 2017), as of October 2017. These are sites where soil or groundwater contamination has resulted from the use and/or disposal of hazardous materials or wastes. Of the 54 listed sites, most were school sites, investigations for which are required under the California Education Code. Except for three sites, all the listed sites are shown as completed-case closed, certified closure, no action required, or no further action required. Sites are typically investigated in cases where there is known contamination or the potential for contamination requires investigation. Only sites that have been investigated and/or cleaned up under the oversight of the California Department of Toxic Substances Control (DTSC) or the State Water Resource Control Board (SWRCB) are on the Cortese List. The three sites where some State oversight is still under way are Obie's Dump (8437 Sheldon Road), ARCO #2123 (8500 Elk Grove Boulevard), and a proposed charter school site (9185 Grant Line Road).

The Sacramento County Environmental Management Department maintains a list of sites where unauthorized releases of potentially hazardous materials have occurred. As of November 2017, there were approximately 50 locations on that list (SCEMD 2017). Most of these sites are associated with gasoline stations, and the investigation and remediation (as necessary) of sites on the County's list may be managed at the local level or State level, depending on the site.

The number and locations of sites are as of the publication date of this Draft EIR and are subject to change as new sites are added or others are removed from the list. As such, it is possible that a new site or sites could be added to this list, while other sites that are currently open cases may be removed from the list by a regulatory agency. Sites indicated as open or active are in the process of being investigated and/or remediated. Sites listed as closed, inactive, or no further action may have been investigated and/or remediated, but may have residual contamination as allowed by the regulatory agencies. For example, the State allows for deed restrictions that specify land use prohibitions or limitations on sites where contaminants may still be present. For any site included on a State or local list, regardless of its status, or sites that may be added in the future, the City will require future project applicants to submit up-to-date information regarding the status of the site.

There could also be sites in the Planning Area that may be contaminated but have not yet been identified or investigated, particularly in developed areas where infill development may occur under the proposed Project. In addition, past land activity types may have resulted in contamination outside the Planning Area, typically associated with migration of contaminated groundwater.

Residual Agricultural Chemicals

Much of the remaining vacant land in the Planning Area has been or is currently used for agricultural purposes. Past use of agricultural chemicals such as pesticides can result in residual chemicals in the soil that can expose people to possible health risks. Certain types of agricultural chemicals used in past decades can persist in soils for years. Irrigated pasture, dry-farmed crops, and natural grasses typically require little to no applications of environmentally persistent pesticides, but cultivated irrigated row crops may have been subject to applications of restricted agricultural chemicals, which could be persistent. Orchards and orchard-cultivated soils may have been contaminated through the repeated application of agricultural chemicals to fruit or nut trees.

Potentially Hazardous Building Materials

Existing structures in the Planning Area that could be renovated or demolished in conjunction with future development projects under the proposed Project may contain asbestos-containing materials in building components, lead-based paint, or polychlorinated biphenyls (PCBs) in electrical equipment.

Asbestos-Containing Building Materials

Structures constructed or remodeled between 1930 and 1981 have the potential to contain asbestos-containing materials. These materials can include, but are not limited to, resilient floor coverings, drywall joint compounds, acoustic ceiling tiles, piping insulation, electrical insulation, and fireproofing materials.

Lead-Based Paint Materials

Lead-based paints were phased out of production in the early 1970s. Exposure to lead from vintage paint is possible when the paint is in poor condition or during its removal. In construction settings, workers can be exposed to airborne lead during renovation, maintenance, or removal work.

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Polychlorinated Biphenyls

In 1976, the United States Congress enacted the Toxic Substances Control Act (TSCA), which reviewed all industrial chemicals, including PCBs. Since the passage of the TSCA, the production and use of PCBs has been prohibited, limited, or phased out. Potential sources of PCBs in older buildings in the Planning Area include fluorescent light ballast and some electrical equipment such as elevators. However, according to a US Environmental Protection Agency (EPA) database of federally registered PCB transformer data, the City is not listed as having PCB transformers in the Planning Area (City of Elk Grove 2017).

Hazardous Materials Transportation

Hazardous materials may be legally transported on area roadways, including SR 99 and I-5. The transportation of hazardous materials within and through the City is subject to various federal, State, and local regulations. The only roadway and transportation route approved for the transportation of explosives, poisonous inhalation hazards, and radioactive materials in the City is I-5. Smaller quantities of hazardous materials, such as medical supplies, pool chemicals, cleaning agents, paint, and household chemicals, may be transported on all roadways throughout the City. Hazardous materials may also be transported via rail along the UPRR, which passes through Elk Grove.

Since the City's incorporation in 2000, there have been 31 reported incidents involving the transport of hazardous materials. These incidents did not result in releases to the environment or human fatalities or injuries but rather damage to containers (crushed boxes or drums) in vehicles transporting them or while moving the items (e.g., with a forklift). There have been no rail incidents in the City (PHMSA 2017; NTSB 2017).

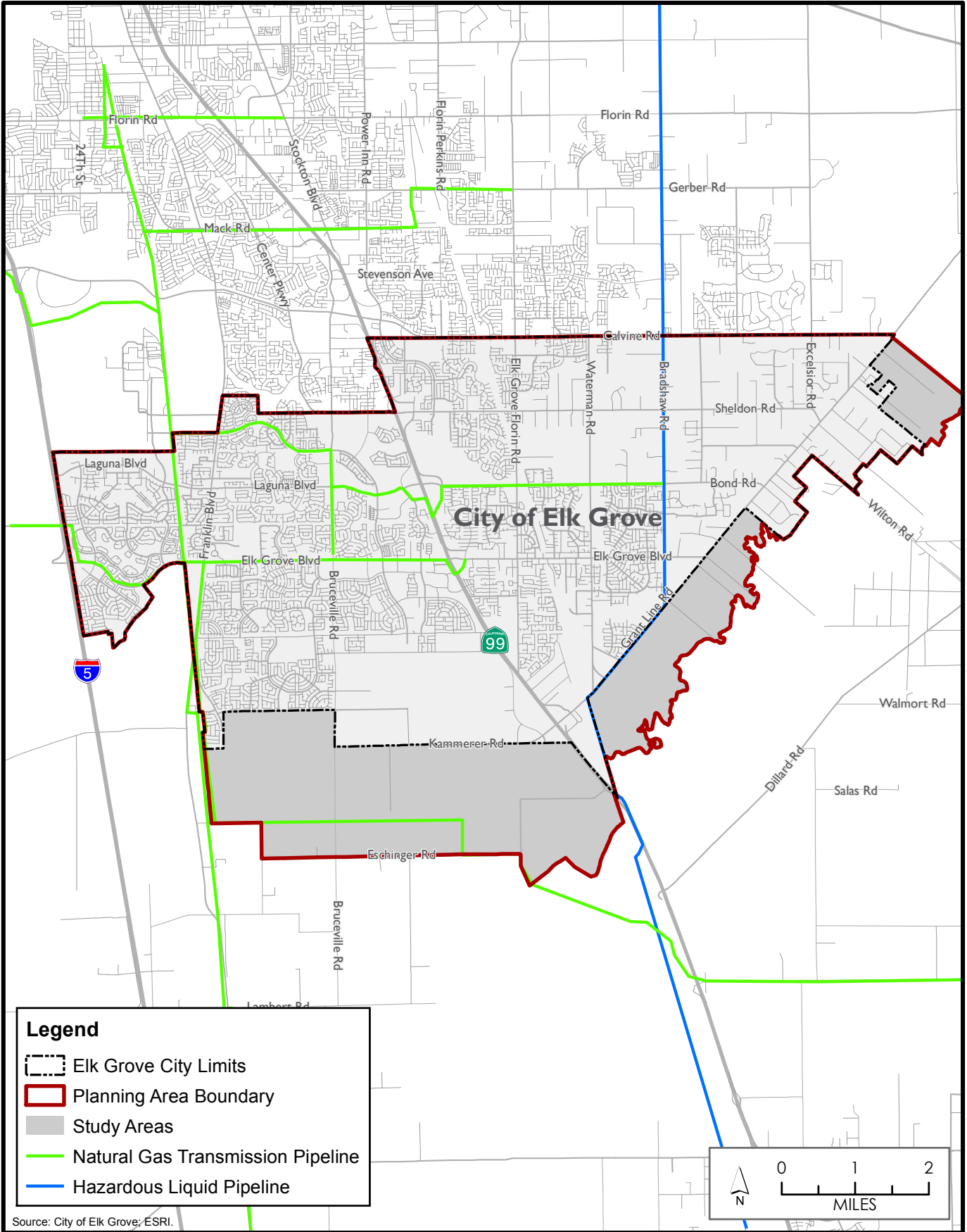
Natural Gas and Hazardous Liquid Pipelines

The US Pipeline and Hazardous Materials Safety Administration provides summary maps of natural gas transmission and hazardous liquid pipelines. Based on available data as of 2015, two natural gas (one operated by SMUD and one operated by PG&E) and one hazardous liquid transmission line exist in the Planning Area, as shown in **Figure 5.8-1** (City of Elk Grove 2017).

Radon

Radon isotope-222 is a colorless, odorless, tasteless radioactive gas that is a natural decay product of uranium. Uranium and radon are present in varying amounts in rocks and soil, and radon is present in background concentrations in the atmosphere. Current evidence indicates that radon-decay products is directly related to increased lung cancer risk. The EPA has recommended an "action" level for indoor radon concentrations at or exceeding 4 picocuries per liter (pCi/l) of air. California ranks as the third lowest state for percentage of homes exceeding 4 pCi/l.

The EPA uses three zone designations to reflect the average short-term radon measurement that can be expected in a building without the implementation of radon control methods. The zone designation of the highest potential (predicted average indoor radon screening levels greater than 4 pCi/l) is Zone 1. A review of the California Statewide Radon Survey indicated that for the zip codes in the Planning Area, 65 tests were conducted as part of the survey. Of the 65 tests, 5 had radon levels greater than 4.0 pCi/l. The EPA has identified Sacramento County (including the Planning Area) as a Zone 3 area (counties with predicted indoor levels less than 2 pCi/l) (DHS 2016; EPA n.d.).



Source: City of Elk Grove; ESRI.



City of Elk Grove
Development Services

Figure 5.8-1
Natural Gas and Hazardous Liquid
Transmission Pipelines

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ELECTROMAGNETIC FIELDS (HIGH-VOLTAGE POWER LINES)

Electromagnetic fields (EMF) are generated wherever electricity is being conducted. Common sources of EMF include wiring in homes and electrical appliances. Electrical distribution lines that carry power from transmission lines to homes and high-voltage transmission lines are also sources of EMF.

Studies indicate that EMF may have adverse human health impacts; however, the studies are inconclusive. While laboratory experiments have shown that EMF can have biological effects at the cellular level in animals, experiments have shown that short-term exposure at levels present in the environment or the home do not cause any apparent detrimental effects. However, it is not known whether long-term low-level exposure can result in adverse human health impacts. There are no scientific or regulatory criteria or standards for EMF. The City does not have setback requirements related to EMF. Exposure to EMF is generally reduced through “prudent avoidance,” which serves to limit public exposure to EMF through planning and design measures. As an example of a rigorous standard, the California Department of Education requires that school buildings be set back a minimum of 100 feet up to 350 feet from transmission line rights-of-way, depending on the voltage. Therefore, it is not possible to determine whether the distance between a potential housing site and high-voltage transmission lines is adequate and whether potential exposure to EMF would be a significant effect under CEQA. CEQA Guidelines Section 15145 state “[i]f, after thorough investigation, a Lead Agency finds that a particular impact is too speculative for evaluation, the agency should note its conclusion and terminate discussion of the impact.” Based on available information regarding hazards related to EMFs, potential impacts would be too speculative for evaluation. In addition, as discussed in Section 5.0, Introduction to the Environmental Analysis and Assumptions Used, the effect of this existing condition would be an impact of the environment on the Project, and, as such, is not a CEQA consideration. Because the presence of EMF in the Planning Area is an existing condition that would not be exacerbated by the Project, it is not subject to CEQA analysis.

AIRPORTS

There are no active airports within the City boundaries or in the Study Areas. There is one public airport and two private airports within 3 miles of the Planning Area. They are Franklin Field, which is public, and Sky Way Estates Airport and Borges-Clarksburg Airport, which are private. Sacramento Executive Airport, a smaller public use airport, is approximately 6 miles north-northwest of the City, and Sacramento International Airport, a high-traffic airport, is approximately 20 miles north-northwest. Elk Grove is not within the safety or overflight zones for either Sacramento Executive or Sacramento International airports (SACOG 1999: Figure 11; 2013: Map 6).

WILDLAND FIRE HAZARDS

Public Resources Code (PRC) Sections 4201–4204 and Government Code Sections 51175–51189 require identification of fire hazard severity zones (FHSZ) in the State of California. FHSZs are modeled based on vegetation, topography, weather, fuel load type, and ember production and movement. FHSZs are defined as moderate, high, and very high fire hazard severity by the California Department of Forestry and Fire Protection (Cal Fire). Fire prevention areas under State jurisdiction are referred to as State Responsibility Areas (SRA), while areas under local jurisdiction are called local responsibility areas (LRA). There are no moderate, high, or very high FHSZs as identified by Cal Fire, and the Planning Area is identified within an LRA that extends beyond the Planning Area boundaries (City of Elk Grove 2017). The Sacramento County Local Hazard Mitigation Plan Update (LHMP) indicates the probability of a wildfire is highly likely and could be

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extensive geographically, and that climate change may be a factor in the probability of future occurrence (Sacramento County 2016: Table ES-2).

The Study Areas are largely vacant and undeveloped agricultural lands with scattered residential and some limited commercial uses. There is a wildland-urban interface at some locations where the boundaries of the Study Areas adjoin the City limit boundary.

Fire protection services in the Planning Area are provided by the Cosumnes Fire Department, which is part of the Cosumnes Community Services District (CCSD). The Cosumnes Fire Department provides emergency services such as fire suppression, emergency medical services, technical rescue, and arson and explosion investigations in a 157-square-mile service area covering Elk Grove, Galt, and a portion of unincorporated southern Sacramento County. In addition to eight existing stations, there are three planned future stations: one in the Laguna Ridge Specific Plan Area near Whitelock Parkway; one in the South Pointe Land Use Policy Area near Kammerer Road; and one in the East Elk Grove Community Plan Area near Grant Line Road.

5.8.2 REGULATORY FRAMEWORK

Numerous federal, State, and local laws have been enacted to regulate the management of hazardous materials and wastes and fire hazards. These laws are regulated through programs administered by various agencies at the federal, State, and local levels.

FEDERAL

Federal agencies that regulate hazardous materials include the EPA, the Occupational Safety and Health Administration (OSHA), the Department of Transportation (US DOT), and the National Institutes of Health. The following are the primary federal laws and guidelines governing hazardous materials: the TSCA (see above); Clean Water Act; Clean Air Act; Occupational Safety and Health Act; Federal Insecticide, Fungicide, and Rodenticide Act; Comprehensive Environmental Response, Compensation, and Liability Act; Superfund Amendments and Reauthorization Act Title III; Resource Conservation and Recovery Act; and the Safe Drinking Water Act.

Worker Safety

The Hazard Communication Standard (Title 29, Section 1910.1200(g) of the Code of Federal Regulations [CFR]) requires that workers be informed of the hazards associated with the materials they handle. Workers must be trained in the safe handling of hazardous materials, use of emergency response equipment, and the building emergency response plan and procedures. Containers must be appropriately labeled, and Material Safety Data Sheets must also be available in the workplace.

Hazardous Waste Handling

The California DTSC is authorized by the EPA to enforce hazardous waste laws and regulations in California. Requirements place “cradle-to-grave” responsibility for hazardous waste disposal on hazardous waste generators, which must ensure that their wastes are disposed of properly. Regulatory requirements dictate the disposal methods for many waste streams (e.g., banning many types of hazardous wastes from landfills).

Hazardous Materials Transportation

US DOT developed regulations pertaining to the transport of hazardous materials and hazardous wastes by all modes of transportation. In addition to US DOT, the US Postal Service, the EPA, the California Highway Patrol, the California Department of Transportation (Caltrans), and the DTSC implement and enforce State and federal laws regarding hazardous materials transportation. The US Postal Service has regulations for the transport of hazardous materials by mail. The EPA has also promulgated regulations for the transport of hazardous wastes. These more stringent requirements include tracking shipments with manifests to ensure that wastes are delivered to their intended destinations. At the State level, Section 31303 of the California Vehicle Code and US DOT regulations require that hazardous materials be transported with the least overall travel time.

STATE

The California Environmental Protection Agency (CalEPA) DTSC and the SWRCB establish rules governing the use of hazardous materials and the management of hazardous waste. Applicable State and local laws include the following: Public Safety/Fire Regulations/Building Codes; Hazardous Waste Control Law; Hazardous Substances Information and Training Act; Air Toxics Hot Spots and Emissions Inventory Law; Underground Storage of Hazardous Substances Act; and Porter-Cologne Water Quality Control Act.

Hazardous Materials Management

CalEPA has established regulations governing the use of hazardous materials in the State. Within CalEPA, the DTSC has primary hazardous materials regulatory responsibility, but can delegate enforcement responsibilities to local jurisdictions that enter into agreements with the DTSC, for the generation, transport, and disposal of hazardous materials under the authority of the Hazardous Waste Control Law. State regulations applicable to hazardous materials are contained primarily in Title 22 of the California Code of Regulations (CCR). Title 26 of the CCR is a compilation of those chapters or titles of the CCR that are applicable to hazardous materials management. Cal/OSHA standards are presented in Title 8 of the CCR; these are more stringent than federal OSHA regulations and address workplace regulations involving the use, storage, and disposal of hazardous materials.

CalEPA adopted regulations implementing a Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program). The six elements of the Unified Program are hazardous waste generation and on-site treatment, underground storage tanks, aboveground storage tanks, hazardous material release response plans and inventories, risk management and prevention programs, and Uniform Fire Code hazardous materials management plans and inventories. The program is implemented at the local level by a local agency, referred to as the Certified Unified Program Agency (CUPA), which is responsible for consolidating the administration of the six program elements within its jurisdiction. The Sacramento County Environmental Management Department (SCEMD) is the CUPA for Sacramento County.

State and federal laws require detailed planning to ensure that hazardous materials are properly handled, used, stored, and disposed of, and, if such materials are accidentally released, to prevent or to mitigate injury to health or the environment. California's Hazardous Materials Release Response Plans and Inventory Law, also called the Business Plan Act, is intended to minimize the potential for accidents involving hazardous materials and 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,

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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. This information is compiled into a Hazardous Materials Business Plan, which is submitted to the SCEMD.

Worker Safety

Occupational safety standards exist in federal and State laws to minimize worker safety risks from both physical and chemical hazards in the workplace. Cal/OSHA is responsible for developing and enforcing workplace safety standards and ensuring 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. As at the federal level, the Hazard Communication Standard requires that workers be informed of the hazards associated with the materials they handle. This is achieved through actions such as requiring manufacturers to appropriately label containers, make Material Safety Data Sheets available in the workplace, and require employers to properly train workers.

Uniform Fire Code

The Uniform Fire Code contains regulations relating to construction and maintenance of buildings and the use of premises. The code includes specification for 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 California Building Code includes provisions for ignition-resistant construction standards in the wildland-urban interface. The broad objective of the Wildland-Urban Interface Fire Area Building Standards is to establish minimum standards for materials and material assemblies and provide a reasonable level of exterior wildfire exposure protection for buildings in wildland-urban interface areas. The standards require the use of ignition-resistant materials and design to resist the intrusion of flame or burning embers projected by a vegetation fire (wildfire exposure).

In addition to Fire Code requirements, PRC Section 4290 requires local jurisdictions to implement fire-safe standards for defensible space. The intent is to reduce the intensity of a wildland fire by reducing the volume and density of fuels (e.g., vegetation that can transmit fire from the natural growth to a building or structure); to provide increased safety for fire equipment and evacuating civilians; and to provide a point of attack or defense from a wildland fire. The current defensible space clearance requirement to be maintained around buildings and structures is 100 feet (PRC 4291).

California Accidental Release Prevention Program

The California Accidental Release Prevention Program (CCR Title 19, Division 2, Chapter 4.5) covers businesses that store or handle more than a specified volume of specific regulated substances at their facilities. The list of regulated substances is found in Article 8, Section 2770.5 of the program regulations. Businesses that use a regulated substance above the specified threshold quantity must implement an accidental release prevention program, and some may be required to complete a risk management plan (RMP). An RMP is a detailed engineering analysis of the potential accident factors present at a business and the mitigation measures that will 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. An 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 daycare facilities. Further, it must consider external events such as seismic activity.

Hazardous Emissions Near Schools

CEQA Guidelines Section 15186 establishes a special requirement for certain school projects, as well as certain projects near schools, to ensure that potential health impacts resulting from exposure to hazardous materials, wastes, and substances will be evaluated and disclosed in an environmental document, and that the lead agency will consult with other agencies in this regard. For projects that would handle hazardous substances in a quantity that exceeds the State threshold quantity specified in Section 25532(j) of the California Health and Safety Code, the lead agency must consult with the affected school district(s) regarding the potential impact of the project on the school and notify the affected school district(s) of the project, in writing, not less than 30 days prior to approval or certification of the negative declaration or EIR. Additional requirements apply to school districts, such as the Elk Grove Unified School District (EGUSD), prior to purchase of a school site or construction.

School Site Investigations

The California Education Code (Sections 17210 through 17224) sets forth requirements for investigation of potential school sites for environmental contamination. Compliance would be the responsibility of the EGUSD. Additionally, if any State school bonds are used for a proposed school land use, the EGUSD must assess the site for environmental contamination through a Phase I Environmental Site Assessment (ESA) and complete any other DTSC-ordered studies to ensure safety on the school site when it is developed and occupied. The results of the evaluation would be subject to review and approval by the DTSC prior to construction. If the DTSC does not approve the Phase I document, a Preliminary Environmental Assessment (PEA) would be required.

LOCAL

Sacramento County

The County of Sacramento Office of Emergency Services implements the State's Right-to-Know Ordinance that gives it the authority to inventory hazardous materials used by businesses. The County collects information regarding existing and proposed locations of hazardous material disposal, storage, handling, and transportation facilities.

The SCEMD is responsible for enforcing State regulations at the City and county level, governing hazardous waste generators, hazardous waste storage, underground storage tanks, and environmental health including inspections and enforcement. The SCEMD also regulates the use, storage, and disposal of hazardous materials and the abandonment of wells (Chapter 6.28 of the Sacramento County Code) and septic systems (Chapter 6.32 of the Sacramento County Code) in the county by issuing permits, monitoring regulatory compliance, investigating complaints, and other activities. The SCEMD reviews technical aspects of hazardous waste site cleanups and oversees remediation of contaminated sites resulting from leaking underground storage tanks (USTs) and aboveground storage tanks. The SCEMD is also responsible for providing technical assistance to public and private entities that seek to minimize the generation of hazardous waste. As noted above, the SCEMD is the CUPA for Sacramento County and administers the local regulatory programs for all CUPA program elements through inspections,

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permit issuance, enforcement, complaint response, local ordinance maintenance and oversight, and establishment of administrative policy.

Sacramento Metropolitan Air Quality Management District

The Sacramento Metropolitan Air Quality Management District (SMAQMD) is the primary agency responsible for air quality in the region and has adopted rules and regulations pertaining to the control of emissions from area and stationary sources. Rule 902 (Asbestos) requires a developer or contractor to notify SMAQMD of any regulated renovation or demolition activity. Rule 902 contains specific requirements for surveying, notification, removal, and disposal of material containing asbestos.

City of Elk Grove Municipal Code

Municipal Code Section 23.60.030, Hazardous Materials, establishes the following standards to ensure that the use, handling, storage and transportation of hazardous materials comply with all applicable state laws (Section 65850.2 of the Government Code and Section 25505 et seq. of the Health and Safety Code) and that appropriate information is reported to the Cosumnes Fire Department as the regulatory authority.

- A. Reporting Requirements. All businesses required by State law (Section 25500 of the Health and Safety Code) to prepare hazardous materials release response plans and hazardous materials inventory statements shall, upon request, submit copies of these plans, including any revisions, to the Fire Department.
- B. Underground Storage. Underground storage of hazardous materials shall comply with all applicable requirements of State law (Chapter 6.7 of the Health and Safety Code and Articles 679 and 680 of the California Fire Code, or as subsequently amended). Businesses that use underground storage tanks shall comply with the following procedures:
 - 1) Notify the Fire Department of any unauthorized release of hazardous materials prescribed by City, County, State and Federal regulations;
 - 2) Notify the Fire Department and the Sacramento County Health Department of any proposed abandoning, closing or ceasing operation of an underground storage tank and actions to be taken to dispose of any hazardous materials; and
 - 3) Submit copies of the closure plan to the Fire Department.
- C. Above-Ground Storage. Above-ground storage tanks for hazardous materials and flammable and combustible materials may be allowed subject to the approval of the Fire Department.
- D. New Development. Structures adjacent to a commercial supply bulk transfer delivery system with at least six (6") inch pipes shall be designed to accommodate a setback of at least one hundred (100'0") feet from that delivery system. The setback may be reduced if the Development Services Director, with recommendation from the Fire Department, can make one or more of the following findings:
 - 1) The structure would be protected from the radiant heat of an explosion by berming or other physical barriers;

- 2) A one hundred (100'0") foot setback would be impractical or unnecessary because of existing topography, streets, parcel lines or easements; or
 - 3) A secondary containment system for petroleum pipelines and transition points shall be constructed. The design of the system shall be subject to the approval of the Fire Department.
- E. Notification Required. A subdivider of a development within five hundred (500'0") feet of a pipeline shall notify a new/potential owner before the time of purchase and the close of escrow of the location, size and type of pipeline.

City of Elk Grove Local Hazard Mitigation Plan

The City participates in the multijurisdictional Sacramento County LHMP, last updated in 2016. The purpose of the plan is to guide hazard mitigation planning to better protect the people and property of the county from the effects of hazard events, such as flood, drought, earthquake, and severe weather. This plan also ensures that Sacramento County and participating jurisdictions, including the City, continue to be eligible for federal disaster assistance including the FEMA Hazard Mitigation Grant Program, Pre-Disaster Mitigation Program, and the Flood Mitigation Assistance Program. The County LHMP provides policies and programs for participating jurisdictions to implement that reduce the risk of hazards and protect public health, safety, and welfare.

City of Elk Grove Emergency Operations Plan

The City's Emergency Operations Plan (EOP) provides a strategy for the City to coordinate and conduct emergency response. The EOP establishes an Emergency Management Organization and assigns functions and tasks consistent with California's Standardized Emergency Management System and the National Incident Management System. The intent of the EOP is to provide direction on how to respond to an emergency from the initial onset, through an extended response, and into the recovery process. The EOP integrates and coordinates the planning efforts of multiple jurisdictions. This plan was reviewed and approved by representatives from each City department, local special districts with emergency services responsibilities in the City, and the Sacramento Operational Area Office of Emergency Services. The content is based upon guidance approved and provided by the State of California, FEMA, and the federal Department of Homeland Security.

5.8.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the following CEQA Guidelines Appendix G thresholds of significance. A project is considered to have a significant effect on the environment if it will:

- 1) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- 2) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. [Criteria for reasonably foreseeable risks are defined in City of Elk Grove General Plan Update Policy ER-1.2, Table 8-1.]

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- 3) Emit hazardous emissions or handle acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- 4) Be located on a site which is included on a list of hazardous materials compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.
- 5) For a project located within an airport land use plan area or, where such a plan has not been adopted, within 2 miles of a public airport or a public use airport, result in a safety hazard for people residing or working in the project area.
- 6) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.
- 7) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.
- 8) 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.

The Planning Area is not located within 2 miles of public or private airport, or within an airport land use plan. Therefore, Standards of Significance 5 and 6 do not apply, and these issues are not addressed in this Draft EIR.

METHODOLOGY

The analysis of the potential public safety and hazards impacts is qualitative and based on review of the Preferred Alternative Land Use Map (**Figure 2.0-3** in Section 2.0, Project Description) and development assumptions to identify potential environmental effects. The analysis included a review of publicly available information and data compiled by regulatory agencies with jurisdiction over hazardous materials use. As discussed in the Regulatory Framework subsection above, the transport, use, storage, and disposal of hazardous materials are governed by a substantial body of existing regulations. These regulations are intended to reduce the potential for exposure by controlling the pathways by which persons could be exposed to hazardous substances. Compliance with these regulations is required, not optional. In determining the level of significance, the analysis assumes that the proposed Project would comply with all applicable laws, ordinances, and regulations, and the EIR does not present mitigation measures that duplicate existing regulations or state that the City or future applicants must comply with.

General Plan Policies and Standards

The proposed Project contains the following policies and standards for managing future development in the City to reduce the potential for hazards related to hazardous materials and other physical hazards that could affect or be affected by development in the Planning Area.

Policy EM-1-1: Seek to maintain acceptable levels of risk of injury, death, and property damage resulting from reasonably foreseeable safety hazards.

Policy ER-1-1: In considering the potential impact of hazardous facilities on the public and/or adjacent or nearby properties, the City will consider the hazards posed by reasonably foreseeable events. Evaluation of such hazards will

address the potential for events at facilities to create hazardous physical effects at off-site locations that could result in death, significant injury, or significant property damage. The potential hazardous physical effects of an event need not be considered if the occurrence of an event is not reasonably foreseeable as defined in Policy ER-1-2. Hazardous physical effects shall be determined in accordance with Policy ER-1-3.

Policy ER-1-2: For the purpose of implementing Policy ER-1-1, the City considers an event to be "reasonably foreseeable" when the probability of the event occurring is as indicated in the table "Reasonably Foreseeable Risks," below.

Reasonably Foreseeable Risks	
Land Use	Probability of Occurrence Per Year
Agriculture, Light Industrial and Industrial Uses involving continuous access and the presence of limited number of people but easy evacuation, e.g., open space, warehouses, manufacturing plants	Between 100 in one million and 10 in one million (10^{-4} to 10^{-5})
Commercial Uses involving continuous access but of easy evacuation, e.g. commercial uses, offices, etc.	Between 10 in one million and 1 in one million (10^{-5} to 10^{-6})
Residential All other land uses without restriction including institutional uses, residential areas, etc.	1 in one million and less (10^{-6})

Policy ER-1-3: For purposes of implementing Policy ER-1-1, use the Threshold of Exposure standards shown in Table 8-2 [in the General Plan Update] to determine the potential "hazardous physical effect" from either:

- (a) Placing a use near an existing hazardous facility which could expose the new use to hazardous physical effects, or
- (b) Siting a hazardous facility that could expose other nearby uses to hazardous physical effects.

Reasonably foreseeable level of risk standards may be considered by the City when supported by substantial evidence.

Policy ER-1-4: Work to identify and eliminate hazardous waste releases from both private companies and public agencies.

Standard ER-1-4a: Industries which store and process hazardous or toxic materials shall provide a buffer zone between the installation and the property boundaries sufficient to protect public safety, the adequacy of which will be determined by the City of Elk Grove.

Policy ER-1-5: Storage of hazardous materials and wastes will be strictly regulated, consistent with State and federal law.

Standard ER-1-5a: Future land uses that are anticipated to utilize hazardous materials or waste shall be required to provide adequate containment facilities to ensure that surface water and groundwater resources are

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protected from accidental releases. This shall include double-containment, levees to contain spills, and monitoring wells for underground storage tanks, as required by local, state and federal standards.

Policy ER-1-6: Seek to ensure that all industrial facilities are constructed and operated in accordance with up-to-date safety and environmental protection standards.

Policy ER-1-7: To the extent feasible, uses requiring substantial transport of hazardous materials should be located such that traffic is directed away from the City's residential and commercial areas.

Policy ER-1-8: Support continued coordination with the California Office of Emergency Services, the California Department of Toxic Substances Control, the California Highway Patrol, the Sacramento County Department of Environmental Health Services, the Cosumnes Community Services District Fire Department, the Elk Grove Police Department, and other appropriate agencies in hazardous materials route planning and incident response.

Policy ER-4-1: Cooperate with the Cosumnes Community Services District (CCSD) Fire Department to reduce fire hazards, assist in fire suppression, and promote fire safety in Elk Grove.

Standard ER-4-1b: Require the installation of earthquake-triggered automatic gas shut-off sensors in high-occupancy facilities and in industrial and commercial structures.

Policy ER-4-2: Work with the CCSD to develop a fire prevention plan that lists major fire hazards, proper handling and storage procedures for hazardous materials, potential ignition sources and their control, and the type of fire protection equipment necessary to control each major hazard.

Policy MOB 6-4: Regulate truck travel as appropriate for the transport of goods, consistent with circulation, air quality, congestion management, and land use goals.

Policy MOB-6-5: Safely accommodate truck traffic serving the City's industrial areas.

Policy SAF-1-3: Coordinate with the CCSD Fire Department to ensure that new station siting and resources are available to serve local needs.

Policy SAF-1-4: Expand emergency response services as needed due to community growth.

Policy INF-1-2: Require that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.

PROJECT IMPACTS AND MITIGATION MEASURES

Hazardous Materials Use, Transport, Storage, and Disposal (Standards of Significance 1 and 2)

Impact 5.8.1 Construction and/or operation of future projects in the Planning Area would involve the routine use, transport, storage, and disposal of hazardous materials. This impact would be **less than significant**.

Construction Activities

Construction activities would use hazardous materials such as fuels (gasoline and diesel), oils and lubricants, paints and paint thinners, glues, cleaners (which could include solvents and corrosives in addition to soaps and detergents), and possibly pesticides and herbicides.

Operation

Future development under the proposed Project would primarily result in additional residential and employment-generating commercial uses, with most of the development envisioned in the Study Areas. Residential land uses would not be expected to transport, use, store, or dispose of substantial amounts of hazardous materials. Some of the nonresidential uses may use, sell, or store some hazardous materials, and potentially in greater quantities than residential uses. For example, the commercial uses could include home improvement stores, hardware stores, gas stations, or auto parts stores that sell paints, oils, and solvents. Office land uses could be developed with medical offices that use, store, or dispose of materials such as pressurized oxygen tanks, small volumes of medical waste, biohazardous materials, and/or radioactive materials. Light industrial/flex space and industrial uses could include manufacturing uses that use, store, or dispose of hazardous materials. In the Study Areas, the proposed Project could accommodate up to 168 acres with capacity for such uses, although there is no requirement that this level of development be obtained or that these particular uses occur. This would represent approximately 2 percent of the overall acreage of the Study Areas. As indicated in the General Plan, such development would occur when there is a demonstrated community benefit or need. With additional commercial and industrial uses, there may be increased hazardous materials directly transported to the Planning Area via major roadways and local streets. While transport of hazardous materials via rail may occur through the Planning Area, the City does not have regulatory authority over railroad operations. Any goods or materials transported via rail, including hazardous materials, must be handled consistent with State and federal regulations. As such, the potential for accidental releases of hazardous materials during transportation would not pose a new or substantial increase in risk as a result of the proposed Project compared to existing conditions.

With regard to the Suburban Propane facility, as described in the Existing Setting subsection, a risk evaluation was prepared in 2003 as part of the EIR prepared for the previous General Plan. The evaluation concluded an accidental incident probability of one chance in 2.8 million in a year, and an intentional act probability of one chance in 2.1 million in a year, and for a vapor cloud explosion an accidental incident probability of one chance in 104 million in a year, and an intentional act probability of one chance in 3.2 million in a year. In other words, the potential for an accidental or intentional event resulting in either a vapor cloud or a flash fire is not substantial. The facility is designed and constructed for a certain level of operation, as assumed in the Quest study, and operations at the facility have not changed or increased beyond the designed capacity assumed in the study. Therefore, the analysis presented in the Quest report is consistent with the current operating characteristics of the site. Because conditions at the facility have not changed, the facility is not operated by the City, and the proposed Project would not involve any changes in facility operations, the potential for a catastrophic release and its impact on surrounding land activity types would not be exacerbated by the Project.

Existing Regulations and Standards and Proposed General Plan Policies That Provide Mitigation

The use, storage, and transportation of hazardous materials are subject to local, State, and federal regulations, the intent of which is to minimize risks to human health and the environment. General Plan Policies ER-1-1, ER-1-4, ER-1-5, ER-1-6, MOB-6-4, and MOB-6-5 support these

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regulations. Facilities that store or use certain types of hazardous materials or store hazardous materials in large amounts are required to obtain permits and comply with appropriate regulatory agency standards designed to avoid hazardous material releases. These regulations include compliance with Hazardous Materials Business Plan requirements, which is regulated and enforced at the local level by SCEMD as the CUPA. Hazardous materials in the City must also be stored and used in compliance with Municipal Code Section 23.60.030. Policy ER-1-7 directs that uses requiring substantial transport of hazardous materials be located to direct such traffic away from the City's residential and commercial areas.

Special regulations may also apply to certain operations (e.g., those that may result in hazardous emissions or use large quantities of regulated materials) to ensure accidental release scenarios are considered and measures are included in project design and operation to reduce the risk of accidents. Under the California Accidental Release Prevention Program (CCR Title 19, Division 2, Chapter 4.5), an RMP may be required. In addition to State regulations, the City also has existing General Plan Policies (SA-1, SA-2, SA-3, and SA-4), which are carried forward into the General Plan Update as Policies EM-1-1, ER-1-2, ER-1-3, and ER-1-4, which address the need to maintain acceptable levels of risk and identify specific reasonably foreseeable risk criteria for general land use categories and when such criteria would apply to a proposed use involving hazardous materials.

Conclusion

The proposed Project could result in an increase in hazardous materials used, stored, and transported in the Planning Area. However, risks to human health and the environment would be minimized through implementation of General Plan policies and applicable regulations. Development projects would be reviewed by City staff for consistency and conformance with applicable requirements as part of the approval and entitlement process. This impact would be **less than significant**.

Mitigation Measures

No additional mitigation required beyond compliance with existing standards and regulations and General Plan policies.

Hazardous Materials Contamination (Standards of Significance 2 and 4)

Impact 5.8.2 Construction and demolition activities associated with future development under the proposed Project could result in the inadvertent or accidental release of hazardous materials, which could pose a human health and/or environmental risk. This impact is **potentially significant**.

Three locations in the Planning Area are on the Cortese List. Over the planning horizon, some sites may be removed and new sites may be added. The Cortese List also includes several sites in the Planning Area that have already been investigated for the presence of hazardous materials contamination, and remediation has been implemented as necessary. However, not all locations in the Planning Area where future development may occur have been evaluated for potential contamination. Contaminated soil could be encountered during soil-disturbing activities such as excavation and trenching, which could pose a risk to construction workers through direct contact and inhalation of contaminated dust. Dust from contaminated soil could be dispersed beyond a construction site and adversely affect public health. If contaminated groundwater were encountered and disposed of improperly, this could pose a human health or environmental risk. Single-family homes, multifamily residences, and structures with subterranean

features (e.g., parking garage) constructed on a site where hazardous materials contamination has not been remediated to acceptable risk levels could pose a risk to occupants through direct contact (e.g., soil disturbance) or inhalation (soil vapor).

Older structures that may be demolished or renovated to accommodate future development could contain asbestos and/or lead-based paint. If not properly mitigated, demolition and/or renovation of these structures could result in the release of hazardous materials, which could pose a threat to people and the environment, including schools within one-quarter mile.

Existing Regulations and Standards and Proposed General Plan Policies That Provide Mitigation

Separate and independent of the CEQA process, federal and State laws and regulations require measures to reduce human exposure to hazardous materials. For known or potential contaminated sites, prior to issuing a grading or building permit, the City would require an assessment of potential hazards. If the development project could pose a human health or environmental risk, the City would require that such hazards be managed appropriately. This could include but would not be limited to such actions as removal of the contaminants (remediation), site controls to reduce exposure (e.g., capping soils, installation of soil vapor barriers), or administrative mechanisms (deed restrictions). In the case of environmental contamination, depending on the type and level of contamination, regulatory oversight would be performed by SCEMD, the DTSC, or the Central Valley Regional Water Quality Control Board. For new school sites that may be considered in the Planning Area, each would require investigation pursuant to the Education Code.

Asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the California Department of Public Health. All demolition and/or renovation activities that could result in the release of asbestos-containing material and/or lead-based paint must be conducted according to Cal/OSHA standards and SMAQMD Rule 902, Asbestos. Under Rule 902, prior to demolition, structures must 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. Compliance with these regulations would result in the safe disposal of asbestos-containing materials. For the purposes of compliance with Cal/OSHA regulations, a survey for indicators of lead-based coatings must be conducted before demolition to further characterize the presence of lead. There is also a potential for soil contamination because of 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 lead concentrations exceed total threshold limits. Cal/OSHA regulations require air monitoring, special work practices, and respiratory protection during demolition where lead has been detected.

General Plan Policy EM-1-1, which seeks to maintain acceptable levels of risk of injury, death, and property damage resulting from reasonably foreseeable safety hazards would be applicable to the investigation and cleanup of contaminated sites.

Conclusion

Contaminated soil or groundwater may be present in the Planning Area at locations where hazardous materials may have been used historically. Older structures that may be demolished or renovated to accommodate future development could contain asbestos and/or lead-based paint. Each of these situations could pose a threat to public health and the environment if not properly managed. This is a **potentially significant** impact. Existing regulations and Policy EM-1-1 provide mitigation, but additional mitigation is required.

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Mitigation Measures

MM 5.8.2

Prior to approval of improvement plans, grading permits, and or demolition permits for properties in the Planning Area that have not already been evaluated for the potential for the presence of hazardous materials and hazardous conditions, Phase I ESAs shall be prepared by a qualified professional. Each Phase I ESA shall assess the potential for hazards and provide recommendations whether additional investigation (Phase II ESA) should be completed. If determined necessary, a Phase II ESA shall be conducted to determine the lateral and vertical extent of soil, groundwater, and/or soil vapor contamination, as recommended by the Phase I ESA. The City shall not issue a grading or building permit for a site where contamination has been identified until remediation or effective site management controls appropriate for the site use have been completed consistent with applicable regulations and to the satisfaction of the Sacramento County Environmental Management Department, the California Department of Substances Control, and/or Central Valley Regional Water Quality Control Board, as appropriate. If the Phase I ESA determines there are no recognized environmental conditions, no further action is required. However, the City shall ensure any grading or improvement plan or building permit includes a statement that if hazardous materials contamination is discovered or suspected during construction activities, all work in the vicinity of the contamination shall stop immediately until a qualified professional has evaluated the site and determined an appropriate course of action.

Mitigation measure **MM 5.8.2** requires that properties that have not already been investigated for the potential for hazards and/or hazardous materials have Phase I ESAs prepared, which would identify if any hazards exist, and if so, how those hazards can be safely managed. This mitigation measure would ensure that hazardous materials, if found, are properly cleaned up and are not released into the environment, where they could pose a threat to human health or the environment. This would reduce this impact to **less than significant**.

Remediation activities, such as excavation of contaminated media or treatment systems, could involve activities that result in the release of hazardous materials through dust or other emissions or extraction of contaminated groundwater, to name a few. Remediation projects are required to be implemented in accordance with established hazardous materials and waste laws and regulations. Moreover, the benefits of remediation generally outweigh the risks associated with the cleanup activities.

Hazardous Materials Emissions Near Schools (Standard of Significance 3)

Impact 5.8.3

The proposed Project could involve activities that have the potential to generate hazardous materials emissions within one-quarter mile of existing schools. This impact would be **less than significant**.

There are numerous elementary schools, middle schools, and high schools as well as several private schools, preschools, and child-care facilities in the existing City limits. New schools could be constructed by the EGUSD or others in the Planning Area, as allowed under the Public Services designation.

Implementation of the proposed Project could result in the development of new commercial, retail, and industrial uses which could occur within one-quarter mile of an existing or future school. As explained in Impact 5.8.1, none of these uses would involve large quantities of hazardous materials or any industrial or other uses that would be expected to cause hazardous emissions or generate acutely hazardous wastes. The effect of emissions, if any, would generally be limited to those individuals handling the materials or to persons in the immediate vicinity of the materials.

Existing Regulations and Standards and Proposed General Plan Policies That Provide Mitigation

Emissions from construction activities, such as diesel particulate matter, or operation of industrial or commercial uses that may generate toxic air contaminants, would be controlled through adherence to General Plan policies, State regulations, and SMAQMD standards, as explained in more detail in Impact 5.3.4 in Section 5.3, Air Quality. Projects must be reviewed for conformance with General Plan policies, as explained in Impact 5.8.2, to minimize the potential for airborne emissions. Additional requirements apply to school districts, such as the EGUSD, prior to purchase of a school site or construction.

General Plan Policies ER-1-1 through ER-1-3 require that any proposed future development would be evaluated to determine if it could expose other nearby uses to hazardous physical effects.

Conclusion

The proposed Project could result in activities that involve the use of hazardous materials within one-quarter mile of a school. With adherence to existing regulations and General Plan Policies ER-1-1 through ER-1-3, the impact would be **less than significant**.

Mitigation Measures

No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.

Emergency Response/Evacuation Plans (Standard of Significance 7)

Impact 5.8.4 The proposed Project would result in construction activities that could temporarily affect roadways and increase the number of people who may need to evacuate the Planning Area in the event of an emergency. This impact would be **less than significant**.

The proposed Project would result in construction activities that could temporarily affect roadways as a result of lane closures or narrowing for roadway and/or utility improvements. This could affect emergency response times or evacuation routes. Major roadways that could be affected include Big Horn Boulevard, Bilby Road, Bond Road, Bradshaw Road, Bruceville Road, Calvine Road, Center Parkway, Elk Grove Boulevard, Franklin Boulevard, Grant Line Road, Kammerer Road, Laguna Boulevard, Sheldon Road, Waterman Road, and Whitelock Parkway. The proposed Project would increase the number of people who may need to evacuate the Planning Area in the event of an emergency.

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Existing Regulations and Standards and Proposed General Plan Policies That Provide Mitigation

Elk Grove participates in the multijurisdictional Sacramento County LHMP, last updated in 2016 (Sacramento County 2016). The purpose of the plan is to guide hazard mitigation planning to better protect the people and property of the county from the effects of hazard events. The Sacramento LHMP includes policies and programs for participating jurisdictions to implement that reduce the risk of hazards and protect public health, safety, and welfare. The City's EOP provides a strategy for the City to coordinate and conduct emergency response. The intent of the EOP is to provide direction on how to respond to an emergency from the initial onset, through an extended response, and into the recovery process.

Sacramento County's Evacuation Plan identifies key evacuation routes as major interstates, highways, and major roadways. The plan indicates that specific evacuation routes would be established for individual situations based on the geographical location and magnitude of the emergency, as well as the time of day and day of the week. During an evacuation, County DOT staff would calculate traffic flow capacity and decide which of the available traffic routes should be used to move people in the correct directions.

Section 12 of the City's Standard Construction Specifications (Construction Area Traffic Control), identifies specific actions that must be implemented for traffic control to ensure safety for motorists and workers. These requirements must be stated in the General Notes on project improvement plans, which is confirmed by City staff during plan review.

All existing roadway modifications and new roadways that would occur with implementation of the proposed Project to accommodate future growth must be constructed based on industry and City design standards consistent with Policy MOB-3.10 (see Impact 5.13.4 in Section 5.13, Transportation). Future roadways in the Planning Area would also be required to demonstrate compliance with the CCSD Fire Department requirements pertaining to access/egress to ensure adequate emergency access. These efforts would minimize the potential for a roadway design that could hinder its use for emergency response or evacuation. Policy MOB-6.1 includes the planning and pursuit of funding for strategic grade-separated crossings of rail corridors.

Conclusion

As described in Impact 5.13.5 in Section 5.13, Transportation, the proposed Project contains various policies to ensure that adequate emergency response is provided as needed to accommodate planned population and employment growth. Therefore, with implementation of these policies and standard, the proposed Project would not impair or hinder emergency response or evacuation in the Planning Area, and the impact is **less than significant**.

Mitigation Measures

No additional mitigation required beyond compliance with existing regulations and standards and proposed General Plan policies.

Wildland Fire Hazard (Standard of Significance 8)

Impact 5.8.5 The proposed Project would include development that could be subject to wildland fire hazard risk. This impact would be **less than significant**.

Wildland fires, particularly grass fires, are those that pose a threat to the more rural areas in Sacramento County, including portions of the Planning Area. There are no moderate, high, or very high FHSZs in Elk Grove, and the Planning Area is not within a State Responsibility Area (City of Elk Grove 2017). However, the Sacramento County LHMP indicates the probability of a wildfire is highly likely and could be extensive geographically, and that climate change may be a factor in the probability of future occurrence (Sacramento County 2016: Table ES-2 and p. 4-190).

Implementation of the proposed Project, particularly in the West and South Study Areas, would result in the conversion of undeveloped land to urban uses, which would remove much of the flammable vegetation. While this would reduce grass fire hazard to some extent, there would still be open areas within and adjacent to the Planning Area that could pose a grass fire hazard.

As explained in Impact 5.11.1.1 in Section 5.11, Public Services, developed portions of the Planning Area are adequately served by the CCSD's existing fire stations, and substantial new growth is not anticipated in these areas under the proposed Project.

Existing Regulations and Standards and Proposed General Plan Policies That Provide Mitigation

Prior to development in the Study Areas, community plans must be prepared, which would identify sites and funding sources for future fire stations determined necessary to meet anticipated demand in those areas. Proposed General Plan Policies ER-4-1 and ER-4-2 are intended to reduce fire risk in the Planning Area by encouraging cooperation between the City and the CCSD as well as development of a fire prevention plan. Policies SAF-1-3 and SAF-1-4 call for coordination with the CCSD Fire Department to ensure that new station siting and resources are available to serve local needs and emergency response services are expanded as needed to respond to planned community growth. Policy INF-1-2 requires that water flow and pressure be provided at sufficient levels to meet domestic, commercial, industrial, and firefighting needs.

All new development would be required per the California Fire Code to incorporate ignition-resistant construction standards such as ignition-resistant materials and design to resist the intrusion of flame or embers projected by a vegetation fire (wildfire exposure). In addition to Fire Code requirements, the City would be responsible for ensuring that fire safe standards for defensible space are included in project design to reduce the intensity of a wildland fire by reducing the volume and density of fuels (e.g., vegetation that can transmit fire to a building or structure); to provide increased safety for fire equipment and evacuating civilians; and to provide a point of attack or defense from a wildland fire. The current defensible space clearance requirement to be maintained around buildings and structures is 100 feet (PRC 4291).

Conclusion

The proposed Project would result in additional development that could be exposed to wildland fire hazard risk, particularly where new development adjoins open grasslands to the south. With implementation of General Plan policies and applicable Fire Code regulations, wildland fire hazard impacts would be **less than significant**.

Mitigation Measures

No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.

5.8 HAZARDS AND HAZARDOUS MATERIALS

5.8.4 CUMULATIVE SETTING, IMPACTS, AND MITIGATION MEASURES

CUMULATIVE SETTING

For the cumulative hazards and hazardous materials impact analysis, the cumulative setting is as described in Section 5.0, which is the entire Planning Area and surrounding region of unincorporated Sacramento County, including buildout of the Laguna Ridge Specific Plan, Sterling Meadows, and the Elk Grove Promenade/Lent Ranch Marketplace, as well as other proposed development projects in the City and adjacent areas.

Hazardous materials contamination impacts, including remediation activities to protect public health and safety, are site-specific and do not combine with the effects on other sites to result in a cumulative effect. No further analysis of this impact (Standard of Significance 4) is necessary.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Cumulative Transport, Use, Storage, and Disposal of Hazardous Materials (Standards of Significance 1, 2, and 3)

Impact 5.8.6 Cumulative development would increase the use, storage, disposal, and transport of hazardous materials. The proposed Project's contribution would be **less than cumulatively considerable**.

Cumulative development would include continued operation or development of light-industrial uses, commercial uses, residential uses, medical facilities, open space, and public/quasi-public facilities (e.g., sanitary sewer facilities). Many of these development projects, including medical and industrial projects, would increase the use of hazardous materials within the surrounding area.

Cumulative development would be required to comply with applicable hazardous materials management laws and regulations adopted at the federal, State, and local level including but not limited to Titles 10, 29, 40, and 49 of the CFR, which regulate the handling (including transportation), storage, and disposal of hazardous materials and wastes; and Titles 8, 22, and 26 of the CCR, which address the handling, storage, disposal and management (including workplace safety) of hazardous materials and wastes. Compliance with these regulations would be monitored during construction and occupancy of new projects through a variety of agencies including the regional OSHA and EPA offices, California Highway Patrol, County DOT, DTSC, CalEPA, and SCEMD.

The Project does not propose land use changes that would substantially intensify industrial uses in the Planning Area compared to existing conditions, as explained in Impact 5.8.1. As such, the types of hazardous materials in the Planning Area (and the potential hazards they pose) would generally remain similar to existing conditions and would be maintained at acceptable levels through implementation of General Plan policies and applicable regulations. Development projects would be reviewed by City staff for consistency and conformance with applicable requirements as part of the approval and entitlement process. The proposed Project's contribution would be **less than cumulatively considerable**.

Mitigation Measures

No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.

Emergency Response/Evacuation Plans (Standard of Significance 7)

Impact 5.8.7 Cumulative development would result in construction activities that could temporarily affect roadways and increase the number of people who may need to evacuate the region in the event of an emergency. This impact would be **less than cumulatively considerable**.

Construction activities associated with cumulative development would involve the movement of heavy equipment, material deliveries, and utility work. Similar to the proposed Project, these activities could result in the need for lane closures or narrowing. Such impacts tend to be localized, would be short-term, and would not combine to produce a significant cumulative effect. Construction traffic control plans are typically used to mitigate potential effects. Thus, the cumulative impact would not be significant. Future development under the proposed Project would also be required to prepare traffic control plans in cases where off-site traffic could be negatively affected, which would ensure the proposed Project would not result in a significant cumulative impact. The proposed Project contribution would be **less than cumulatively considerable**.

Mitigation Measures

No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.

Wildland Fire Hazard (Standard of Significance 8)

Impact 5.8.8 Cumulative development could be subject to wildland fire hazard risk. This impact would be **less than cumulatively considerable**.

Cumulative development would be at risk of wildland fire hazard, primarily grass fires because of the area's flat topography and extent of undeveloped land. There are no moderate, high, or very high FHSZs or SRAs in the cumulative development area. The Sacramento County LHMP indicates the probability of a wildfire is highly likely and could be extensive geographically, and that climate change may be a factor in the probability of future occurrence. While the risk of wildland fire cannot be avoided, it would be minimized to the extent practicable through Fire Code-compliant design, which would apply to any new development in the cumulative setting. Sacramento County has a permit review process to ensure State and local fire safe regulations are being implemented. Compliance with State and local fire safe regulations would reduce the wildland fire hazard risk on cumulative development and would thus be a less than significant cumulative impact. The City's permit review process would also ensure implementation of State and local fire safe regulations. Implementation of State and local fire safe regulations and General Plan Policies ER-4-1 and ER-4-2 would ensure that future development in the Planning Area would not increase wildland fire hazard risks. The Project's contribution would be **less than cumulatively considerable**.

Mitigation Measures

No additional mitigation required beyond compliance with existing regulations and General Plan policies and standards.

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