4.15 HAZARDS AND HAZARDOUS MATERIALS

This section includes a summary of applicable regulations, a description of human-caused hazards that may potentially have an effect on the planning area, and an analysis of impacts related to these hazards associated with adoption and implementation of the Draft General Plan and GGRP.

Potential hazards and associated impacts related to toxic air contaminant emissions are discussed in Section 4.3, "Air Quality"; potential impacts from geologic hazards are discussed in Section 4.7, "Geology and Soils"; and potential impacts on groundwater and flooding are discussed in Section 4.5, "Hydrology and Water Resources."

4.15.1 REGULATORY SETTING

FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS

Hazardous Materials Handling

At the federal level, the principal agency regulating the generation, transport, and disposal of hazardous substances is the Environmental Protection Agency (EPA), under the authority of the Resource Conservation and Recovery Act (RCRA). The RCRA established an all-encompassing federal regulatory program for hazardous substances that is administered by EPA. Under the RCRA, EPA regulates the generation, transportation, treatment, storage, and disposal of hazardous substances.[1]

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.

Hazardous Materials Transport

The U.S. Department of Transportation (USDOT) regulates transportation of hazardous materials between states. The USDOT Federal Railroad Administration (FRA) 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, as well as shippers, have and adhere to security plans and also train their employees involved in offering, accepting, or transporting hazardous materials on both safety and security matters.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) created a trust fund to provide broad federal authority for releases or threatened release of hazardous substance that could endanger public health or the environment.

Worker Safety Requirements

The U.S. Department of Labor, Occupational Safety and Health Administration (OSHA) is responsible at the federal level for ensuring worker safety. OSHA sets federal standards for implementation of 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.

[1] The RCRA was amended in 1984 by the Hazardous and Solid Waste Amendments of 1984, which specifically prohibits the use of certain techniques for the disposal of various hazardous substances. EPA has delegated much of the RCRA requirements to the California Department of Toxic Substances Control (DTSC).

Clean Air Act

The federal Clean Air Act (CAA) was enacted in 1970. The most recent major amendments made by Congress were in 1990. The CAA required EPA to establish primary and secondary national ambient air quality standards. Section 112 of the CAA defines hazardous air pollutants and sets threshold limits. Additional information about CAA is contained in Section 4.3, "Air Quality."

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

The state regulations that govern hazardous materials are equal to or more stringent than federal regulations. California has been granted primary oversight responsibility by EPA to administer and enforce hazardous waste management programs. State regulations have detailed planning and management requirements to ensure that hazardous wastes are handled, stored, and disposed of properly to reduce risks to human health and the environment. Several key state laws pertaining to hazardous wastes are discussed below. In addition, the California Department of Toxic Substances Control (DTSC), the State Water Resources Control Board (SWRCB), and the Integrated Waste Management Act also regulate the generation of hazardous materials, also described below.

Hazardous Materials Release Response Plans and Inventory Act of 1985

The Hazardous Materials Release Response Plans and Inventory Act (Section 25500 et seq. of the California Health and Safety Code), also known as the Business Plan Act, defines hazardous materials as raw or unused materials that are part of a process or manufacturing step.

Although hazardous materials are not strictly defined as hazardous wastes, the health concerns involved are similar, and facility descriptions, materials inventories, and emergency response plans are required. Reports pursuant to this act for the planning area would be filed with Sacramento County.

Hazardous Waste Control Act

The Hazardous Waste Control Act is implemented by regulations contained in Title 26 of the California Code of Regulations that describe requirements for the proper management of hazardous wastes. The act created the state hazardous waste management program, which is similar to but more stringent than the federal RCRA program. The program includes hazardous waste criteria for:

- identification and classification;
- generation and transportation;
- design and permitting of recycling, treatment, storage, and disposal facilities;
- treatment standards;
- operation of facilities and staff training; and
- closure of facilities and liability requirements.

The Hazardous Waste Control Act and Title 26 regulations list more than 800 potentially hazardous materials and establish criteria for identifying, packaging, and disposing of such wastes. Under these regulations, the generator of hazardous waste material must complete a manifest that accompanies the material from the point of generation to transportation to the ultimate disposal location, with copies of the manifest filed with DTSC.

Hazardous Materials Transport

Some state agencies have the responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies, which include the California Highway Patrol (CHP), the California Department of Transportation (Caltrans), and DTSC.

Regulations governing hazardous materials transport are included in the California Vehicle Code (Title 13 of the California Code of Regulations, the State Fire Marshal Regulations (Title 19 of the California Code of Regulations), and Title 22 of the California Code of Regulations.

Transport of hazardous materials can only be conducted under a registration issued by DTSC. ID numbers are issued by DTSC or EPA for hazardous waste transporters and treatment, storage and disposal facilities for hazardous materials. These numbers used to identify the hazardous waste handler and to track waste from point of origin to final disposal. All material transport takes place under manifest, and compliance with Title 22 requires that transporters take immediate action to protect human health and the environment in the event of spill, release, or mishap.

Emergency Services Act

Under the Emergency Services Act (California Government Code Section 8850 et seq.), the state developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. Quick response to incidents involving hazardous materials or hazardous waste is a key part of the plan. The Governor's Office of Emergency Services administers the plan, coordinating the responses of other agencies, including EPA, the California Highway Patrol, RWQCBs, air quality management districts, and county disaster response offices.

Safe Drinking Water and Toxic Enforcement Act of 1986 (Proposition 65)

Proposition 65, a California ballot measure passed in November 1986, requires the governor to publish at least annually a list of chemicals known to the state to cause cancer or reproductive toxicity. Proposition 65 is administered under the California Office of Environmental Health Hazard Assessment.

Hazardous Waste and Substances Sites List

The Hazardous Waste and Substances Sites List (Cortese List) is a planning document required by California Government Code Section 65962.5. DTSC is required to compile the list, which consists of potentially contaminated sites in the state. It is used by state agencies, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites.

Underground Storage Tank Program

The California Department of Public Health (formerly the California Department of Health Services) and the SWRCB list hazardous sites of underground storage tanks (USTs) listed for remedial action because of unauthorized release of toxic substances. Leak prevention, cleanup, enforcement, and tank testing certification are the elements of the UST Program, which is administered by the SWRCB.

California Integrated Waste Management Act

This act requires the development and implementation of household hazardous-waste disposal plans. The CIWMB oversees compliance with this act and enforces operational plans for solid-waste facilities.

Toxic Release Contingency Plan

The Toxic Release Contingency Plan (California Government Code Section 8574.16) requires that regional and local planning agencies incorporate within their planning the State's effort to respond to emergency toxic releases, and ensure the effective and efficient use of regional and local resources in the areas of traffic and crowd control, firefighting, hazardous materials response and cleanup, radio and communications control, and provision of emergency medical services.

California Occupational Safety and Health Administration Hazardous Substances Emergency Response Training

California Occupational Safety and Health Administration (CalOSHA) Hazardous Substances Emergency Response Training is required for all workers involved with the handling, disposal or emergency response to hazardous materials (Title 8, Sec 5192). Various training levels are required depending on organizational level and responsibility level.

Unified Program

The California Environmental Protection Agency (Cal/EPA) grants to qualifying local agencies oversight and permitting responsibility for certain state programs pertaining to hazardous waste and hazardous materials. This is achieved through the Unified Program, created by state legislation in 1993 to consolidate, coordinate, and make consistent the administrative requirements, permits, inspections, and enforcement activities for the following emergency and management programs:

- hazardous materials release response plans and inventories (business plans);
- California Accidental Release Prevention Program (CalARP);
- UST Program;
- Aboveground Petroleum Storage Act Requirements for Spill Prevention, Control and Countermeasure plans;
- Hazardous Waste Generator and On-site Hazardous Waste Treatment (tiered permitting) Programs; and
- California Uniform Fire Code: Hazardous material management plans and hazardous material inventory statements.

Cleanup of Contaminated Sites

The State of California has a number of different regulatory structures governing cleanup of contaminated sites. Many of these programs are regulated by DTSC, including RCRA corrective actions, State Superfund sites, brownfields programs and voluntary cleanups. The State Water Resources Control Board (through Regional Water Quality Control Boards and some local agencies) regulates releases with the potential to affect water resources under programs, such as the Leaking Underground Storage Tanks program and the Spills, Leaks, Investigations, and Cleanups program. Regulatory authority for these programs may be delegated by the federal government (as with RCRA corrective actions directed by DTSC) or may be found in the California Health and Safety Code. These regulations vary in their specifics, but require the reporting, investigation, and remediation of sites where releases of hazardous materials have occurred, followed by appropriate disposal of any hazardous materials. These programs govern a range of pollutants, such as solvents, petroleum fuels, heavy metals, and pesticides) in surface water, groundwater, soil, sediment, and air.

California Emergency Response Plan

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 California Emergency Management Agency (Cal EMA), which coordinates the responses of other agencies, including Cal/EPA, CHP, California Department of Fish and Game, Central Valley RWQCB, and the Sacramento County Emergency Operations Plan.

School Site Selection and Approval Guide

The California Department of Education has developed the *School Site Selection and Approval Guide* to help school districts select appropriate locations for educational institutions. The guide contains 12 screening and ranking criteria, including: safety, location, topography, cost, utilities, and public acceptance.

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES

Certified Unified Program Agency

The Environmental Compliance Division of the Sacramento County Environmental Management Department (EMD) has been designated by the Cal/EPA as the Certified Unified Program Agency (CUPA) for the City of Citrus Heights. As CUPA, the Environmental Compliance Division is responsible for:

- Underground Storage of hazardous substances
- Hazardous Materials Business Plan requirements
- Hazardous Waste Generator requirements
- California Accidental Release Prevention program
- Uniform Fire Code hazardous materials management plan
- Above Ground Storage Tanks (spill prevention control and countermeasures plans)

Fire Districts

Fire and emergency response are provided by the Sacramento Metropolitan Fire District.

Sacramento County Multi-Hazard Mitigation Plan

The Sacramento County Multi-Hazard Mitigation Plan (MHMP) is designed to meet the requirements of the Disaster Mitigation Act of 2000, which allows for eligibility for certain Hazard Mitigation (i.e., disaster loss reduction) programs for the Federal Emergency Management Agency (FEMA). Formulation of the MHMP was based on: hazard identification and risk assessment of potential natural hazards that could impact Sacramento County, a review of the County's capability to reduce hazards impacts, and recommendations to further reduce vulnerability to potential disasters. On March 21, 2005, FEMA approved the current MHMP, and on May 24, 2005 it was adopted by Sacramento County.

4.15.2 ENVIRONMENTAL SETTING

DEFINITIONS OF TERMS

For purposes of this section, the term "hazardous materials" refers to both hazardous substances and hazardous wastes. A "hazardous material" is defined by federal regulations as "a substance or material that … is capable of posing an unreasonable risk to health, safety, and property when transported in commerce" (49 CFR 171.8). California Health and Safety Code Section 25501 defines a hazardous material as follows:

> Hazardous material means any material that, because of its quantity, concentration, or physical, or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

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

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

LAND USES AND CONDITIONS IN THE PLANNING AREA

Hazardous Materials Sites

Hazardous materials are any chemical or material that may cause a threat to health ranging from automobile oil to nuclear waste. All levels of government have increased the regulation of hazardous materials and toxic waste to prevent effects on the environment and public health. The City of Citrus Heights primarily relies on federal, state, and County regulations to mitigate potential effects from hazardous materials.

No Superfund Site has been identified within the planning area. Table 4.15-3 lists the sites located within the planning area with active hazardous materials investigations, as of late 2010. The majority of these sites had leaking underground storage tanks.

ROSEVILLE RAILYARD

The Roseville Railyard, located at the northeastern corner of the planning area, contains three State Response Sites: SP-Roseville: South Yard, SP-Roseville: Area A, and SP-Roseville: North Yard. These sites were listed due to historic use as a railroad, resulting in spills of toxic substances including diesel, poly-aromatic hydrocarbons, metals, and volatile organic compounds. All three sites are located within the City of Roseville and do not overlap with the planning area (Cal/EPA 2010).

The Roseville Railyard was historically used for munitions shipment during World War I and II, the Korean and Vietnam conflicts, and Operation Desert Storm. In 1973, a series of explosions resulted in 18 hours of explosions, throwing metal and wood 3,000 feet in the air causing over $5.6 million in damage. After the explosion was over, approximately 15,000 bombs were recovered from the site. In 1997, 16 unexploded bombs, 11 partial fragments containing explosive residue, 8,625 pounds of bomb fragments, and 131,560 pounds of ferrous material were discovered at the western end of the yard during grading activities associated with a project aimed to modernize the Railyard. The bombs were fused, making them less likely to accidentally detonate and were shipped offsite for detonation (City of Roseville 2005).

TRANSPORTATION OF HAZARDOUS AND TOXIC MATERIALS

Highways and railroads represent risks associated with accidents resulting in potential releases of hazardous materials that could injure persons or damage structures on nearby lands. Land use hazards associated with transport of hazardous cargo exist in the planning area because I-80 is considered a major transportation route that passes through the area, and a wide range of hazardous cargo is regularly transported along this route. Types of hazardous cargo regularly transported out of, into, and through the planning area by the highway include flammable liquids, corrosive materials, compressed and/or poisonous gases, explosives, flammable solids, and irritating materials. Some potential exists for spills of flammable liquids after a highway or railway mishap, subsequent ignition of the liberated contents, and possible human casualties and/or property damage in the path of the burning liquid. Burning spillage can also drain into nearby streams and drainage facilities (e.g., roadside storm drains), spreading fire and increasing the area of contamination.

Natural gas, heating oil, and petroleum pipelines run throughout the planning area. Pacific Gas and Electric Company maintains natural gas pipelines in and through the planning area. The California Public Utilities Commission regulates the siting and operation of natural gas transmission lines.

Table 4.15-3
Citrus Heights Hazardous Materials Sites

Site Name	Type of Site	Chemical of Concern	Cleanup Status	ADDRESS
7-Eleven #22979	Leaking Underground Storage Tank	Gasoline	Site Assessment	6701 Auburn Boulevard
7-Eleven #24815	Leaking Underground Storage Tank	Gasoline	Site Assessment	6180 Auburn Boulevard
Arco #6159	Leaking Underground Storage Tank	Gasoline	Site Assessment	6140 Greenback Lane
Arco 5 Star	Leaking Underground Storage Tank	Gasoline	Remediation	7500 Auburn Boulevard
Chevron #9-1703	Leaking Underground Storage Tank	Gasoline	Remediation	7999 Greenback Lane
Chevron Station 9-1812	Leaking Underground Storage Tank	Gasoline	Site Assessment	7551 Sunrise Boulevard
Circle K #5423	Leaking Underground Storage Tank	Gasoline	Site Assessment	7796 Sunrise Boulevard
Citrus Heights	Cleanup Program Site	Diesel	Inactive	6230 Sylvan Road
Citrus Heights PCE	Cleanup Program Site	Volatile Organic Compounds	Inactive	999 Riverside Avenue
Copperwood Shopping Mall	Cleanup Program Site	Chlorinated Hydrocarbons	Remediation	7000-7021 Sunrise Boulevard
Paradise Cleaner	Cleanup Program Site	Tetracholoroethylene	Site Assessment	8104 Auburn Boulevard
Parks Enterprise	Leaking Underground Storage Tank	Gasoline	Remediation	6657 Auburn Boulevard
Roseville Telephone Company	Leaking Underground Storage Tank	Gasoline	Site Assessment	7656 Old Auburn Boulevard
Shell	Leaking Underground Storage Tank	Gasoline	Site Assessment	7741 Auburn Boulevard
Shell #204-1566-0800	Leaking Underground Storage Tank	Gasoline	Remediation	7899 Greenback Lane
Texaco (Former)	Leaking Underground Storage Tank	Gasoline	Remediation	7570 Sunrise Boulevard

Source: State Water Resources Control Board, 2010

WILDFIRE RISK AREAS

Wildfires pose a hazard to both persons and property in many areas of California. Wildland fires are a particularly dangerous threat to development located in forest and shrub areas. The severity of wildland fires is primarily influenced by vegetation, topography, and weather (temperature, humidity, and wind). The California Department of Forestry and Fire Protection (CAL FIRE) has developed a fire hazard severity scale that considers vegetation, climate, and slope to evaluate the level of wildfire hazard in all State Responsibility Area lands. A State Responsibility Area is defined as part of the state where CAL FIRE is primarily responsible for providing basic wildland fire protection assistance. Areas under the jurisdiction of other fire protection services are considered to be Local Responsibility Areas. CAL FIRE designates three levels of Fire Hazard Severity Zones (Moderate, High, and Very High) to indicate the severity of fire hazard in a particular geographical area. According to data from CAL FIRE, there is not a fire hazard rating associated with the planning area; therefore there is not a risk of wildfires within the planning area (CAL FIRE 2007).

AIRPORTS

There are no airports within Citrus Heights. The closest airport to the planning area is McClellan Airport, located approximately 7 miles to the southwest.

4.15.3 ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

METHODOLOGY

This analysis considers the range and nature of foreseeable hazardous materials use, storage, and disposal resulting from implementation of the Draft General Plan, and identifies the primary ways that these hazardous materials could expose individuals or the environment to health and safety risks. Compliance with applicable federal, state, and regional and local health and safety laws and regulations by residents and businesses in the City would protect the health and safety of the public. State and local agencies are required to enforce applicable requirements. In determining the level of significance, the analysis assumes that development would comply with relevant federal, state, regional, and local ordinances and regulations.

The range and types of uses accommodated under the Draft General Plan can be identified only in very general terms. The nature of general plans, consistent with state law and common practice, is that specific land uses are not identified. Rather, categories of land use are defined that would allow a wide range of specific uses. The specific types of businesses allowed in commercial land use designations, for example, and whether or not they would generate or use hazardous materials is not predictable at this time. Businesses such as gasoline service stations and dry cleaners are some of the most common retail operations which typically use hazardous materials (motor fuels and solvents, respectively), but other possible commercial and industrial uses could potentially use a range of oils and lubricants, solvents, fertilizers, pesticides and herbicides, and other chemicals and materials in liquid, solid, or gas form. Future development in the planning area could involve a variety of land uses, including residences, commercial uses, industrial uses, community uses, office space, and public services facilities (i.e., educational and institutional uses). As a result, this analysis assumes and evaluates a broad range of potential uses that could handle hazardous materials, and a broad range of potential hazardous materials that could be used.

This analysis is limited to a qualitative evaluation of impacts associated with the potential presence of hazardous materials or hazards in the planning area, and an evaluation of the extent to which the Draft General Plan would allow industrial uses and other uses which commonly employ or generate hazardous materials or waste in their production processes. A preliminary review of environmental risk databases was conducted, but this analysis did not include any sampling, site specific review, laboratory analysis, or inspection of buildings or site surfaces. Site specific investigation for future land uses consistent with the Draft General Plan will be required to address hazardous materials conditions. For example, Phase I environmental site assessments would be required for specific projects pursuant to California Government Code Section 65962.5, and if this assessment indicates the presence or likely presence of contamination, Phase II soil/groundwater testing and remediation could be required on a case-by-case basis before construction.

THRESHOLDS OF SIGNIFICANCE

Based on Appendix G of the State CEQA Guidelines, a hazards and hazardous materials impact is considered significant if the proposed project would:

- 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 and accident conditions involving the release of hazardous materials into the environment;

- emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment;
- impair implementation of or physically interfere with an adopted emergency-response plan or emergency-evacuation plan; or
- expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

There are no airports or private airstrips within the planning area, and the planning area is not subject to any airport land use plans. Therefore, potential safety hazards related to operation of airports or private airstrips are not evaluated further in this EIR.

The planning area does not include any areas of moderate, high, or very high fire hazard severity zones (CAL FIRE 2009). Therefore, potential safety hazards related to wildland fires are not evaluated further in this EIR and there would not be a substantial increase to the risk of loss, injury, or death involving wildland fires.

IMPACT ANALYSIS

IMPACT 4.15-1 **Routine Transport, Use, or Disposal or Accidental Release of Hazardous Materials.** *Future land uses consistent with the Draft General Plan would result in an increase in the routine transport, use, and/or disposal of hazardous materials, which could result in exposure of such materials to the public through either routine use or accidental release. Compliance with existing regulations and implementation of Draft General Plan policies and actions would reduce potential impacts related to the routine transportation of hazardous materials. This impact would be* ***less than significant****.*

Future land uses consistent with the Draft General Plan would allow development of new residential, commercial, and industrial uses. New residential development would result in increased use, storage, and disposal of household hazardous materials. New commercial and industrial development would also result in increased use, storage, and/or disposal of hazardous materials during routine operations. Of particular concern are facilities with USTs or other methods of storage that could accidentally leak into the soil, water, or air. Specific examples of such facilities include gas stations, automotive repair shops, and dry cleaners. In addition, groundwater could become contaminated from these impairments.

The amount of hazardous materials transported through the planning area on main local and regional routes, the UPRR, and state routes (i.e., I-80) is likely to increase as a result of regional growth. With future land uses consistent with the Draft General Plan along the above-mentioned major transportation corridors, more people would be potentially exposed to toxic spills or releases under buildout conditions compared to existing conditions. In addition, several natural gas transmission and distribution lines are present in the planning area.

Transportation of hazardous materials on area roadways is regulated by CHP and Caltrans, and use of these materials is regulated by DTSC, as outlined in Title 22 of the California Code of Regulations (CCR). USDOT (through the Hazardous Materials Transportation Act), and other regulatory agencies (including the California Public Utilities Commission for natural gas transmission lines) provide standards designed to avoid releases including provisions regarding securing materials and container design. Facilities developed pursuant to the Draft General Plan that would use hazardous materials on-site would be required to obtain permits and comply with appropriate regulatory agency standards designed to avoid hazardous waste releases and protect the public health.

As discussed above under "Environmental Setting," there are three State Response Sites within the boundary of the Roseville Railyard. In addition to these sites, unexploded ordnance has been discovered within the Railyard, and it is unknown if more exist. Because portions of the Railyard could be upgraded, improved, or developed in the future, unknown ordnance may be discovered or accidently detonated during construction (e.g., grading).

Draft General Plan Policies and Actions

The following policies and actions from the Draft General Plan are applicable to this impact:

Policies

- **51.1:** Provide for the safe use and disposal of hazardous materials and appropriate responses to protect the City in the event of a hazardous materials incident.
- **51.2:** Protect citizens against potential or undiscovered unexploded ordnance at the Roseville Railyard.
- **51.3:** Work with Sacramento County and other public agencies to inform businesses and consumers about the proper use and disposal of hazardous materials and waste.
- **58.14:** Regulate the storage of flammable and explosive material and strongly encourage the proper transportation of such materials.

Actions

51.1A. Ensure that the Fire District and other emergency response agencies are adequately prepared to respond to an emergency involving hazardous materials.

51.1B. Establish appropriate evacuation routes, and incorporate them into the Emergency Preparedness and Response Plan.

51.1C. Work with Union Pacific to establish early notification to businesses and residences in the event of a hazardous materials emergency.

51.1D. Ensure that Sacramento County monitors environmental compliance records and proof of insurance of contract waste haulers.

51.1E. Consolidate emergency response contracts within one agency.

51.2A. Distribute the instructional notice filed by Union Pacific to all persons who apply for a construction permit within one mile of the 1973 explosion site.

Conclusion

Policy 51.1 would reduce potential impacts associated with disposal of hazard materials, Policy 58.14 would ensure that transport of flammable and explosive materials are regulated, and Policy 51.3 would provide information or businesses and consumers that would encourage the proposed use and disposal of hazardous materials and wastes. In addition, to reduce impacts associated with the Roseville Railyard, Action 51.2.A would provide that special instruction be distributed with construction permits within one mile of the 1973 Roseville Railyard explosion.

Implementation of current state and federal regulations, as well as the policies of the Draft General Plan may not prevent all potential releases of hazardous materials but would serve to minimize both the frequency and the magnitude, if such a release occurs. In combination with existing federal and state regulations, these policies and

actions would also reduce the potential impacts of the routine transportation of hazardous materials in the planning area and accidental release of hazardous materials. This impact would be **less than significant**.

IMPACT 4.15-2 Interference with an Adopted Emergency-Response Plan. *Future land uses consistent with the Draft General Plan could create additional traffic and residences requiring evacuation in case of an emergency. However, with implementation of Draft General Plan policies and actions this impact would be less than significant.*

An efficient roadway and circulation system is vital for the evacuation of residents and the mobility of fire suppression, emergency response, and law enforcement vehicles. Future land uses consistent with the Draft General Plan could result in additional traffic and new residences over existing conditions, requiring evacuation in the event of an emergency. As described in Section 4.2, "Transportation and Mobility," the planning area contains many congested roadway segments and intersections. The Citrus Heights Emergency Operations Plan will guide the City in the event of an emergency within the City limits. It is currently being developed considering existing conditions and planned future conditions consistent with the General Plan.

Draft General Plan Policies and Actions

The following policies and actions from the Draft General Plan are applicable to this impact:

Policies

- **51.1:** Provide for the safe use and disposal of hazardous materials and appropriate responses to protect the City in the event of a hazardous materials incident.
- **58.7:** Continue working with Sacramento Metropolitan Fire District to ensure coordination of fire and emergency medical services in the City and surrounding areas.
- **58.8:** Provide fire/emergency staffing as necessary in proportion to population or other appropriate workload indicators.
- **58.13:** Provide adequate access for emergency vehicles, particularly fire-fighting equipment, in all new development.
- **58.14:** Regulate the storage of flammable and explosive material and strongly encourage the proper transportation of such materials.

Actions

51.1A. Ensure that the Fire District and other emergency response agencies are adequately prepared to respond to an emergency involving hazardous materials.

51.1B. Establish appropriate evacuation routes, and incorporate them into the Emergency Preparedness and Response Plan.

51.1C. Work with Union Pacific to establish early notification to businesses and residences in the event of a hazardous materials emergency.

51.1D. Ensure that Sacramento County monitors environmental compliance records and proof of insurance of contract waste haulers.

51.1E. Consolidate emergency response contracts within one agency.

58.7A. Establish agency responsibilities, and incorporate them into the Emergency Preparedness and Response Plan.

58.7B. Invite Fire District representatives to City Council, neighborhood and beat meetings, when appropriate.

58.8A. Continue to provide training and space at City Hall to allow Fire District staff to continue to check building and development plans and provide high-quality customer service.

Conclusion

Policy 51.1 and Actions 51.1.A, 51.1.B, and 51.1.E would require adequate emergency response and evacuation routes within the planning area and consolidate emergency response contracts within one agency. In combination with these actions, Policy 58.7, Action 58.7.A, Action 58.7.B, Policy 58.8, Action 58.8.A, and Policy 58.13 would ensure that response plans and evacuation routes are implemented as necessary during an emergency; and Policy 58.14 would regulate and direct proper storage of flammable and explosive materials. Therefore, with implementation of these policies and actions, future development would not interfere with emergency response plans and this impact would be **less than significant.** No further mitigation is required.

IMPACT 4.15-3 Public Health Hazards from Project Development on a Known Hazardous Materials Site Compiled Pursuant to Government Code Section 65962.5. *Several sites within the planning area are listed on the Cortese List as known hazardous materials sites. Implementation of the proposed project could expose construction workers to hazardous materials from these sites during construction, and hazardous materials on-site could create an environmental or health hazard if left in place. This is considered a* ***significant*** *impact.*

Review of the Cal/EPA databases indicates that a number of sites within the City and the planning area are listed on the Cortese List developed according to Government Code Section 65962.5.[2] Activities at these sites may have resulted in contamination of soil and groundwater.

Grading and construction for future projects (i.e., utilities and building footings) would occur during the development of project sites. Some projects may require that excavated surface soils be exported off-site for disposal. During construction activities and demolition, soil disturbance could disperse contamination into the environment so that construction workers could come into contact with, and be exposed to, hazardous materials present in on-site soils.

The potential for exposure to groundwater, though less likely than with soils, exists as well, as the City receives its water from both surface water and groundwater sources. Although it is not anticipated that there are contaminations that would trigger regulatory action requiring cleanup, when subsurface areas are excavated the potential exists for exposure.

The presence of contamination in on-site soils or groundwater could create a significant environmental or health hazard if left in place. Furthermore, because this list is updated on a yearly basis, it is possible that new sites could be identified in the future. This impact is considered **significant**, and mitigation is required.

Mitigation Measures

Mitigation Measure 4.15-3a: No projects shall be approved where there is substantial evidence of existing contamination on a Cortese-listed site that would pose an unacceptable risk to the health of construction workers.

[2] California Environmental Protection Agency, *Cortese List Data Resources*, online. Available at http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm. Accessed July 8, 2009.

Mitigation Measure 4.15-3b: Establish a process that identifies the steps to be taken prior to commencement of any site preparation activities on Cortese-listed sites. This may contain but not be limited to the following:

1. Retain a licensed professional to investigate the environmental status of the soils and/or groundwater contamination. Prepare a site plan that identifies and implements any remediation activities that are required to remove health risks to persons exposed to the site during construction activities.

2. Remove all contaminated soil, dispose of contaminated soil by a licensed contractor to a properly licensed facility, and replace contaminated soil with clean fill dirt.

3. Consult with appropriate regulatory agencies such as Department of Toxic Substances Control, Regional Water Quality Control Board, and Sacramento Department of Environmental Health to determine what actions are required by these agencies to be implemented (e.g., de-watering, groundwater monitoring, etc.).

Conclusion

Mitigation Measure 4.15-3a would prohibit approval of projects where there is substantial evidence of existing contamination on a Cortese-listed site. Mitigation Measure 4.15-3b would require that a site plan identifying remediation activities and procedures to appropriately handle the hazardous materials would be prepared; and hazardous substances would be removed and properly disposed of by a licensed contractor in accordance with federal, state and local regulations. This would reduce the potentially significant impacts related to exposure to hazardous substances from known sites on the Cortese List to a **less-than-significant** level.

IMPACT 4.15-4 Emission or Handling of Hazardous or Acutely Hazardous Materials, Substances, or Waste within One-Quarter Mile of an Existing or Proposed School. *Implementation of the Draft General Plan could result in the development of future land uses that would emit or handle hazardous waste in proximity to new or existing schools. This impact would be less than significant.*

Because the proposed land uses identified in the Draft General Plan are generally conceptual, it cannot be demonstrated that the necessary distance would be implemented between incompatible land uses and the potential school sites. However, the California Department of Education enforces school siting requirements, and new facilities would not be constructed within ¼ mile of facilities emitting or handling materials based on these requirements. Furthermore, permitting requirements for individual hazardous material handlers or emitters, including enforcement of Public Resources Code Section 21151.4, would require evaluation and notification where potential material handling and emission could occur in proximity to schools.

Draft General Plan Policy

The following policy from the Draft General Plan is applicable to this impact:

Policy

- **53.5:** Discourage the development of potential stationary sources of toxic air contaminants near sensitive receptors, and the siting of sensitive receptors near sources of toxic air contaminants.

Conclusion

Policy 53.5 would discourage the development of potential stationary sources of toxic contaminants near sensitive receptors and the siting of sensitive receptors near sources of toxic air contaminants. In addition, enforcement of California Department of Education school siting regulations, permitting requirements for individual hazardous material handlers and emitters, and enforcement of Public Resources Code Section 21151.4 during project-level environmental review would prevent future conflicts between hazardous materials handling and emissions and schools. This impact would be **less than significant**.

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