

## 4.10 HAZARDOUS MATERIALS AND PUBLIC SAFETY

### 4.10.1 INTRODUCTION

This section describes the potential adverse impacts on human health and the environment from exposure to hazards that could result from development of the Amoruso Ranch Specific Plan (ARSP or Proposed Project). The potential hazards evaluated in this section are associated with past uses of the project site; potential exposure to hazardous materials used, generated, stored, or transported into, out of, or immediately adjacent to the project site during project construction and operation; and potential hazards associated with high-voltage transmission lines and electromagnetic fields (EMFs) within the project site. Included in the discussion is a summary of applicable hazardous material laws and regulations, and identification of the agencies responsible for their implementation. Impacts related to risks from wildland fires are addressed in **Section 4.11, Public Services**.

Sources of information that describe existing conditions and which are used for the analysis are identified in the text. These sources include various City of Roseville (City) planning documents, agency and utility provider correspondence, and published technical data. The primary sources reviewed during preparation of this section are:

- *Phase I Environmental Site Assessment Brookfield Sunset*, October 2006 (included as **Appendix R** of this Environmental Impact Report [EIR])
- *Creekview Specific Plan Final EIR*, 2011 (City of Roseville, 2011a)

The documents listed above are available for review during normal business hours (Monday through Friday 8 a.m. to 5 p.m.) at:

**City of Roseville Permit Center**  
311 Vernon Street  
Roseville, CA 95678

No comments related to hazardous materials and public safety were received in response to the Notice of Preparation (NOP). See **Appendix C** for a copy of the NOP and comments received in response to the NOP.

### 4.10.2 ENVIRONMENTAL SETTING

The presence of hazardous materials or other safety hazards is a part of everyday life that could affect residents, workers, and visitors within and adjacent to the project site. Some of these activities can pose a risk of exposure to people or the environment due to accidental releases, such as spills, or as a result of soil or groundwater contamination related to past uses. Transportation of hazardous materials through or near the project site could also pose hazards.

As defined in California Health and Safety Code Section 25501, "hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant 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 that a handler or the administering agency has a reasonable basis for believing would be injurious to the health and safety of persons, or harmful to the environment if released into the workplace or the environment.

### Past and Existing Uses

The project site is located within a rural portion of unincorporated Placer County and is surrounded by open space, rural residential, agricultural, and planned development uses. No private airstrips, public airports, or Airport Safety Hazard Areas have been identified in any airport land use plan within two miles of the project site. The project site is located within an area in Placer County that is considered least likely to contain naturally occurring asbestos, as designated by the Placer County Air Pollution Control District (PCAPCD; PCAPCD, 2008b). The project site has historically been used to cultivate hay and as open rangeland with 50-100 head of grazing cattle. In support of the agricultural operations, a ranch-style house, garage, grain silo, barn/workshop, and wooden shed were developed within the northern portion of the project site.

A Phase I Environmental Site Assessment (ESA) was conducted in 2006 that consisted of a review of historical resources, aerial photographs, fire insurance maps, and physical setting sources; a reconnaissance of the project site to check for the storage, use, production, or disposal of hazardous or potentially hazardous materials; and an interview with the current property owner (ENGEO, 2006). Although the results did not indicate the presence of any recognized environmental conditions (RECs) in accordance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) within the project site, the following potential hazards were identified during the site reconnaissance (recommendations regarding these potential hazards are addressed in **Section 4.10.4**):

- Stained soil was observed beneath a 5-gallon bucket used to store Tech 2000 Mineral Gear Oil. This soil stain measured approximately 1 foot in diameter and appeared limited to the upper 2 inches of soil.
- Stained soil measuring approximately 1 foot in diameter was observed beneath one of the above-ground fuel storage tanks located next to the steel silo in the northern portion of the property.
- A total of twenty-one 55-gallon steel drums were observed on the property in the vicinity of the farm facility. Most of the drums were empty; two were found to possibly contain motor oil.
- The property has historically been used to cultivate hay, and agricultural chemicals such as fertilizers, pesticides, and herbicides may have been used on the property.
- Debris was observed at various locations throughout the farm facility area.
- A stockpile of burned wood measuring approximately 500 feet in length by 6 feet high by 6 feet wide was observed along the southern portion of the property.
- The ranch-style house, garage, and barn/workshop may have been constructed prior to the promulgation of regulations concerning asbestos-containing materials (ACMs) and lead-based paint.

As a component of the Phase I ESA, publicly-available and practically-reviewable standard local, state, and federal environmental record sources for hazardous material storage and release incidents were

reviewed for the project site. There are no records of hazardous wastes or materials, including sites listed in accordance with U.S. Government Code Section 65962.5, located within or adjacent to the project site.

The Phase I ESA is included as **Appendix R** of this EIR.

### **Electric and Magnetic Field Strength**

Electric and magnetic fields (EMFs) are invisible lines of force that surround any electrical device. Magnetic fields result from the flow of current through wires or electrical devices and increase in strength as the current increases. Electric fields are present even when equipment is switched off, as long as it remains connected to the source of electric power. Electric fields are shielded or weakened by materials that conduct electricity (e.g., trees, buildings). Magnetic fields, on the other hand, pass through most materials and are, therefore, more difficult to shield. Both electric and magnetic fields decrease as the distance from the source increases. Electric field intensity decreases rapidly with increasing distance from a transmission line.

Electromagnetic energy is common in the environment, resulting from numerous human-made and natural sources. Human-made sources include electrical wiring, utility lines, appliances, computers, and television and radio broadcasts. Natural sources include the human body, the earth's magnetic field, and visible light. Electric and magnetic fields produced by every-day electrical appliances, radio waves, and microwaves are low-energy (NIEHS/NIH, 2002).

Electrical facilities within the project site consist of standard overhead electricity supply lines with three pole-mounted transformers located on the northern side of Sunset Boulevard West outside of the project site boundaries and four pole-mounted transformers dispersed throughout the project site. No high voltage lines, such as 115 kilo-Volt (kV) lines, are located within the project site. There is a 60 kV line proposed to run along the east side of Westbrook Boulevard extending to the east along the south side of Road A, where it would extend into the previously proposed Placer Ranch Specific project site.

Studies have concluded that there is no evidence for a direct link between negative health effects and EMF exposure, and the State of California has not adopted any laws or regulations requiring an additional setback from electric power transmission facilities beyond the utility right-of-way easement, which is generally 50 feet on either side of a 115-kV line (NIEHS/NIH, 2002). In an abundance of caution, the California Department of Education has taken the position that K–12 schools may not be constructed within 100 feet of an easement for a 115-kV transmission line (approximately 150 feet from the power line itself).

### **4.10.3 REGULATORY SETTING**

#### **Federal**

Several federal agencies regulate hazardous materials. These include the U.S. Environmental Protection Agency (EPA), the Occupational Safety and Health Administration (OSHA), and the U.S. Department of Transportation (DOT). Applicable federal regulations are contained primarily in Titles 10, 29, 40, and 49 of the Code of Federal Regulations (CFR). Title 40 CFR addresses emergency planning and notification,

hazardous material management plans, soil and water pollution remediation and reporting, and community right-to-know reporting. Any investigation and/or clean-up of soil contamination by the applicant would be subject to standards set forth in Title 40 CFR. Title 49 CFR applies to motor carriers that transport hazardous materials and includes safety regulations including proper handling and identification of the materials as hazardous by placards.

### ***Hazardous Materials Handling and Transport***

At the federal level, the principal agency regulating the generation, transport, and disposal of hazardous wastes is EPA, under the authority of the Resource Conservation and Recovery Act (RCRA). RCRA is an all-encompassing federal regulatory program for hazardous substances that is administered by EPA. In 1992, the California Department of Toxic Substances Control (DTSC) received authorization from the EPA to implement RCRA Subtitle C requirements and the associated regulations. Receiving authorization from the EPA means that DTSC is the primary authority enforcing the RCRA hazardous waste requirements in California (DTSC, 2015). Under RCRA, DTSC, regulates the generation, transportation, treatment, storage, and disposal of hazardous wastes. The Hazardous and Solid Waste Amendments of 1984, amended the RCRA to prohibit the use of certain techniques to dispose of various hazardous substances.

The Federal Emergency Planning and Community Right to Know Act of 1986 (EPCRA) 42 U.S. Code of Regulations (U.S.C.) Sections 11001-11050, is Title III of CERCLA, which is commonly referred to as “Superfund” and is administered by EPA. EPCRA imposes hazardous-materials planning requirements to help protect local communities in the event of accidental release of hazardous substances. EPA has delegated RCRA authority to the State of California. This authority is administered by the DTSC.

CERCLA created a tax on the chemical and petroleum industries and provided broad Federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA established prohibitions and requirements concerning closed and abandoned hazardous waste sites; provided for liability of persons responsible for releases of hazardous waste at these sites; and established a trust fund to provide for cleanup when no responsible party could be identified.

The law authorizes two kinds of response actions: Short-term removals, where actions may be taken to address releases or threatened releases requiring prompt response. Long-term remedial response actions, that permanently and significantly reduce the dangers associated with releases or threats of releases of hazardous substances that are serious, but not immediately life threatening. These actions can be conducted only at sites listed on EPA's National Priorities List (NPL).

CERCLA also enabled the revision of the National Contingency Plan (NCP). The NCP provides the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, or contaminants. The NCP also established the NPL.

### ***Stormwater Control Requirements***

Under the federal Clean Water Act, EPA instituted the National Pollutant Discharge Elimination System (NPDES) permitting process to control water quality of stormwater runoff. Under the State Water

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Resources Control Board's (SWRCB's) NPDES General Permit No. 2009-0009-DW, amended by 2010-0014-DWQ and 2012-0006-DWQ, for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), any construction project that would disturb more than one acre is required to develop and implement a Stormwater Pollution Prevention Plan (SWPPP) that contains provisions to prevent co-mingling of construction-related hazardous substances (such as fuel, oil, and grease) with surface waters, including stormwater runoff (refer to **Section 4.13, Hydrology and Water Quality**, for further discussion regarding the NPDES permitting process).

### ***Worker Safety Requirements***

OSHA is responsible at the federal level for ensuring worker safety. OSHA sets federal standards for implementing workplace training, exposure limits, and safety procedures for the handling of hazardous substances and hazardous materials (as well as other hazards). OSHA also establishes criteria by which each state can implement its own health and safety program.

### ***Regulation of Polychlorinated Biphenyls (PCBs) and Lead-Based Paint***

The Toxic Substances Control Act (TSCA) of 1976 (Title 15 U.S.C. Section 2605) banned the manufacture, processing, distribution, and use of polychlorinated biphenyls (PCBs) in totally enclosed systems. PCBs are considered hazardous materials because of their toxicity. They have been shown to cause cancer in animals, along with effects on the immune, reproductive, nervous, and endocrine systems, and studies have shown evidence of similar effects in humans (EPA, 2004). The EPA Region 9 PCB Program regulates remediation of PCBs in several states, including California. Title 40 CFR Section 761.30 (a)(1)(vi)(A) states that all owners of electrical transformers containing PCBs must register their transformers with EPA. Specified electrical equipment manufactured between July 1, 1978, and July 1, 1998, that does not contain PCBs must be marked by the manufacturer with the statement "No PCBs" (Section 761.40[g]). Transformers and other items manufactured before July 1, 1978, and containing PCBs must be marked as such.

The Residential Lead-Based Paint Hazard Reduction Act of 1992 amended the TSCA to include Title IV, Lead Exposure Reduction. EPA regulates building renovation activities that could create lead-based paint hazards in target housing and child-occupied facilities and has established standards for lead-based paint hazards and lead dust cleanup levels in most pre-1978 housing and child-occupied facilities.

### ***Asbestos***

The federal Clean Air Act (CAA) was enacted in 1970. The CAA required EPA to establish primary and secondary national ambient air quality standards. The CAA also required each state to prepare an air quality control plan, referred to as a State Implementation Plan. Section 112 of the CAA defines "hazardous air pollutants" and sets threshold limits. Asbestos is a federal hazardous air pollutant (40 CFR Part 61, Subpart M [National Emission Standards for Hazardous Air Pollutants, Asbestos]).

### State

#### ***California Building Code and California Fire Code***

Prior to issuance of building permits and during occupancy of the Proposed Project, the City of Roseville Building Division and Fire Department would be responsible for reviewing plans for facilities proposing to use hazardous materials to ensure that applicable California Building Code and California Fire Code standards are included in project design. These standards address, among other elements, proper storage and secondary containment for hazardous materials and fire-safe construction and materials. Use of appropriate design features would help reduce the potential for accidental releases of hazardous materials that could affect occupants or require emergency response services.

#### ***Hazardous Materials Handling***

The California Environmental Protection Agency (Cal EPA) and the Office of Emergency Services (OES) establish regulations governing the use of hazardous materials in California. Within Cal EPA, DTSC has primary regulatory responsibility for hazardous waste management. Enforcement of regulations can be delegated to local jurisdictions that enter into agreements with DTSC for the generation, transport, and disposal of hazardous materials under the authority of the Hazardous Waste Control Law. Along with DTSC, the Regional Water Quality Control Board (RWQCB) is responsible for implementing regulations pertaining to management of soil and groundwater investigation and cleanup. The project site is within the jurisdiction of the Central Valley RWQCB. The RWQCB's regulations are contained in Title 27 of the California Code of Regulations (CCR). DTSC, the RWQCB, and/or a local agency (e.g., Placer County Department of Environmental Health (PCDEH) or a designated Certified Unified Program Agency (CUPA), as discussed below) typically oversee investigation and cleanup of contaminated sites.

In January 1996, Cal EPA adopted regulations implementing a Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program). The six program elements are hazardous waste generators and hazardous waste onsite treatment, underground storage tanks, above-ground storage tanks, hazardous material release response plans and inventories, risk management and prevention programs, and California Fire Code hazardous materials management plans and inventories. The program is implemented at the local level by the CUPA. The CUPA is responsible for consolidating the administration of the six program elements within its jurisdiction. In Roseville, the Roseville Fire Department (RFD) is designated as the CUPA.

The California Highway Patrol (CHP) and California State Department of Transportation (Caltrans) are the enforcement agencies for hazardous materials transportation regulations. Hazardous materials and waste transporters are responsible for complying with all applicable packaging, labeling, and shipping regulations. California Vehicle Code Section 31303 regulates the transport of hazardous materials.

The California Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act) requires preparation of hazardous materials business plans and disclosure of hazardous materials inventories. A business plan includes 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 (California Health and Safety Code, Division 20, Chapter 6.95, Article 1). Statewide, DTSC has primary regulatory responsibility for managing

hazardous materials, with delegation of authority to local jurisdictions that enter into agreements with the state. Local agencies, including the PCDEH, administer these laws and regulations.

### ***Worker Safety Requirements***

California OSHA (Cal OSHA) has primary responsibility for developing and enforcing workplace safety regulations within California. Cal OSHA regulations pertaining to the use of hazardous materials in the workplace (Title 8 CCR) include requirements for safety training, availability of safety equipment, accident and illness prevention programs, hazardous substance exposure warnings, and preparation of emergency action and fire prevention plans. Cal OSHA enforces hazard communication program regulations that contain training and information requirements, including procedures for identifying and labeling hazardous substances, communicating hazard information related to hazardous substances and their handling, and preparing health and safety plans to protect workers and employees at hazardous materials sites. The hazard communication program requires that employers make Material Safety Data Sheets (MSDSs) available to employees and document employee information and training programs.

### ***Emergency Response to Hazardous Materials Incidents***

California has developed an emergency response plan to coordinate emergency services provided by federal, state, and local government and private agencies. Response to hazardous materials incidents is one part of this plan. The plan is administered by the state OES, which coordinates the responses of other agencies including Cal EPA, CHP, California Department of Fish and Wildlife (CDFW), the RWQCB, the Placer County OES, and the City.

### ***Hazardous Materials Transport***

As noted above, the federal DOT regulates transportation of hazardous materials between states. State agencies with primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies are CHP and Caltrans. Together, these agencies determine container types used and license hazardous waste haulers for transportation of hazardous waste on public roads.

Title 6 CFR regulates the transport of hazardous materials in California. Employers must provide for and require that their drivers participate in a driver testing and training program to include an actual road test for each new driver employed. Drivers must have a training certificate based on training that meets or exceeds the following:

#### ***130100.07 1: Course Content***

- A. Products handled (including proper descriptions and characteristics);
- B. Documentation requirements:
  - I. Proper national uniform hazardous waste manifest form used;
  - II. Required entries and signatures;
  - III. Location during transportation and commerce.
- C. Packaging and Container requirements:

- I. Marking
- II. Labeling
- III. Placarding

- D. Loading and handling (characteristics and compatibility);
- E. Incident reporting and emergency procedures;
- F. State and federal regulations applicable to hazardous waste vehicle/container operations;
- G. Characteristics and safe operating requirements of hazardous waste vehicles/containers (including routing, driving and parking);
- H. Pre-operation inspection of vehicle/container (and written report when required).

### ***California Accidental Release Prevention (Cal ARP) Program***

The goal of the California Accidental Release Prevention (Cal ARP) Program is to reduce the likelihood and severity of consequences of extremely hazardous materials releases. Any business that handles regulated substances (chemicals that pose a major threat to public health and safety or the environment because they are highly toxic, flammable, or explosive, including ammonia, chlorine gas, hydrogen, nitric acid, and propane) is required to prepare a risk management plan. A risk management plan describes current and past practices and releases, what the impact of releases may be, and what the business does or plans to do to prevent releases and minimize their impact if they occur.

### ***Government Code Section 65962.5 (Cortese List)***

The provisions of Government Code Section 65962.5 are commonly referred to as the “Cortese List” (after the legislator who authored the legislation that enacted it). The Cortese List is a planning document used by state and local agencies to comply with the California Environmental Quality Act (CEQA) requirements in providing information about the location of hazardous materials release sites. Government Code Section 65962.5 requires Cal EPA to develop an updated Cortese List annually, at a minimum. DTSC is responsible for a portion of the information contained in the Cortese List. Other California state and local government agencies are required to provide additional hazardous material release information for the Cortese List.

### ***Multi-Hazard Mitigation Plan***

OES issued the State of California Multi-Hazard Mitigation Plan (Multi-Hazard Mitigation Plan) (OES, 2007) in October 2007. The federal Disaster Mitigation Act required all state emergency services agencies to issue such plans by November 1, 2004, for the states to receive federal grant funds for disaster assistance and mitigation under the Stafford Act (44 CFR 201.4). These plans must then be updated every three years. The overall intent of the Multi-Hazard Mitigation Plan is to reduce or prevent injury and damage from natural hazards in California, such as earthquakes, wildfires, and flooding. The plan identifies past and present hazard mitigation activities; current policies and programs; and mitigation goals, objectives, and strategies for the future (OES, 2007).

### ***Asbestos Abatement***

The California Air Resources Board (CARB) Asbestos Program oversees implementation of and compliance with the National Emission Standard for Hazardous Air Pollutants (NESHAP) for asbestos,

and investigates all related complaints, as specified by California Health and Safety Code Section 39658 (b)(1). Demolition and renovation notification through CARB is required within Placer County, since PCAPCD does not have an asbestos program in place. CARB reviews and investigates each notification; and if it is determined that a structure contains ACMs, demolition or renovation of the structure must be compliant with NESHAP standards for demolition and renovation (40 CFR 61.145).

### ***Lead-Based Paint***

Title 17, Division 1, Chapter 8, of the CCR requires that work on any structure built prior to January 1, 1978 use lead-safe practices. Such practices include containment of the work area and cleaning of the work area after completion of the Proposed Project. This section also covers accreditation of training providers and certification of individuals to perform lead abatement. Cal OSHA provides construction and general industry lead standards within Title 8 of the CCR, which contains occupational health requirements for lead abatement. DTSC regulations for hazardous waste are provided within Division 4.5, Title 22 of the CCR. Demolition or renovation of structures with lead-based paint would be required to comply with procedures within Title 22.

### ***School Siting***

The California Education Code (Section 17210 et seq.) contains the requirements related to siting school facilities near or on suspected hazardous materials sites, or near facilities that emit hazardous air emissions, handle hazardous or acutely hazardous materials, substances, or waste. The Education Code requires that, prior to commencing the acquisition of property for a new school site, an environmental site investigation must be completed to determine the health and safety risks (if any) associated with a site. The Education Code identifies DTSC's role in assessment, investigation, and cleanup of proposed school sites. All proposed school sites that will receive state funding for acquisition and/or construction must go through a comprehensive investigation and cleanup process under DTSC oversight. DTSC is required to be involved in the environmental review process to ensure that selected properties are free of contamination.

Prior to acquiring a school site or engaging in a construction project, school districts must contract for the preparation of a Phase I ESA, which must be reviewed by DTSC according to established guidelines.

### ***School Site Locations and Source of Hazardous Emissions***

Public Resources Code Sections 21151.4(a), and 21151.8(a), require that no EIR be certified for a project involving construction or alteration of a facility that might reasonably be anticipated to result in hazardous air emissions within one-quarter mile of a school unless the lead agency has consulted with the school district having jurisdiction regarding the potential impact of the project on the school, or the school has been given written notification of the project not less than 30 days prior to approval of the EIR. Schools are required to be setback one-quarter mile from high-pressure gas lines.

### ***School Site Locations and Electrical Transmission Sources***

The California Department of Education School Facilities Planning Division has developed specific guidelines that address the location of schools in relationship to electrical transmission lines. Any part of the school site must be a minimum of 100 feet from the edge of an easement for a 50- to 133-kV line.

The proposed school site is more than 100 feet from the 60-kV line that is proposed to be constructed on the east side of Westbrook Boulevard and south of Road "A."

### **Local**

The City and County are responsible for enforcing many state regulations governing hazardous materials management, including waste generation, minimization, and storage and underground storage tanks. Sampling plans written to define the extent of lead-based paint, fuel or waste oil contamination in soil must be reviewed by the RFD. Removal of material containing asbestos where the surface area is in excess of 100 square feet must be performed by a licensed asbestos abatement contractor. During construction, contractors intending to use temporary tanks to supply fuel or propane must obtain permits from RFD and must comply with provisions of California Fire Code Chapter 14. Storage and disposal of hazardous waste during cleanup or development shall comply with Title 22 requirements.

### ***Placer County***

The Placer County Department of Health and Medical Services, Environmental Health Division administers the six CUPA Program elements in the County. The Placer County OES provides emergency planning and response services in conjunction with the RFD.

### ***Placer County Local Hazard Mitigation Plan (LHMP)***

Placer County OES is responsible for maintaining the County's Local Hazard Mitigation Plan (LHMP). The most recent version of the LHMP was approved on July 13, 2010. Preparation of the LHMP included a risk assessment to determine the County's vulnerability to hazards, which influenced the development of goals and mitigation actions.

### ***City of Roseville***

Chapter 9.60 of the Roseville Municipal Code establishes City regulations for the identification and disclosure of hazardous materials use and management in the City.

#### ***9.60.050: Filing of a hazardous material disclosure form***

- A. Any person who uses or handles a hazardous material must annually submit a completed disclosure form to the fire chief.
- B. Within 15 days of any:
  - 1. New use or significant change in the use or handling of a hazardous material;
  - 2. New use or handling of a previously undisclosed hazardous material;
  - 3. Change of business address;
  - 4. Change of business ownership; or
  - 5. Change of business name.

The RFD works cooperatively with PCDEH in matters regarding hazardous materials management.

### **Emergency Response**

The City of Roseville has developed an Emergency Operations Plan (EOP; City of Roseville, 2011c). The plan describes organizational and operational responsibilities in the event of an emergency, including hazardous materials emergencies and clean up and de-contamination procedures. The most recent EOP was published in 2011. The plan is an extension of the City's Multi-Hazard Mitigation Plan and follows nationally-adopted Incident Command System guidelines. The City's 2011 Multi-Hazard Mitigation Plan was developed to evaluate hazards within the City of Roseville and identifies planning tools, policy changes, programs, projects, and other activities that can mitigate the impacts hazards within the City (City of Roseville, 2011d). Through mutual aid agreements, the RFD can also request services from the Placer County, City of Sacramento, and Sacramento Metropolitan Fire District Hazardous Materials Response Teams in the event of a large-scale incident. The RFD would also provide assistance to CHP, OES, and other responding agencies as requested, in the event of a hazardous materials spill on SR 65 or I-80.

### **General Plan**

The City of Roseville 2025 General Plan Safety Element includes several policies relating to hazardous materials, EMFs, and safety.

**Hazardous Materials Goal:** Protect the community's health, safety, natural resources, and property through regulation of use, storage, transport, and disposal of hazardous materials.

**Policy 1:** Require the disclosure of the use and storage of hazardous materials in existing and proposed industrial and commercial activities and siting of hazardous waste disposal facilities in accordance with Placer County guidelines and state law.

**Policy 2:** Work with Placer County and other public agencies to inform consumers about household use and disposal of hazardous materials.

**Policy 3:** Cooperate fully with both public and private agencies, as defined in the City of Roseville Hazardous Materials Emergency Response Plan in the event of a hazardous materials emergency.

**Policy 4:** Develop a hazardous materials truck route through the City of Roseville and limit pickup and delivery of hazardous materials during peak traffic hours.

**Electromagnetic Fields Goal:** Minimize EMF exposure at a reasonable cost and help alleviate public concern.

**Policy 1:** Ensure implementation of the Electric Department's policy of "prudent action" with respect to EMF issues.

**Policy 2:** Limit public use within electrical power line easements to parking and low-density recreational activities such as undeveloped nature areas, bicycle, or jogging paths.

### ***Stormwater Management Program***

The City's Stormwater Management Program outlines procedures that the City would implement to minimize the potential for the illicit or illegal disposal of materials that could be hazardous (household hazardous waste). These procedures, which would be performed by City staff, would include random inspections in the project site, with particular emphasis on inspection of open space and water ways. Specifically, the City's Urban Stormwater Quality Management and Discharge Control Ordinance provides the following policies related to the release of hazardous materials:

- 14.20.120** It is unlawful to discharge, permit to be discharged or cause to be discharged any sewage, industrial waste, pollutant, garbage or rubbish into any municipal storm drain system, watercourse, natural outlet, creek, or channel except where treatment has been provided.
- 14.20.150** No person shall throw, deposit, leave, maintain, keep, or permit to be thrown, deposited, left, or maintained, in or upon any public or private property, driveway, parking area, street, alley, sidewalk, component of the storm drain system, or waters of the United States, any refuse, rubbish, garbage, litter or other discarded or abandoned objects, articles, and accumulations, so that the same may cause or contribute to pollution.
- 14.20.170** Site development construction plans must be accompanied by a stormwater management plan as required by the Stormwater Quality Design Manual. Prior to the issuance of a permit to construct, the stormwater management plan shall be approved by the City Engineer. The stormwater management plan shall detail how stormwater generated from a site will be controlled, managed and treated. The stormwater management plan shall evaluate the environmental characteristics of the project site and the potential impacts of all proposed development plans for the site on the water resources, and shall demonstrate the effectiveness of the type of stormwater control measures proposed for managing stormwater generated from the site. The stormwater management plan together with the site development construction plans shall indicate the size and location of all stormwater control measures.

The Stormwater Quality Design Manual for Sacramento and South Placer Regions (Stormwater Manual) also provides locally-adapted information for design and selection of three categories of stormwater quality control measures: source control, runoff reduction, and treatment control.

### ***Household Hazardous Waste***

The City of Roseville Environmental Utilities Department provides a free hazardous and electronic waste pick-up service for Roseville residents for all items covered by the new universal waste regulations. Residents may call the department to schedule a pick-up time at their homes. Pick-ups can occur as often as once a month. The items covered include:

#### *Universal Waste*

- Common household batteries
- Fluorescent tubes and bulbs and other mercury-containing lamps
- Thermostats that contain mercury

- Electrical switches and relays
- Pilot light sensors
- Mercury gauges and thermometers

### *Electronic Waste*

- Televisions, computers, monitors and printers
- VCRs, stereos, cell phones, telephones and radios

### *Automotive Waste*

- Motor oil, filters, and automotive batteries

### *Cooking fats, oils and grease*

- Must be sealed in a plastic container and marked

### *Other*

- Water heaters
- Printer cartridges

## 4.10.4 IMPACTS

### Method of Analysis

Potential hazardous materials and hazards impacts were analyzed through review and evaluation of available documents. The impact analysis focuses on potential effects of hazardous materials or waste associated with current and past conditions at the project site, as well as nearby properties and associated hazards that might have an adverse impact on the site. The evaluation is based on review of project plans, and applicable regulations and guidelines. In determining the level of significance, the analysis assumes that the Proposed Project would comply with relevant federal and state laws and regulations, City General Plan policies, ordinances, and Improvement standards. Therefore, such policies, ordinances, and standards are not identified as mitigation measures. Impacts related to risks from wildland fires are addressed in **Section 4.11, Public Services**.

### Thresholds of Significance

For the purposes of this EIR, a significant impact would occur if development proposed in the project would do any of the following:

- Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.
- Create a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment.
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

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- Be located on a site which is included on a list of hazardous materials sites compile pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment.
- Be located within an airport land use plan or within an area were such a plan has not been adopted, that would result in a safety hazard to people residing or working in the project site.
- Result in a safety hazard for people residing or working in the project site for a project located within the vicinity of a private airstrip.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

#### ***Effects Found Not to be Significant***

As described within the Initial Study (IS; **Appendix B**), the project site is not located within two miles of a private airstrip or an airport land use plan or within an area where such a plan has not been adopted. Therefore, development within the project site would not result in a safety hazard for people residing or working in the vicinity of a private airstrip. In addition, the project site is not included on a list of hazardous materials sites complied pursuant to Government Code Section 65962.5. The impacts related to these potential hazards would have no effect on development within the project site and, therefore, are not considered further in this EIR.

## Impacts

<p style="text-align: center;"><b>IMPACT 4.10-1</b></p>	<p style="text-align: center;"><b>CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS OR THROUGH REASONABLY FORESEEABLE UPSET OR ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT</b></p>
<p><b>Applicable Policies and Regulations</b></p>	<p>CFR Title 40 and 49; General Plan Safety Element, Hazardous Materials Policy 1; California Health and Safety Code, Chapter 6.95, CCR, Title 8, 22, 26, and 27; Unified Hazardous Waste and Hazardous Materials Management Regulatory Program; City of Roseville Stormwater Management Program; City of Roseville Household Hazardous Waste Program; California Education Code Section 17210 <i>et seq.</i>; RFD/CUPA Permitting and Enforcement.</p>
<p><b>Significance with Policies and Regulations</b></p>	<p>Significant</p>
<p><b>Mitigation Measures</b></p>	<p>MM 4.10-1 Identify and Remediate Soil Contamination and Existing Hazardous Materials within the ARSP MM 4.10-2 Identify and Remediate Soil Contamination and Existing Hazardous Materials within the Urban Reserve Parcel</p>
<p><b>Significance After Mitigation</b></p>	<p>Less than Significant</p>

### Construction

#### *Hazardous Materials Usage and Handling*

Hazardous materials would be used in varying amounts during construction and operations within the project site. During grading and construction activities, it is anticipated that limited quantities of miscellaneous hazardous substances, such as gasoline, diesel fuel, hydraulic fluid, solvents, oils, and paints would be brought onto the site. Temporary storage units (e.g., bulk above-ground storage tanks, 55-gallon drums, sheds/trailers) would likely be used by various contractors for fueling and maintenance purposes. As with any liquid or solid, handling and transfer from one container to another has the potential for an accidental release. Construction contractors would be required to comply with applicable federal and state environmental and workplace safety laws. In addition, the SWPPP required to be developed for construction activities within the project site will contain provisions to prevent co-mingling of construction-related hazardous substances with surface waters, including stormwater runoff (see **Section 4.13, Hydrology and Water Quality**, for further discussion). Adherence to these regulatory requirements would ensure that the potential for hazardous materials releases during construction would be a **less-than-significant** impact.

Exposure of construction workers to hazardous materials could occur through improper handling or use of hazardous materials or hazardous wastes during construction or operation of the Proposed Project,

#### 4.10 Hazardous Materials and Public Safety

elevated levels of hazardous chemicals or that hazardous substances would be spread inadvertently, resulting in a greater aerial extent of contamination. In addition, with the previous use of the site as agricultural land, widespread use of associated chemicals, including, but not limited to, herbicides, pesticides, and fertilizers, may have occurred within the designated school site. Soil containing elevated levels of contaminants, if left unmanaged, would pose a health risk to future occupants and users of the site. It is also possible that existing septic tanks, wells, or other underground storage devices that have not been identified could have been installed prior to permitting or closure requirements. The potential for hazardous material contamination is considered a potentially **significant** impact.

Implementation of applicable regulations in Title 40 CFR by the Applicant, under the oversight of the CUPA, DTSC, and/or the RWQCB, would ensure that any soil contamination from past uses would be investigated and disposed of, or remediated, according to established protocols. In addition, **Mitigation Measure 4.10-1** requires that the recommendations provided in the Phase I ESA be incorporated as a condition of approval of the ARSP. **Mitigation Measure 4.10-2** requires that a Phase I ESA be conducted for the Urban Reserve parcel and recommendations implemented prior to approval of development within that parcel. With the implementation of these measures, impacts associated with the potential release of previously identified hazardous materials within the project site would be reduced to a **less-than-significant** level.

**TABLE 4.10-1**  
AREAS OF POTENTIAL SOIL CONTAMINATION IN THE PROJECT SITE

Area of Concern	Recommended Resolution
Stained soil was observed beneath a 5-gallon bucket used to store Tech 2000 Mineral Gear Oil. This soil stain measured approximately one foot in diameter and appeared limited to the upper two inches of soil.	Containers and stained soil associated with the 5-gallon buckets storing Tech 2000 Mineral Gear Oil should be removed and properly disposed of.
Stained soil measuring approximately one foot in diameter was found beneath one of the above-ground fuel storage tanks next to the steel silo in the northern portion of the property.	Stained soil under the above-ground fuel storage tanks should be removed and properly disposed of; if a larger spill is uncovered, further evaluation of site conditions would be necessary.
A total of twenty-one 55-gallon steel drums were located on the property; two of these contained motor oil.	Steel drums should be removed and disposed of or recycled as appropriate.
Portions of the project site have been historically utilized to cultivate hay. There is a possibility that agricultural chemicals such as fertilizers, pesticides, and herbicides may have been used on the property.	Soil sampling should be conducted on sensitive receptor sites (such as proposed school sites) to analyze for agricultural chemicals per EPA guidelines.
Various types of debris on the property could contribute to soil contamination.	Debris should be removed and disposed of or recycled as appropriate, and the soil underneath the debris sites should be observed for indications whether the soils have been adversely affected by historic uses.
A stockpile of burned wood measuring approximately 500 feet in length by 6 feet high by 6 feet wide was observed along the southern portion of the property.	The burn wood pile measuring approximately 500 feet long by six feet tall by six feet wide along the southern portion of the project site should be removed and further site evaluation would be necessary if materials other than organic matter are established during removal.
Source: ENGEO, 2006	

## 4.10 Hazardous Materials and Public Safety

conducted for the Urban Reserve parcel and recommendations implemented prior to approval of development within that parcel. With the implementation of these measures, impacts associated with the potential release of previously identified hazardous materials within the project site would be reduced to a **less-than-significant** level.

**TABLE 4.10-1**  
AREAS OF POTENTIAL SOIL CONTAMINATION IN THE PROJECT SITE

Area of Concern	Recommended Resolution
Stained soil was observed beneath a 5-gallon bucket used to store Tech 2000 Mineral Gear Oil. This soil stain measured approximately one foot in diameter and appeared limited to the upper two inches of soil.	Containers and stained soil associated with the 5-gallon buckets storing Tech 2000 Mineral Gear Oil should be removed and properly disposed of.
Stained soil measuring approximately one foot in diameter was found beneath one of the above-ground fuel storage tanks next to the steel silo in the northern portion of the property.	Stained soil under the above-ground fuel storage tanks should be removed and properly disposed of; if a larger spill is uncovered, further evaluation of site conditions would be necessary.
A total of twenty-one 55-gallon steel drums were located on the property; two of these contained motor oil.	Steel drums should be removed and disposed of or recycled as appropriate.
Portions of the project site have been historically utilized to cultivate hay. There is a possibility that agricultural chemicals such as fertilizers, pesticides, and herbicides may have been used on the property.	Soil sampling should be conducted on sensitive receptor sites (such as proposed school sites) to analyze for agricultural chemicals per EPA guidelines.
Various types of debris on the property could contribute to soil contamination.	Debris should be removed and disposed of or recycled as appropriate, and the soil underneath the debris sites should be observed for indications whether the soils have been adversely affected by historic uses.
A stockpile of burned wood measuring approximately 500 feet in length by 6 feet high by 6 feet wide was observed along the southern portion of the property.	The burn wood pile measuring approximately 500 feet long by six feet tall by six feet wide along the southern portion of the project site should be removed and further site evaluation would be necessary if materials other than organic matter are established during removal.
Source: ENGEO, 2006	

### **Operation**

#### *Residential and Commercial Uses*

The types of hazardous materials that would be present during occupancy of the residential and commercial land uses are expected to consist of household and maintenance products (e.g., paints, solvents, cleaning supplies, pool chemicals, pesticides and herbicides). No industrial uses are proposed within the project site.

Residential and commercial uses proposed within the project site would generate household hazardous wastes such as used paints, automotive fluids, unused or unwanted pesticides and herbicides, and electronic waste. A resulting increase in hazardous materials disposal would occur in residential trash pick-ups, dumpsters, transfer stations, and landfills.

Current household hazardous waste programs in the City include a drop-off program for used motor oil and periodic household and electronic waste drop-off days, as well as on-call service for pick-up at residences. Roseville residents may dispose of household hazardous wastes every day from 8 a.m. to 5

## 4.10 Hazardous Materials and Public Safety

p.m. at the Western Placer Waste Management Authority (recycling facility), located at Athens and Fiddymont Roads. The City has developed a permanent drop-off location, in conjunction with the regional Materials Recovery Facility, which provides for the removal of hazardous materials in delivered refuse prior to disposal in the landfill. The RWQCB implements and enforces NPDES permit requirements and SWPPP requirements that protect waterways from contamination by hazardous materials in runoff. In addition, the Monitoring and Reporting Element of the City's Stormwater Management Program includes procedures for random monitoring (testing and visual observation) for illicit or illegal disposal of hazardous materials into waterways. Implementation of these programs would minimize impacts associated with the risk of exposure due to improper disposal.

The quantities of hazardous materials that would be used within the project site are expected to be minimal and would not meet the definition of a regulated hazardous waste generator under RCRA. Because residential and commercial development would comply with applicable requirements and regulations, operational activities of the land uses proposed within the project site would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. This is a **less-than-significant** impact.

### *Groundwater Well Operation*

The proposed groundwater well at the tank and booster station site, constructed and operated as part of the City's aquifer storage and recovery (ASR) program, would be utilized to augment the City of Roseville supply during peak and emergency system demands. Operations of the groundwater well could include well-head chlorination and fluoridation, including 25 gallons per day (200 gallons per week) of commercial-strength bleach (12.5 percent). Deliveries would be necessary. Well tanks would be sized to hold up to 400 gallons. All chemicals would be stored inside buildings with appropriate secondary containment. The ASR program was approved with a certified EIR and permits were obtained from the RWQCB; the well, pumps, and tanks would be operated in accordance with those approved regulatory requirements.

Because operation of the proposed ASR groundwater well would comply with applicable requirements and regulations, potential impacts from hazardous materials use and handling during operation would be **less than significant**.

### **Summary**

Hazardous materials regulations were established at the state level to ensure compliance with federal regulations to reduce the risk to human health and the environment from the routine use of hazardous substances. These regulations must be implemented by employers and businesses, and are monitored by Cal OSHA in the workplace, DTSC for hazardous waste, and RFD.

By ensuring that businesses in or adjacent to the project site comply with the Unified Program, the City would reduce impacts associated with the potential for accidental release of hazardous materials during occupancy of the project site that would result from the potential for accidental release of hazardous materials during construction and/or occupancy, and the increased demand for incident emergency response. This would be accomplished by ensuring that regulated activities (businesses) within the project site are managed in accordance with applicable regulations such as Hazardous Materials Release

#### 4.10 Hazardous Materials and Public Safety

Response Plans and Inventories (Business Plans), the Cal ARP Program, and the California Fire Code; Hazardous Material Management Plans; and Hazardous Material Inventory Statements. Compliance with Title 27 CCR Division 6, monitored by the City, would reduce impacts associated with potential for accidental release during construction or occupancy of the project site. Compliance with this regulation would ensure that businesses and public facilities where hazardous materials are used or stored (including the groundwater well site) adhere to regulations designed to prevent leakage and spills of material in transit and provide detailed information to cleanup crews in the event of an accident.

Workplace regulations addressing the use, storage, and disposal of hazardous materials in Title 8 CCR would apply to businesses and public facilities. Compliance with these regulations would be monitored, in part, by the RFD when it performs hazardous materials inspections. Other mechanisms in place to enforce the Title 8 regulations include compliance audits and reporting to local and state agencies. Implementation of workplace regulations would further reduce the potential for hazardous materials release.

Compliance with Title 49 CFR would reduce any impacts associated with the potential for accidental release during construction or occupancy by transporters delivering hazardous materials to the project site or picking up hazardous waste. These regulations establish standards by which hazardous materials will be transported within and adjacent to the project site.

Implementation of existing General Plan Safety Element hazardous materials policies that address hazardous materials disclosure, compliance with applicable federal and state laws and regulations that are administered and enforced by the CUPA, and compliance with RFD standards would reduce impacts associated with the routine use, storage, and transportation of hazardous materials to a **less-than-significant** level.

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<b>IMPACT 4.10-2</b>	<b>PRESENCE OF HAZARDOUS EMISSIONS OR HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL.</b>
<b>Applicable Policies and Regulations</b>	CFR Title 49; General Plan Safety Element, Hazardous Materials Policy 1; California Health and Safety Code, Chapter 6.95, CCR, Title 8, 22, and 26; Unified Hazardous Waste and Hazardous Materials Management Regulatory Program; Uniform Building Code, Uniform Fire Code; California Education Code (Section 17210 et seq.); RFD/CUPA Permitting and Enforcement.
<b>Significance with Policies and Regulations</b>	Less than Significant
<b>Mitigation Measures</b>	None Required
<b>Significance After Mitigation</b>	Less than Significant

The school site in the project site would be surrounded by residential, open space, and park land uses. The commercial land uses within the project site may include uses such as retail commercial shops, grocery, drug store, restaurants, professional offices, medical and dental offices, and financial institutions; no industrial or light industrial land uses would be developed within the project site. As described in **Impact 4.10-1**, the quantities of hazardous materials that would be used within the project site are expected to be minimal and would not meet the definition of a regulated hazardous waste generator under the RCRA. Therefore, development within the project site would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. This impact would be **less than significant**.

<b>IMPACT 4.10-3</b>	<b>IMPAIR IMPLEMENTATION OF OR PHYSICALLY INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR EMERGENCY EVACUATION PLAN</b>
<b>Applicable Policies and Regulations</b>	Placer County LHMP City of Roseville Emergency Operations Plan City of Roseville Multi-Hazard Mitigation Plan
<b>Significance with Policies and Regulations</b>	Less than Significant
<b>Mitigation Measures</b>	None Required
<b>Significance After Mitigation</b>	Less than Significant

As discussed in **Section 4.10.3**, Placer County OES maintains the County's LHMP, and the City maintains the EOP and Multi-Hazard Mitigation Plan. There are no other emergency response plans or emergency evacuations plans that cover the project site.

## 4.10 Hazardous Materials and Public Safety

At buildout, two access points to the project site would be provided from Westbrook Boulevard and Sunset Boulevard West. Additional Emergency routes would be located from Road B, D, and G to outside of the project site. The Proposed Project would not impair implementation of, or physically interfere with emergency response or an emergency evacuation plan. In addition, adherence to General Plan Safety Element policies and compliance with applicable federal and state laws that are administered by the RFD would ensure that this impact would be **less than significant**.

IMPACT 4.10-4	POTENTIAL FOR CUMULATIVE EFFECTS ASSOCIATED WITH HAZARDS AND HAZARDOUS MATERIALS
<b>Applicable Policies and Regulations</b>	None Applicable
<b>Significance with Policies and Regulations</b>	Significant
<b>Mitigation Measures</b>	MM 4.10-1 Identify and Remediate Soil Contamination and Existing Hazardous Materials within the ARSP MM 4.10-2 Identify and Remediate Soil Contamination and Existing Hazardous Materials within the Urban Reserve parcel
<b>Significance After Mitigation</b>	Less than Significant

The Proposed Project and related projects would all involve the storage, use, disposal, and transport of hazardous materials to varying degrees during construction and operation. Impacts related to these activities are extensively regulated by various federal, state, and local agencies, and it is assumed that related projects would also comply with these hazardous materials regulations. Reduction of project-related impacts through compliance with laws and regulations, and implementation of **Mitigation Measures 4.10-1** and **4.10-2**, as discussed under **Impact 4.10-1**, would ensure that operation and construction activities would not result in impacts that would be cumulatively considerable. Therefore, this impact is considered **less than significant** with mitigation.

### 4.10.5 MITIGATION MEASURES

#### MM 4.10-1 Identify and Remediate Soil Contamination and Existing Hazardous Materials within the ARSP (Impact 4.10-1 and 4.10-4)

As a condition of approval of the ARSP, the following recommendations from the Phase I ESA for the project site (ENGEO, 2006) shall be completed prior to issuance of grading permits:

1. Stained soil observed beneath one of the 5-gallon buckets used to store Tech 2000 Mineral Gear Oil shall be removed and properly disposed of at an appropriate disposal facility.

#### 4.10 Hazardous Materials and Public Safety

2. Stained soil measuring approximately 1 foot in diameter beneath one of the above-ground fuel storage tanks next to the steel silo in the northern portion of the property shall be removed and properly disposed of at an appropriate disposal facility.
3. The 21 55-gallon steel drums near the farm facility shall be removed and properly disposed of at an appropriate disposal facility.
4. A statistically significant number of soil samples shall be collected from the surface soil within the boundaries of the proposed school site and analyzed for agricultural chemicals per EPA guidelines.
5. Should the results indicate the presence of a statistically significant concentration of agricultural chemicals with the potential to cause harm to sensitive receptors (such as school children), a Phase II ESA shall be conducted to determine the extent of the contamination and provide recommendation to remediate the school site. In consultation with DTSC, the proponent of the school development shall develop a workplan based on the recommendations of the Phase II ESA to remediate the project site.
6. Debris at various locations across the project site shall be removed and properly disposed of.
7. The burn wood pile measuring approximately 500 feet long by 6 feet tall by 6 feet wide along the southern portion of the project site shall be removed prior to construction at the project site.
8. If evidence of further soil contamination, septic tanks, or other underground storage tanks are encountered in the project site, work shall cease until the area can be tested by a qualified professional meeting EPA's definition of an Environmental Professional under the All Appropriate Inquiries Rule in accordance with CERCLA. The qualified professional shall provide recommendations for further remediation in compliance with federal, state, and local regulations. If necessary, contaminated materials shall be removed and properly disposed or remediated, and regulatory site closure obtained. Remediation activities could include removal of contaminated soil, and/or treatment. The City shall ensure that any necessary investigation and/or remediation activities are coordinated with the RFD, PCDEH, and if needed, other appropriate federal, state and local agencies. Once a site is remediated to the satisfaction of the appropriate regulatory agency, construction can continue.

#### **MM 4.10-2 Identify and Remediate Soil Contamination and Existing Hazardous Materials within the Urban Reserve Parcel (Impacts 4.10-1 and 4.10-4)**

Development proposals for the Urban Reserve parcel shall include a Phase I ESA and require that recommended testing and remediation identified in the Phase I ESA be performed. City conditions of approval shall require that, if evidence of soil contamination is encountered in the area of the Urban Reserve proposed to be developed, work shall cease until the area can be tested, and, if necessary, be remediated. As part of this process, the City shall ensure that any necessary investigation and/or remediation activities conducted in the Urban Reserve parcel are coordinated with the RFD, PCDEH, and if needed, other appropriate state and/or local agencies. Once a site is remediated, construction may continue.