# 4.10 HAZARDOUS MATERIALS AND PUBLIC SAFETY

## 4.10.1 INTRODUCTION

This section describes the potential adverse impacts on human health and the environment due to exposure to hazards that could result from development of the proposed Project. The potential hazards evaluated in this Section are those associated with past uses of the Project area; potential exposure to hazardous materials used, generated, stored, or transported in or immediately adjacent to the project area during project construction and operation; potential hazards associated with high-voltage transmission lines and electromagnetic fields and use of recycled water throughout the SVSP area. Included in the discussion is a summary of applicable hazardous material laws and regulations, and identification of the agencies responsible for their implementation. Potential hazards and associated impacts related to toxic air contaminant emissions are discussed in Chapter 4.4 (Air Quality). The project site is not located in an Airport Safety Hazard Area so this subject is not further. In addition, risk from wildfires is covered in Chapter 4.11- Public Services.

Sources of information to describe existing conditions and for the analysis are identified in the text and footnotes. These sources include a variety of 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 Assessments Federico Property, December 4, 2001
- Phase I Environmental Site Assessments Chan Parcel, May 18, 2007
- Phase I Environmental Site Assessments West Placer 400 Property, June 13,2003
- Phase I Environmental Site Assessments Placer Property, October 18, 2001
- Phase I Environmental Site Assessments Baseline P & R Property, July 7, 2005
- Phase I Environmental Site Assessments 430-Acre Roseville Property, October 18, 2001
- Phase I Environmental Site Assessment Baybrook Property, October 4, 2006
- Phase *PG&E Line 406/407 Natural Gas Pipeline Draft EIR*, 2009 (SCH#2007062091)
- *West Roseville Specific Plan EIR*, February 2004 (SCH#2002082057)

The documents listed above are available for review during normal business hours at:

**City of Roseville Permit Center**

311 Vernon Street

Roseville, CA 95678

Several comment letters were related to public safety were received during the NOP comment period. A comment letter was received from the Department of Energy about the WAPA corridor and existing easements. A comment letter was also received from PG&E stating the need for a 20x80 foot easement for a gas regulator station, and that expansion of distribution and transmission lines and related facilities would be a consequence of growth. Upgrades in addition to a new regulator station to accommodate additional load on the gas system could include facilities such as odorizer stations, valve lots, distribution, and transmission lines. PG&E also requested that electric and magnetic fields be addressed.

Refer to Appendix B of this EIR to view the comments received on the project during circulation of 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. Some of the 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 area could also pose hazards.

Phase I Environmental Site Assessments (ESAs) were performed by Wallace Kuhl & Associates, Raney Geotechnical, and Rosewood Environmental Engineering to identify recognized environmental conditions that could affect the project area or affect the property from offsite locations. Recognized environmental conditions are defined as the presence or likely presence of regulated hazardous substances, wastes, or petroleum products that indicate a release of material, or material threat to the soil or groundwater at the site. The assessments included the following: review and evaluation of information from state and local agencies; site reconnaissance of the property and adjacent areas; interviews with knowledgeable individuals

(e/g/, property owners, Placer County Agricultural Commissioner and Assessor's Office staff, and Pacific Gas and Electric Company staff); and aerial photograph and historic map review.

**Past and Existing Uses**

The primary past activity within the site is grazing, which would not typically involve the use of pesticides and herbicides, or other potentially hazardous materials. Land Uses within the project area that could have used potentially hazardous materials include residences with septic systems, and debris from past use and/or dumping on the site.

The review of historic maps and photographs indicates that the project area was a portion of a larger, undeveloped grassland and dry-framed area of southwestern Placer County. There is no known history of the area having intense agricultural use, or having contained above-ground storage tanks or underground storage tanks (USTs), oil/water separators or agricultural chemical mixing facilities. Historically, grassland and dry-farmed sites used little or no agricultural chemicals such as pesticides or herbicides.

There are five structures within the SVSP project area: two residences and two barns are located on the southwest side of the Project area, and one residence is located in the central portion of the site. No structures are present in the Urban Reserve area.

The southern barn was mostly empty with some general ranch storage at the time the Phase I ESA was completed. It contained non-hazardous items such as lumber, piping, and empty 10-gallon propane tanks. The northern barn was utilized as a workshop. All chemical products were in original containers. No spills, leaks, or odors were observed on the exposed areas of the concrete floor. The project site includes water supply wells, septic tanks, and cattle water troughs, adjacent to the residences present on site. Throughout the site miscellaneous debris can be found (scrap metal, old farm equipment, empty containers, tire casings and other household-type items).

The ESAs did not identify anything as hazardous and recommended removal of the debris prior to site development. Several areas discussed below recommended further testing if evidence of soil staining or other indicators is observed.

### 230-kV Lines

High-powered electrical transmission lines are utilized by PG&E and WAPA. The locations of the lines are shown in Figure 4.1-3- the *Constraints Map* and are discussed in Chapter 4.12.5 (Electricity and Natural Gas). An electrical receiving station is located east of the project site, on the east side of Fiddyment Road, approximately 375 feet south of Pleasant Grove Boulevard. The northern boundary of the substation site is adjacent to an existing 425-foot wide transmission corridor that consists of aboveground 230-kV transmission lines that run east/west through the project site.

### Electric and Magnetic Field Strength

Electric and magnetic fields (EMF) 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 (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. In addition, electric fields are effectively shielded by larger objects such as trees and houses.

The potential health effects of EMF associated with transmission lines, such as those present in the project area, have been the focus of scientific controversy for several years. As a result, utility companies and public health agencies are trying to address public concern over the potential health effects of exposure to EMFs. Experts are uncertain there is a danger and if so, what constitutes a safe level of exposure. The California Public Utilities Commission and the California Department of Health Services have not concluded that exposure to magnetic fields from utility electric facilities is a health hazard. Roseville Electric, like other utilities, relies on information from the federal and state health agencies, which conduct EMF research and monitor this issue to help evaluate potential risks.

**Potential Health Hazards**

In 1992, Congress authorized the Electric and Magnetic Field Research and Public Information Dissemination Program (EMF-RAPID Program). The EMF-RAPID study, which was published in 1999, concluded that the scientific evidence connecting health risks due to EMF exposure is weak[1]. There is concern by the public regarding increased risk of cancer, including leukemia. The epidemiological study of humans living in environments with EMF exposure demonstrates a small increased risk in lifetime cancer and leukemia risk[2]. However, toxicology studies have failed to demonstrate any consistent patterns toward biological effects.

In 2002, the National Institute of Environmental Health Sciences (NIEHS) summarized the results of monitoring studies, which indicate that most people in the United States are exposed to magnetic fields that average less than 2 mG (NIEHS 2002).

A variety of epidemiological and laboratory studies, including those sponsored and funded by international, federal, and state organizations and agencies, have been carried out regarding EMF exposure and its potential human health risks. (For a summary of some of these studies, see NIEHS 2002 and National Cancer Institute 2005.) Some of these studies have concluded that there is a weak link between the development of childhood leukemia and proximity to EMFs generated by electric power transmission facilities, while other studies have concluded there is no direct link. Scientific research in this area is ongoing in various countries throughout the world. Because of the potential that there may be a relationship between cancer and EMFs among children, 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). However, because so many studies have concluded that evidence for a direct link is "weak," 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.

[1] *EMF Questions and Answers* National Institute of Environmental Health Sciences/National Institute of Health/DOE EMF-Rapid Program 2002
[2] *EMF Questions and Answers* National Institute of Environmental Health Sciences/National Institute of Health/DOE EMF-Rapid Program 2002

Regarding electrical substations, evidence reviewed by NIEHS indicates that the strongest EMF around the outside of a substation comes from the power lines entering and leaving the substation. The strength of the EMF from equipment within the substations, such as transformers, reactors, and capacitor banks, decreases rapidly with increasing distance. Beyond the substation fence or wall, the EMF produced by the substation equipment is typically indistinguishable from background levels.

**Transportation of Hazardous Materials within and Adjacent to the Project Area**

Hazardous materials are routinely transported by truck or rail. With few exceptions, Section 31303 of the California Vehicle Code and U.S. department of Transportation (DOT) regulations prohibit transportation of hazardous material through residential neighborhoods and require that hazardous materials be transported via routes with the least overall travel time. However local deliveries are allowed. The City of Roseville Public Works Department has designated truck routes upon which hazardous materials may be transported by common carrier through the City to light industrial and industrial facilities. Currently, hazardous materials can be transported on Blue Oaks Boulevard, west from State Route 65, and on Baseline Road, west of Foothills Boulevard. Hazardous materials also may be transported on State Route 65 and by the Union Pacific Railroad line, approximately two miles east of the SVSP boundary. The PGWWTP receives deliveries through the West Roseville Specific Plan area.

Transportation of hazardous materials along any city or state roadway or rail line is subject to all DOT hazardous materials transportation regulations.

## 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 of the 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. Title 49 applies to motor carries that transport hazardous materials and includes safety regulations including proper handling and identification of the materials as hazardous by placards.

**Pipeline Regulations**

The U.S. Department of Transportation provides oversight for the nation's natural gas pipeline transportation system. Its responsibilities are outlined under title 49 United States Code Chapter 601. The Pipeline and Hazardous Materials Safety Administration (PHMSA) Office of Pipeline Safety (OPS), administers the national regulatory program to ensure the safe transportation of gas and other hazardous materials by pipeline.

The Hazardous Liquid Pipeline Safety Act of 1979, as amended, authorizes the DOT to regulate pipeline transportation of hazardous liquids.

The Federal pipeline regulations are published in Title 49 CFR 26, Parts 190 through 199. CFR 192 specifically addresses natural and other gas pipelines. Many of the pipeline regulations are written as performance standards. These regulations set the level of safety to be attained and allow the pipeline operator to use various technologies to achieve the desired result.

**Hazardous Materials Handling and Transport**

At the federal level, the principal agency regulating the generation, transport, and disposal of hazardous substances is the EPA, under the authority of the Resource Conservation and Recovery Act (RCRA). RCRA established an all-encompassing federal regulatory program for hazardous substances that is administered by EPA. Under RCRA, EPA regulates the generation, transportation, treatment, storage, and disposal of hazardous substances. RCRA was amended in 1984 by the Hazardous and Solid Waste Amendments of 1984, which specifically prohibit the use of certain techniques to dispose of various hazardous substances. The Federal Emergency Planning and Community Right to Know Act of 1986 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 Department of Toxic Substances Control (DTSC).

The DOT Federal Railroad Administration enforces the hazardous materials regulations, which are promulgated by the Pipeline and Hazardous Materials Safety Administration for rail transportation. These regulations include requirements that railroads and other transporters of hazardous materials, including shippers, have and adhere to security plans and train their employees involved in offering, accepting, or transporting hazardous materials on both safety and security matters.

**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 (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 and Lead-Based Paint**

The Toxic Substances Control Act (TSCA) of 1976 (Title 15 of the U.S. Code, Section 2605) banned the manufacture, processing, distribution, and use of polychlorinated biphenyls (PCB) 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 most recent major amendments by Congress were made in 1990. 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. State Plans, Policies, Regulations, and Laws

### State

### California Building Code and California Fire Code

Prior to issuance of building permits and during occupancy, 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, the 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 the DTSC, the Regional Water Quality Control Board (RWQCB) is responsible for implementing regulations pertaining to management of soil and groundwater investigation and cleanup. RWQCB regulations are contained in Title 27 of the CCR. The DTSC, RWQCB and/or a local agency (e.g. Placer County Environmental Health Division) typically oversee investigation and clean up 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 program, and California Fire Code hazardous materials management plans and inventories. The program is implemented at the local level by a local agency - the Certified Unified Program Agency (CUPA). The CUPA is responsible for consolidating the administration of the six program elements within its jurisdiction. In Roseville, the Fire Department is the CUPA.

The California Highway Patrol (CHP) and 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 Sutter County Environmental Health Division, administer these laws and regulations.

**Pipeline Regulations**

The State under 49 USC Subtitle VIII, Chapter 601 and Section 60105 has the authority to regulate intrastate natural and other gas pipeline facilities. The California Public Utilities Commission (CPUC) is the agency authorized to oversee intrastate gas pipeline facilities. The CPUC has rules governing design, construction, testing, operation and maintenance of gas gathering, transmission and distribution piping systems.

### 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 of the 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 waste sites. The hazard communication program requires that employers make Material Safety Data Sheets 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 governments and private agencies. Response to hazardous material incidents is one part of this plan. The plan is managed by the Governor's Office of Emergency Services (OES), which coordinates the responses of other agencies, including Cal-EPA, CHP, California Department of Fish and Game, Central Valley RWQCB, and Placer County Fire Services.

### Hazardous Materials Transport

As noted above, the 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.

### Transport of Hazardous Waste

California Code of Regulations Title 6 regulates the transport of hazardous materials in the state of California. Employers must provide for and require that its 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 Program**

The goal of the California Accidental Release Prevention (CalARP) 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 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 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 3 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 the California Health and Safety Code Section 39658(b)(1).

### School Siting

The California Education Code (Section 17210 et seq.) outlines the requirements of 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 Code requires that prior to commencing the acquisition of property for a new school site, an

environmental site investigation 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 clean up 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 clean up 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 Locations Relative to Source of Hazardous Emissions***

Public Resources Code Sections 21151.4, 21151.8, and 21151.2 require that no EIR be approved 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 Locations Relative to Electrical Transmission Sources***

The California Department of Education School Facilities Planning Division has developed specific guidelines that address the location of schools relative 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, and 150-feet from the edge of an easement for a 230 kV line.

Schools have been sited with appropriate setbacks as shown in Figure 4.10-1.

**Use of Recycled Water**

Recycled water refers to wastewater treatment plant effluent that has received treatment that meets the State requirements for direct non-potable use (irrigation of landscaping, industrial cooling purposes etc.). These treatment requirements are set forth in Section 60301 et seq. of

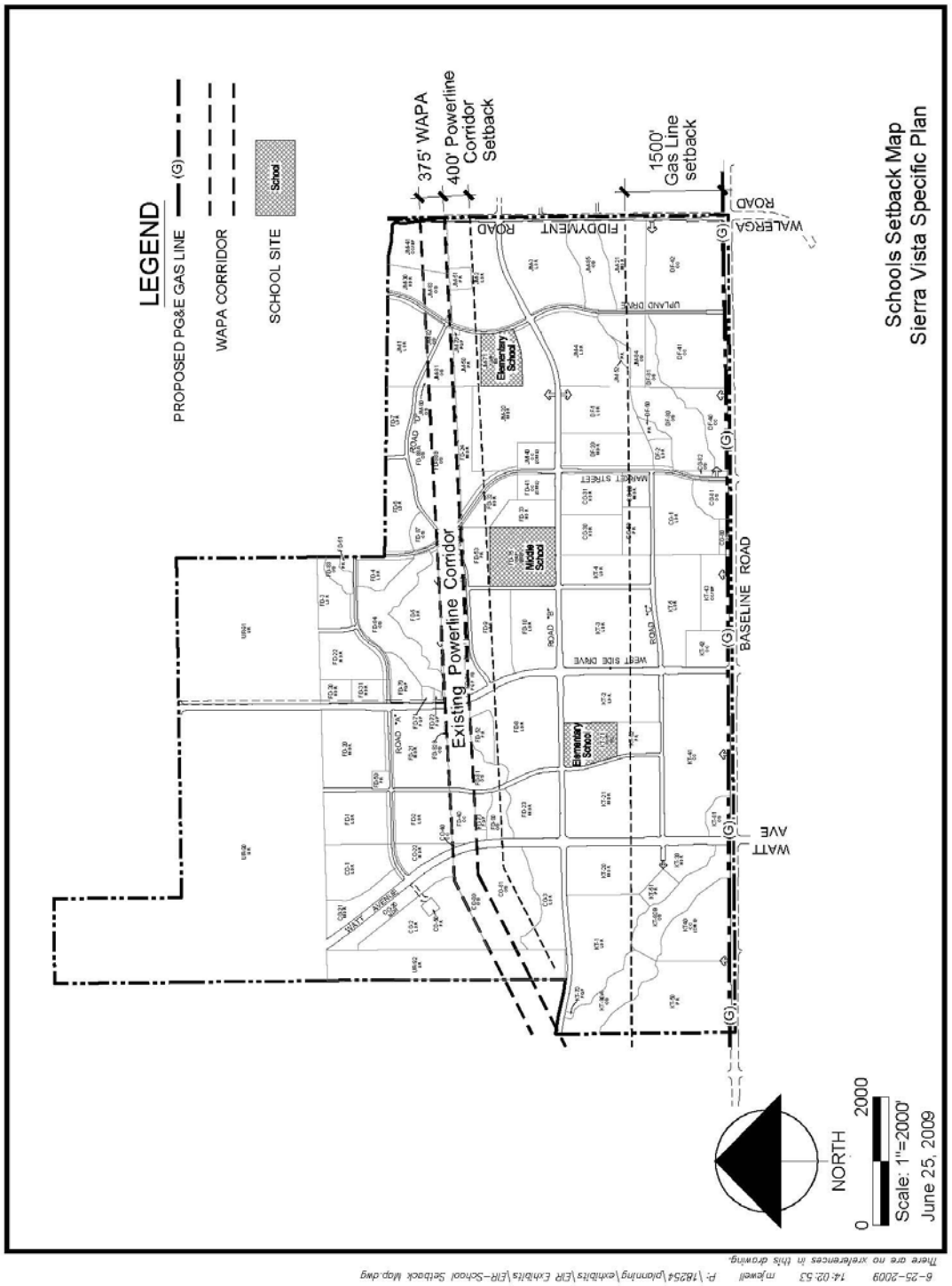
Title 22 of the CCR. Section 60301.230 specifies the following requirements for recycled water that would be produced by the PGWWTP:

> *Disinfected tertiary recycled water means a filtered and subsequently disinfected wastewater that meets the following criteria:*
>
> *(a) The filtered wastewater has been disinfected either by:*
>
> *1) a chlorine disinfection process following filtration that provides a CT (the product of total chlorine residual and modal contact time measured at the same point) value of not less than 450 milligrams-minutes per liter at all times with a modal contact time of at least 90 minutes, based on peak dry weather design flow; or A disinfection process that, when combined with the filtration process, has been demonstrated to inactivate and/or remove 99.999 percent of the plaque-forming units of F-specific bacteriophage MS2, or polio virus in the wastewater. A virus that is at least as resistant to disinfection as polio virus may be used for purposes of the demonstration.*
>
> *(b) The median concentration of total coliform bacteria measured in the disinfected effluent does not exceed an MPN of 2.2 per 100 milliliters utilizing the bacteriological results of the last seven days for which analyses have been completed and the number of total coliform bacteria does not exceed an MPN of 23 per 100 milliliters in more than one sample in any 30-day period. No sample shall exceed an MPN of 240 total coliform bacteria per 100-milliliters.*

Water meeting these standards may be used for unrestricted use, which includes (but is not limited to) body contact for recreation (swimming), irrigation of food crops, and irrigation of parks, play grounds and school yards. DHS considers a properly filtered and

**FIGURE 4.10-1**

**SCHOOLS SETBACK MAP**



disinfected water meeting the criteria to be essentially pathogen-free and adequately protective of public health. Prior to using recycled water for irrigation, the City would be required to prepare an Engineering Report in accordance with Title 22 of the CCR, which would be submitted to and reviewed by DHS.

DHS also requires that recycled water must be conveyed in a totally separate distribution system from the potable water supply. Areas where recycled water will be used for irrigation must be maintained by professional landscape maintenance contractors and City maintenance staff. The City would be responsible for implementing a cross-connection program to ensure that future potable services are not accidentally connected to the recycled water system and would implement a public education program (including signage) to notify the public of the use and location of non-potable water application. Section 60301 of the regulations establishes specific use area requirements that address proximity of application areas to domestic supply wells and runoff control.

**Local**

The City of Roseville and Placer 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 shall be reviewed by the Roseville Fire Department. Removal of material containing asbestos where surface areas are in excess of 100 square feet shall be performed by a licensed asbestos abatement contractor. During construction, contractors intending to utilize temporary tanks to supply fuel or propane shall obtain permits from the Fire Department and shall comply with provisions of the CFC Chapter 14. Storage and disposal of hazardous waste during clean up or development shall comply with Title 22 requirements.

**Placer County**

The Placer County Department of Health and Medical Services, Environmental Health Division administers CUPA elements in the County. The Placer County Office of Emergency services (PCOES) provides emergency planning and response services in conjunction with the City of Roseville Fire Department.

**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** 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 Fire Department works cooperatively with PCDEH in matters regarding hazardous materials management. The City does not have a specific policy that addresses minimum setback requirements for land uses that could involve the use of hazardous materials, although existing city setback requirements would provide some level of protection from accidental releases.

**Hazardous Materials Emergency Response**

The Fire Department has developed a Hazardous Materials Emergency Response Plan. The plan describes organizational and operation responsibilities in the event of a hazardous materials emergency, including clean up and de-contamination procedures. Through mutual aid agreements, the Fire Department 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 Fire Department would also provide assistance to the CHP, OES and other responding agencies as requested, in the event of a hazardous materials spill on SR-65 or I-80. The Fire Department updates its Emergency Response Plan every three years. The plan is an extension of the City's Multi-Hazard Functional Plan and follows nationally adopted Incident Command System guidelines.

**General Plan**

The City of Roseville General Plan Safety Element includes several policies relating to hazardous materials, electro-magnetic fields, 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.

***Electro-magnetic Fields***

> ***Goal****:* Minimize electromagnetic field (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). The procedures, which would be performed by City staff, would include random inspections in the Project area, 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:

**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.

**14.020.180** A stormwater maintenance plan shall be developed for all stormwater control measures and shall include a schedule for when and how often maintenance of the stormwater control measures will occur, a list of any special equipment or skills required for proper maintenance, the estimated cost of maintenance, and a schedule for periodic inspections to ensure proper performance between maintenance events.

**14.20.190** No landowner shall own or operate one or more stormwater control measures without obtaining an annual stormwater management permit as provided in this chapter. Each stormwater management permit shall be valid for one year and must thereafter be annually renewed.

**14.20.200** Applications for annual stormwater management permits shall be filed with the City's Public Works Department. The initial permit application must be accompanied by a stormwater management plan and a stormwater maintenance plan as detailed in Sections 14.20.170.

**14.20.210** Prior to the issuance of a certificate of completion or a certificate to occupy, satisfactory stormwater management and stormwater maintenance plans shall have been approved and issued by the City Engineer.

**14.20.220** As a condition of issuance of the annual stormwater management permit, a stormwater control maintenance agreement shall be entered into by and between the City and the landowner of all privately owned stormwater control measures. The stormwater control maintenance agreement shall be in a form approved by the city attorney and shall run with the land and be recorded in the office of the Placer County Recorder. The stormwater control maintenance agreement shall be irrevocable and shall obligate all current and future landowners to bear all costs for the annual maintenance, replacement, record keeping, and annual permitting of all stormwater control measures.

The Stormwater Quality Design Manual for Sacramento and South Placer Regions 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**

Beginning in August, 2006, 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 774-5780 to schedule a pick-up time at their home. Pick-ups can occur as often as once a month.

The items covered include:

***Universal Waste***

- Common Household batteries
- Fluorescent tubs 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
- Print cartridges

## 4.10.4 IMPACTS

For purposes of this analysis, the typical use of hazardous materials and their effects were qualitatively assessed through review and evaluation of available documents. In determining the level of significance, the analysis assumes that the project, if annexed 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.

**Thresholds of Significance**

For 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.
- Expose people to potential known hazards associated with high-voltage transmission lines.
- 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.
- Expose people to potential known hazards associated with high-voltage transmission lines.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

| IMPACT 4.10-1 | INCREASED POTENTIAL FOR ACCIDENTAL RELEASE OR SPILL OF HAZARDOUS MATERIALS DURING CONSTRUCTION OR OCCUPANCY | |
|---|---|---|
| **Applicable Policies and Regulations** | Code of Federal Regulations Title 49<br>General Plan Policy SE-1<br>California Health and Safety Code Chapter 6.95<br>California Code of Regulations Titles 8,22, and 26<br>Unified Hazardous Waste and Hazardous Materials Management Regulatory Program<br>Uniform Building Code, Uniform Fire code<br>Roseville Fire Department/CUPA Permitting and Enforcement. | |
| | **SVSP** | **Urban Reserve** |
| **Significance with Policies and Regulations** | Less Than Significant | Less Than Significant |
| **Mitigation Measures:** | None Required | None Required |
| **Significance after Mitigation:** | Less Than Significant | Less Than Significant |

## SIERRA VISTA SPECIFIC PLAN

***Hazardous Material Usage***

Hazardous materials would be used in varying amounts during construction and operations of the SVSP. They types and quantities of hazardous materials that would be present during occupancy of the residential and commercial land uses are expected to be generally minimal and include: household and maintenance products (paints, solvents, cleaning supplies, pool chemicals, pesticides and herbicides).

The proposed groundwater wells would include well-head chlorination and fluoridation at each well site and at the tank and pump station. Operation of the groundwater wells could include 25 gallons a day of commercial strength bleach (12.5%), or 200 gallons a week. Deliveries would be

weekly. Well tanks will be sized to hold up to 400 gallons[3]. All chemicals would be stored inside buildings with appropriate containment. The existing wells on the site associated with the agricultural/rural uses would likely be closed. The Environmental Utilities Department would oversee closure.

Exposure of construction workers or site occupants to hazardous materials would occur in the following manner: improper handling or use of hazardous materials or hazardous wastes during construction or operation of the project, particularly by untrained personnel; transportation accident; unsound disposal methods; or fire, explosion or other emergencies.

***Compliance***

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 the State (Cal OSHA in the workplace or DTSC for hazardous waste) and local jurisdictions (Roseville Fire Department).

By ensuring that businesses in or adjacent to the SVSP comply with the Unified Program, the City would reduce impacts associated with the potential for accidental release of hazardous materials during occupancy of the SVSP 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 SVSP are managed in accordance with applicable regulations such as Hazardous materials Release Response Plans and Inventories (Business Plan), the California Accidental Release Prevention (CalARP) Program, and the California Fire Code; Hazardous Material Management Plans and Hazardous Material Inventory Statements.

Compliance with Title 27, Division 6, of the CCR, would be monitored by the City. This would reduce impacts associated with potential for accidental release during construction or occupancy of the SVSP area. Compliance with this regulation would ensure that businesses and public facilities where hazardous materials are used or stored (groundwater well sites) adhere to

[3] Ed Kriz, Environmental Utilities Department

regulations designed to prevent leakage and spills of material in transit and provide detailed information to clean up crews in the event of an accident.

Workplace regulations addressing the use, storage, and disposal of hazardous materials in title 8 of the CCR would apply to businesses and public facilities. Compliance with these regulations would be monitored, in part by the Roseville Fire Department 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 the workplace regulations would further reduce the potential for hazardous materials release.

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

Implementation of existing General Plan Safety Element Hazardous Materials Policies which addresses hazardous materials disclosure and compliance with applicable federal and State laws and regulations that are administered and enforced by the CUPA, and Roseville Fire Department Standards would reduce impacts associated with the routine use, storage, and transportation of hazardous materials to a **less than significant** level.

## URBAN RESERVE

Development of the Urban Reserve could involve businesses that use hazardous materials. By ensuring that businesses in or adjacent to the Urban Reserve comply with the Unified Program, the City would reduce impacts associated with the potential for accidental release of hazardous materials during occupancy of the Urban Reserve 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 Urban Reserve are managed in accordance with applicable regulations such as Hazardous materials Release Response Plans and Inventories (Business Plan), the California Accidental Release Prevention (CalARP) Program, and the California Fire Code; Hazardous Material Management Plans and Hazardous Material Inventory Statements. This is considered a **less than significant** impact.

| IMPACT 4.10-2 | INCREASED DEMAND FOR HAZRDOUS MATERIALS INCIDENT RESPONSE | |
|---|---|---|
| **Applicable Policies and Regulations** | General Plan Policy SE-1<br>California Code of Regulations Titles 8,22, and 26<br>Uniform Building Code, Uniform Fire code<br>Roseville Fire Department/CUPA Permitting and Enforcement. | |
| | **SVSP** | **Urban Reserve** |
| **Significance with Policies and Regulations** | Less Than Significant | Less Than Significant |
| **Mitigation Measures:** | None Required | None Required |
| **Significance after Mitigation:** | Less Than Significant | Less Than Significant |

## SIERRA VISTA SPECIFIC PLAN

***Emergency Response***

Development of the project area would increase the use of hazardous materials, so additional hazardous materials emergency response capabilities would be needed. Implementation of applicable regulations and standards is an important component of reducing potential risks associated with hazardous materials use. The hazardous materials disclosure provisions of General Plan Safety Element Policies are intended to ensure that preventative steps are taken to minimize the occurrence of hazardous materials incidents and to establish response procedures should such incidents occur.

The increase in the amount of potential hazardous materials within the SVSP would require additional emergency response capabilities, as compared to existing conditions. In the event of an emergency, the Roseville Fire Department hazardous materials response protocols, operations, and administrative procedures contained in the Emergency Plan would be critical in safely managing a hazardous materials incident involving the SVSP.

As described in Section 4.10 Public Service, one permanent fire station has been identified in the SVSP in order to maintain adequate response times in the specific plan area. Thus, conformance

with California Code of Regulations Titles 8,22, and 26, as well as the development of the additional fire station, would provide hazardous materials incident response services. In addition, General Plan Safety Element Policies and compliance with applicable federal and state laws that are administered by the Fire Department would ensure that this impact would be **less than significant**.

## URBAN RESERVE

The increase in the amount of potential hazardous materials from development within the Urban Reserve would increase the need for emergency response capabilities, as compared to existing conditions. In the event of an emergency, the Roseville Fire Department hazardous materials response protocols, operations, and administrative procedures contained in the Emergency Plan would be critical in safely managing a hazardous materials incident involving the Urban Reserve.

As described in Section 4.10 Public Service, one permanent fire station has been identified in the SVSP in order to maintain adequate response times in the specific plan area that would also serve the Urban Reserve. Thus, conformance with CCR, UBC and the UFC, as well as the development of the additional fire station, would provide hazardous materials incident response services. In addition, General Plan Safety Element Policies and compliance with applicable federal and state laws that are administered by the Fire Department would ensure that this impact would be **less than significant.**

| IMPACT 4.10-3 | RISK OF EXPOSURE TO ACCIDENTAL RELEASES OF HAZARDOUS MATERIALS FROM ADJACENCIES TO THE NATURAL GAS LINE | |
|---|---|---|
| **Applicable Policies and Regulations** | None Applicable | |
| | **SVSP** | **Urban Reserve** |
| **Significance with Policies and Regulations** | Less Than Significant | No Impact |
| **Mitigation Measures:** | Condition of approval for deed disclosure | None Required |
| **Significance after Mitigation:** | Less Than Significant | No Impact |

## SIERRA VISTA SPECIFIC PLAN

Pacific Gas and Electric Company (PG&E) is proposing to construct and operate a natural gas transmission pipeline along Baseline Road (Line 407E) as part of a larger project that spans Yolo, Sutter, Sacramento and Placer Counties. Project construction would involve a combination of trenching, horizontal directional drilling, and conventional boring. The horizontal directional drilling would be used to avoid sensitive surface resources such as water courses, levees and wetlands. Line 407E would connect with Line 123 at the intersection of Baseline Road and Fiddyment Road. The 30-inch diameter pipeline would be located within a 50-foot private, permanent right of way easement, at a minimum depth of approximately five feet[4]. In order to avoid wetlands impacts, the pipeline would go under Curry Creek at depths as great as 40 feet at the two locations where Curry Creek exits and enters the site. Therefore, a large portion of the pipeline would be substantially underground along the SVSP frontage. The Baseline Road Pressure Regulating Station (BRS) is proposed within the project boundaries. There are two possible locations. One is within the proposed commercial center at DF-40 at the corner of Baseline and Fiddyment Road. The second location could be located approximately 1,000 feet west of Fiddyment Road, in an area designated as CG-80. This open space area is intended to

[4] PG&E Line 406.407 Natural Gas Pipeline Draft EIR, April 2009

provide a buffer to the proposed residential uses located to north. The fenced regulating station would be mostly below ground and would require an easement area of 20 x 80 feet.

Hazards related to natural gas pipelines include ruptures, leaks, and explosions. Most unintentional natural gas releases are small and do not cause injury or death. Only under the right conditions will leaks and ruptures result in fire and/or explosions, causing injuries and/or fatalities. A fire could result when the natural gas has a sufficient mixture with air. Another requirement is an ignition source with sufficient heat to ignite the air/natural gas mixture.

No school uses are proposed adjacent to the natural gas easement on Baseline Road. All school uses would be setback according to California Department of Education Standards, which would be a minimum of a quarter of a mile away. The predominant proposed land uses on Baseline Road are commercial, park, and open space. These uses are considered compatible with the gas line. PG&E has submitted a letter to the City found in Appendix V that verifies that the proposed uses in the SVSP would be compatible with the proposed natural gas line.

The closest low density residential neighborhood would be located north of parcel CG-80 on the land use map, on Baseline Road, westerly of Market Avenue, approximately 80 feet from the edge of the easement and the BRS. Residential uses would be allowed 200-feet from the easement on CG-1, which is located north of the open space corridor, on Watt Avenue, south of Road "C" and westerly of Market Avenue. Residential uses would also be allowed in parcel KT-40, located south of Curry Creek, east of the Signature Park, which would allow a mixed-use commercial and residential uses, off of Baseline Road. Conceptual plans for the mixed use site show the residential uses would be setback from Baseline Road approximately 500 feet from the easement.

The PG&E Line 406/407 Natural Gas Pipeline Project Draft EIR indicates that risk from an accident would be significant. Table 4.10-1 shows the anticipated risk within 800 feet of the pipeline.

**TABLE 4.10-1**
**NATURAL GAS PIPELINE**
**INDIVIDUAL RISK SUMMARY WITHIN 80 FEET**

| Summary | Risk Probability |
|---|---|
| Building Occupants | $1.99 \times 10^{-5}$ |
| Vehicle Occupants | $2.94 \times 10^{-5}$ |
| Probability of Serious Injury or Fatality | $4.93 \times 10^{-5}$ |

Although there are risks, according to PG&E, the proposed SVSP uses are compatible with the proposed pipeline. Pipelines are a regular and necessary feature in urban areas. No residential uses or other sensitive uses would be located directly adjacent to Baseline Road and the pipeline. Therefore, potential for an accident is very limited. One of the major contributors to accidents is corrosion of the pipe. The pipe will meet or exceed applicable regulations. Mitigation is included in PG&E's project to ensure that risks are minimized, including the following:

- Line pipe shall be manufactured in the year 2000 or later.
- Before placing the pipeline into service, PG&E would perform post-construction surveys would locate any construction related dents
- PG&E shall prepare and implement an operations and maintenance plan in accordance with the requirements in title 49, CFR Part 192. Within the first six months of placing the pipeline into operation, PG&E shall conduct a baseline internal inspection with a high resolution instrument of the pipeline in order to obtain baseline data for the pipeline.
- Following the first inspection, internal inspections with a high resolution instrument would be conducted on a periodic basis, at a minimum of one inspection every 7 years, or soon if the evidence suggests that significant corrosion or defects exist or if any new federal or state regulations require more frequent or comparable inspections. The pipeline system is monitored and controlled 24-hours a day for pressure drops in the pipeline that could indicate a leak or other operating problem through a Supervisory Control and Data Acquisition system, which is a computer system for gathering and analyzing real time systems. The system is programmed to take appropriate immediate action when alarm conditions are present.

- PG&E plans to install remote operated valves which would help to control the flow of gas into the pipeline. Baseline Road/Brewer Road and Baseline Road Pressure Regulation Station within the project site would have automatic shut down valves to enhance public safety in the area.

Therefore, impacts to the project from this pipeline and associated facilities are considered **less than significant impact**.

Although not required as mitigation measure to reduce an otherwise significant effect to a less than significant level, a condition of approval requiring that all sensitive receptors within 800-feet of the natural gas easement be notified that a natural gas pipeline is present on Baseline Road would be required.

## URBAN RESERVE

The Urban Reserve parcels are on the northwest corner of the project site, more than half a mile from the pipeline, from the southern most boundary of the Chan property. The Richland parcels are greater than a mile. Therefore, development of the Urban Reserve would not locate uses adjacent to the proposed natural gas pipeline. Therefore, there would be **no impact** from the annexation or future urban uses on these parcels from the natural gas pipeline.

| **IMPACT 4.10-4** | **INCREASED RISK OF SOIL OR WATER CONTAMINATION FROM IMPROPER DISPOSAL OF HOUSEHOLD HAZARDOUS WASTE** | |
|---|---|---|
| **Applicable Policies and Regulations** | City of Roseville Stormwater Management Program<br>City of Roseville Household Hazardous Waste Program | |
| | **SVSP** | **Urban Reserve** |
| **Significance with Policies and Regulations** | Less than Significant | Less Than Significant |
| **Mitigation Measures:** | None Required | None Required |
| **Significance after Mitigation:** | Less Than Significant | Less Than Significant |

## SIERRA VISTA SPECIFIC PLAN

Residential and commercial uses would generate household hazardous material wastes such as used paints, automotive fluids, unused or unwanted pesticides and herbicides, photographic chemicals, etc. A resulting increase in hazardous waste 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 everyday from 8 a.m. to 5 p.m. at the Western Placer Waste Management Authority (recycling facility) located at Athens and Fiddyment Roads. The City has developed a permanent drop off location, in conjunction with the regional Materials Recovery Facility (MRF), which provides for the removal of hazardous materials in delivered refuse prior to disposal in the landfill. In addition, the Monitoring and Reporting Element of the City's SWMP includes procedures for random monitoring (testing and visual observation) for illicit or illegal disposal of hazardous materials to water ways. Implementation of these programs would minimize impacts associated with the risk of exposure due to improper disposal to a **less than significant** level.

## URBAN RESERVE

Residential and commercial uses would generate household hazardous material wastes such as used paints, automotive fluids, unused or unwanted pesticides and herbicides, photographic chemicals, etc. A resulting increase in hazardous waste 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 everyday from 8 a.m. to 5 p.m. at the Western Placer Waste Management Authority (recycling facility) located at Athens and Fiddyment Roads. The City has developed a permanent drop off location, in conjunction with the regional Materials Recovery Facility (MRF), which provides for the removal of hazardous materials in delivered refuse prior to disposal in the landfill. In addition, the Monitoring and Reporting Element of the City's SWMP includes procedures for

random monitoring (testing and visual observation) for illicit or illegal disposal of hazardous materials to water ways. Implementation of these programs would minimize impacts associated with the risk of exposure due to improper disposal to a **less than significant** level.

| **IMPACT 4.10-5** | **SOIL OR GROUNDWATER CONTAMINATION FROM PAST USES** | |
|---|---|---|
| **Applicable Policies and Regulations** | California code of Regulations titles 26 and 27<br>Code of Federal Regulations Title 40<br>California Education Code Section 17210 *et seq*. | |
| | **SVSP** | **Urban Reserve** |
| **Significance with Policies and Regulations** | Significant | Significant |
| **Mitigation Measures:** | MM 4.10-1 Identify and Remediate Soil Contamination | WMM 4.9-2 Soil Contamination Policies |
| **Significance after Mitigation:** | Less Than Significant | Less Than Significant |

## SIERRA VISTA SPECIFIC PLAN

Environmental Site Assessments have been performed for all of the parcels within the specific plan area. The ESAs for the parcels identified very few areas of concern. These include:

- In the vicinity of the strawberry field on the southeastern portion of the property near Baseline Road. Diesel and/or motor oil stained soils were identified in an approximately 100- square foot area. Located nearby were a tractor and farm-related equipment, as well as numerous empty and partially full one-quart and one-gallon containers of motor oil and hydraulic oil.
- The Barbaccia Property on the southwesterly end of the project site along Baseline Road contains minor quantities of abandoned items and dumped soil piles. Most of the items do not appear to be of an obvious hazardous materials nature.
- The Baseline P&R Property located on Baseline Road, east of the Barbaccia Property, contains minor amounts of domestic debris including the remains of a collapsed wood

and metal shed, as well as concrete, house and barn foundations, tire casings, automobile parts. The strawberry field includes debris including boxes of farm tools. No unusual stains were observed. One irrigation water supply well and two water pressure holding tanks were present on the property. The former residential site was likely serviced by an onsite septic system, which may still exist, but was not located.

- The Federico property includes three wells. Two low yield wells were on the property in 1959 and are currently inactive. In 1983 a new well was drilled to replace the other two. The well is still active and is occasionally accessed by use of a truck mounted diesel pump. There was evidence of hunting and target practice, but the amount of shell casings observed was insignificant and did not represent a build up of lead in the soil.
- The Conley property includes two domestic/irrigation wells. Structures on the site include two residences and a barn that date from the 1980s. Although asbestos was banned in the late 1970s, the Phase I report recommends that the barn be tested for asbestos, prior to demolition.

While no known soil contamination was identified, the reports recommend that all existing wells should be properly closed, to minimize the potential for contamination pathways. In addition, the locations containing debris should be disposed and/or recycled and the soil underneath the debris should be observed to identify whether the soils have been adversely affected by historic uses. If soil is stained or contains odors; remediation, as necessary should occur prior to grading. While the risk is low, there is a potential that soil disturbing activities could expose workers to contaminated debris, elevated levels of chemicals that would be hazardous or hazardous substances would be inadvertently spread, resulting in a greater aerial extent of contamination. Soil containing elevated levels of contaminants, if left unmanaged would pose a health risk to occupants. In addition, it is possible that septic tanks, wells or other underground storage devices that have not been identified, could be present, because these would have been installed prior to permitting or closure requirements. In addition, the structures onsite could contain lead based paint and/or asbestos. All structures built prior to 1980 should be tested for asbestos and properly handled and removed prior to demolition. The potential for hazardous material contamination is considered a **significant impact**.

Implementation of applicable regulations in Title 40 of the CFR by the applicants, under the oversight of the City and/or RWQCB would ensure that soil contamination, if any as a result of past uses is re-mediated according to established protocols.

Implementation of MM 4.10-1 would reduce the risk of exposure to site contamination to a **less that significant** level for the SVSP by ensuring that known or potentially hazardous site conditions are identified and appropriately managed in accordance with regulations adopted prior to development.

It should be noted that the California Education Code requires site specific information for school site development, including approval from DTSC that the proposed school sites are free of contaminants that would pose a risk to students and faculty. School sites have been designated in the land use plan for the SVSP. Center Joint Unified School District would be required under the California Education Code to complete the necessary assessments to ensure that development of the proposed school sites would not expose children and teachers to risks associated with contaminated sites.

## URBAN RESERVE

No structures are present in the Urban Reserve and it is assumed that grassland and dry farmed sites were treated with little or no agricultural chemicals. Agricultural uses and/or open grassland are expected to remain with annexation into the city until such time as development is proposed in the future. While the risk is low, there nonetheless could be contamination on the site including oil and/or pesticides/herbicides containing elevated levels of contaminants, if left unmanaged would pose a health risk to occupants. The risk of exposure to soil contamination is therefore, potentially **significant**.

Implementation of WMM 4.9-2 would reduce this impact to a less than significant level by ensuring that prior to development; appropriate assessments shall be conducted, and if contaminated soil or groundwater is present remediation be completed prior to development.

| IMPACT 4.10-6 | USE OF RECYCLED WATER FOR LANDSCAPE IN AREAS ACCESSIBLE TO THE PUBLIC | |
|---|---|---|
| **Applicable Policies and Regulations** | California Code of Regulations Title 22 | |
| | **SVSP** | **Urban Reserve** |
| **Significance with Policies and Regulations** | Less Than Significant | Less Than Significant |
| **Mitigation Measures:** | None Required | None Required |
| **Significance after Mitigation:** | Less Than Significant | Less Than Significant |

## SIERRA VISTA SPECIFIC PLAN

Recycled water would be conveyed to the SVSP for use in irrigation for parks, and landscaping in medians, landscaping for commercial areas and common areas in high density residential neighborhoods. Individuals using or maintaining the parks and landscaped facilities in areas accessible to the public would be able to make contact with the water when these features are actively irrigated (grass, and runoff). Ponding would be minimized by controlling the rates and frequency of application, as required under Municipal Code Chapter 14.17 and the City's "Rules and regulations for the Use of Recycled Water" (see section 4.11 *Public Utilities*). The PGWWTP is designed and operated to produce effluent that meets or exceeds standards consistent with "Disinfected Tertiary Recycled Water" as defined by Title 22 of the California Code of Regulations. Water meeting the standards may be used for unrestricted use, which includes (but is not limited to) body-contact for recreation, irrigation of food crops, and irrigation of parks, playgrounds, and schoolyards. The City of Roseville would be responsible for ensuring the application sites comply with the use requirements established in Section 60310 of the CCR. The cross-connection requirements would ensure that recycled water does not enter the potable water distribution system. Because there is no evidence that the use of teriary-2.2 recycled water would result in any conditions that would unduly expose future occupants to risks, this is considered a **less than significant impact**.

## URBAN RESERVE

Recycled water would be conveyed to the Urban Reserve for use in irrigation for parks, and landscaping in medians, landscaping for commercial areas and common areas in high density residential neighborhoods. Individuals using or maintaining the parks and landscaped facilities in areas accessible to the public would be able to make contact with the water when these features are actively irrigated (grass, and runoff). Ponding would be minimized by controlling the rates and frequency of application, as required under Municipal Code Chapter 14.17 and the City's "Rules and regulations for the Use of Recycled Water" (see section 4.11 *Public Utilities*). The PGWWTP is designed and operated to produce effluent that meets or exceeds standards consistent with "Disinfected Tertiary Recycled Water" as defined by Title 22 of the California Code of Regulations. Water meeting the standards may be used for unrestricted use, which includes (but is not limited to) body-contact for recreation, irrigation of food crops, and irrigation of parks, playgrounds, and schoolyards. The City of Roseville would be responsible for ensuring the application sites comply with the use requirements established in Section 60310 of the CCR. The cross-connection requirements would ensure that recycled water does not enter the potable water distribution system. Because there is no evidence that the use of teriary-2.2 recycled water would result in any conditions that would unduly expose future occupants to risks, this is considered a **less than significant impact**.

| **IMPACT 4.10-7** | **POTENTIAL EFFECTS OF ELECTROMAGNETIC FIELDS (EMF) FROM HIGH-VOLTAGE TRANSMISSION LINES** | |
|---|---|---|
| **Applicable Policies and Regulations** | None Applicable | |
| | **SVSP** | **Urban Reserve** |
| **Significance with Policies and Regulations** | Less Than Significant | Less Than Significant |
| **Mitigation Measures:** | None Required | None Required |
| **Significance after Mitigation:** | Less Than Significant | Less Than Significant |

## SIERRA VISTA SPECIFIC PLAN

Transmission lines are high voltage power lines. The voltage associated with the 230-kV line allows electric power to be carried efficiently over long distances from electrical generation facilities to substations in urban areas. Roseville Electric uses lower-voltage distribution lines to bring power from substations to businesses and homes. The distribution lines operate at voltages below 50-kV. Electrical substations serve many functions in controlling and transferring power on an electrical system.

Power lines, electrical wiring and appliances all produce electric and magnetic fields. Development of the project area would increase the number of people who would be exposed to potential risks associated with EMF. Residential uses are proposed adjacent to the WAPA corridor throughout the plan area. Public uses within the transmission corridors will be limited to parking and low-density recreational activities such as undeveloped nature areas and trails. Roseville Electric measures electric and magnetic fields along transmission lines, substations, and other electrical equipment. In addition, measurements can be made on customer's premises at their request. Implementation of the City's General Plan policies including appropriate setbacks from the corridor would ensure that impacts would be **less than significant**.

The California Education Code requires a minimum setback from 230-kV transmission corridors of 150 feet. Center Joint Unified School District is requesting a minimum setback of 400-feet from the corridor. All schools are setback a minimum of 400 feet; therefore, there are no impacts to schools related to the transmission corridor.

## URBAN RESERVE

The Richland site includes a 60-kV line that traverses the site along the proposed extension of Westside Drive. The southern portion of the Chan parcel includes the 230- kV transmission corridor. Power lines, electrical wiring and appliances all produce electric and magnetic fields. Development of the project area would increase the number of people who would be exposed to potential risks associated with EMF. Residential uses are proposed adjacent to the WAPA corridor throughout the plan area. Public uses within the transmission corridors will be limited to parking and low-density recreational activities such as undeveloped nature areas and trails. Roseville Electric measures electric and magnetic fields along transmission lines, substations, and

other electrical equipment. In addition, measurements can be made on customer's premises at their request. Implementation of the City's General Plan policies including appropriate setbacks from the corridor would ensure that impacts would be **less than significant**.

## 4.10.5 MITIGATION MEASURES

The project area was included in the program-level analysis of the West Roseville Specific Plan Final EIR. Mitigation adopted by the City Council at time of approval in 2004 is still applicable to the project, especially to the Urban Reserve areas. This document includes the WRSP mitigation as "WMM" and provides ~~strikeout~~ to language that is being eliminated or <u>underline</u> to denote new language.

**WMM 4.9-2** ***Soil Contamination Policies (Impact 4.10-5-Urban Reserve)***

Specific plans and/or other development proposals for the ~~Remainder Area~~ <u>Urban Reserve</u> shall include a Phase I ESA and require that recommended testing and remediation identified in the Phase I ESA be performed.

Specific Plans and/or development policies or conditions shall require that, if evidence of soil contamination is encountered in previously unidentified locations in the ~~Remainder Area~~ <u>Urban Reserve</u> 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 nay necessary investigation and/or remediation activities conducted in the Remainder Area are coordinated with the Roseville Fire Department, Placer County division of Environmental Health, and if needed, other appropriate state and/or local agencies. Once a site is remediated, construction may continue. The City shall also continue to update its records concerning contamination or hazards that could be present at facilities or sites adjacent to the ~~SOI Amendment Area~~, <u>Urban Reserve</u> and take necessary action to ensure that the health and safety of the public is protected.

**MM 4.10-1** ***Identify Potential Hazardous Materials (Impact 4.10-5-soil contamination, tank or well sites, lead based paint and/or asbestos-SVSP)***

Prior to site development in the SVSP, recommended testing and remediation, if needed shall occur. Groundwater wells shall be properly closed.

If evidence of soil contamination, septic tanks, or other underground storage tanks are encountered in previously unidentified locations in the SVSP area, work shall cease until the area can be tested, and if necessary remediated and/or properly removed or closed. Remediation activities could include removal of contaminated soil, and/or onsite treatment. As part of the process, the City shall ensure that any necessary investigation and/or remediation activities are coordinated with the Roseville Fire Department, Placer County Division of Environmental Health, and if needed, other appropriate federal, state and local agencies. Once a site is remediated, construction can continue.

***Condition of Approval 4.10-2: Deed Disclosure (Impact 4.10-3-SVSP)***

Residential uses within 800-feet from Baseline Road shall be provided with a deed disclosure or similar notice approved by the City Attorney regarding the proximity and nature of the proposed PG&E Natural Gas Line. This disclosure shall be applied at the tentative map state to the affected properties. A written disclosure shall be supplied to the property purchaser or renter by the vendor prior to the completion of the purchase or rental agreement, until such time, the uses are converted to urban development. The text of the disclosure language shall be approved by the City Attorney.

To ensure that residents are made aware of other land uses in proximity to their respective neighborhoods, the developers shall also provide

through deed disclosure or other similar notice approved by the City Attorney; proximity to the WAPA corridor and overhead power lines and use of recycled water.