

5.3 HAZARDOUS MATERIALS / RISK OF UPSET

This section addresses the potential presence of hazardous materials and conditions in the area of the proposed project and analyzes the risks associated with construction of the project. The reader is referred to Section 5.7 (Hydrology and Water Quality) for information regarding impacts associated with flood hazards and water quality, and Section 5.6 (Air Quality) regarding air quality hazards. This section is based on an Initial (Environmental) Site Assessment completed by Wallace Kuhl & Associates, Inc. in March 2005. This report is available for review at Elk Grove City Hall.

5.3.1 EXISTING SETTING

HAZARDOUS MATERIALS DEFINED

A material is considered hazardous if it appears on a list of hazardous materials prepared by a Federal, State, or local agency, or if it has characteristics defined as hazardous by such an agency. A hazardous material is defined in Title 22 of the California Code of Regulations (CCR) as:

"...A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed (California Code of Regulations, *Title 22, Section 66260.10*)."

Chemical and physical properties cause a substance to be considered hazardous, including the properties of toxicity, ignitability, corrosivity, and reactivity, which are defined in the CCR, Title 22, Sections 66261.20-66261.24. Factors that influence the health effects of exposure to a hazardous material include the dose to which the person is exposed, the frequency of exposure, the exposure pathway, and individual susceptibility.

EXISTING HAZARDOUS MATERIALS, USES AND HAZARDOUS CONDITIONS

An Initial (Environmental) Site Assessment (ISA) was conducted by Wallace Kuhl & Associates, Inc. (WK&A) on March 4, 2005. The ISA included regulatory agency database review (including the list pursuant to Government Code Section 65962.5), historical data review, and an evaluation of the property for evidence of soil and/or groundwater contamination resulting from current and/or former site activities. Under Government Code Section 65962.5, the California Department of Toxic Substances Control (DTSC) maintains a list of hazardous substance sites. This list, referred to as the "Cortese List", includes CALSITE hazardous material sites, sites with leaking underground storage tanks, and landfills with evidence of groundwater contamination.

The project site and surrounding area was inspected to evaluate the property for evidence of potential soil or ground water contamination resulting from current and/or former site activities. The study included a field reconnaissance of the proposed project site; a "windshield survey" performed within the immediate vicinity of the property to identify businesses that may use, produce and/or bulk store hazardous materials or generate hazardous waste; personal and telephone interviews with representatives of various regulatory agencies and persons familiar with site history; an evaluation of local and regional geological and groundwater conditions, including historical depths and flow direction; and an evaluation of historical uses of the project site.

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Project Site/Adjacent Properties

The proposed project site consists of existing roadway, road shoulder area on the east side of Franklin Boulevard (up to 20 feet east of east face of curb), the north side of Elk Grove Boulevard, and the south side of Elk Grove Boulevard east of Franklin Boulevard; as well as 150 feet west from the existing centerline of Franklin Boulevard, 200 feet south from the existing centerline of Elk Grove Boulevard (west of Franklin Boulevard only), and an area up to 200-feet wide east of the existing centerline of Franklin Boulevard and south of Poppy Ridge Road. In the north/south direction, the proposed project site extends from approximately 430 feet south of Poppy Ridge Road to Castlevue Drive. In the east/west direction, the proposed project site extends approximately 700 feet east of Franklin Boulevard, to approximately 400 feet west of Four Winds Drive.

The proposed project site is located within a predominantly residential and urbanizing area of the City of Elk Grove. Properties located along the project site include a national wildlife preserve adjacent to the south of Elk Grove Boulevard and west of Franklin Boulevard, and residential development, commercial development, and undeveloped land to the north and east

Site History

The project site has historically been used for irrigated pastureland and for the production of cattle-related dry-farmed and irrigated hay and grain crops. As early as 1952, the proposed project site contained the existing roadways, with the important distinction, however, that the paved portion of Elk Grove Boulevard terminated at Franklin Boulevard.

REGULATORY RECORDS REVIEW

Federal, state, and local environmental regulatory agencies available databases obtained from an EDR Database Search Report were used to identify use, generation, storage, treatment, or disposal of hazardous materials and chemicals, or release incidents of such materials, which may have impacted the site. The databases reviewed follow the ASTM standard E1527-00 guidelines for standard environmental record sources.

Table 5.3-1 summarizes the ASTM standard databases reviewed, search distances and the number of facility listings within the respective search distances. The ISA did not identify any contaminated properties on or within the vicinity of the project site.

The only listing within the search radii is the Valley Hi Country Club at 9595 Franklin Boulevard. Valley Hi appears on the Haznet database for the tracking and off-site proper disposal of asbestos-containing building materials, items that were probably removed from an older building on that premises when the building was razed or remodeled. Valley Hi additionally appears on the Sacramento County *Regulatory Compliance Master List* for the registered use and/or storage of hazardous materials during the normal course of business (i.e. golf course maintenance) at the facility.

**TABLE 5.3-1
FEDERAL, STATE, AND LOCAL DATABASES SEARCHED IN REGULATORY REVIEW**

Federal/State Database	Distance Searched (miles)	Listings Found within Distance Searched
United States Environmental Protection Agency (USEPA), National Priorities List (NPL)	1	0
USEPA, Resource Conservation and Recovery Act (RCRA), Corrective Actions (CORRACTS)	1	0
Sites currently or formerly under review by USEPA (CERCLIS/NFRAP)	.5	0
USEPA RCRA permitted treatment, storage, disposal facilities (TSD)	.5	0
California Regional Water Quality Control Board (RWQCB), Leaking Underground Storage Tank (LUST)	.5	0
California Regional Water Quality Control Board Spills, Leaks, Investigation & Cleanup Cost Recovery Listing (SLIC)	.5	0
State/County, Permitted solid waste landfills, incinerators, or transfer stations (SWLF)	.5	0
Sites with Deed Restrictions (DEED RSTR)	site	0
ERNS	site	0
CLEANERS	.25	0
Cal-EPA state index of properties with hazardous waste (CORTESE)	.5	0
Cal-EPA, Department of Toxic Substance Control Board (DTSC), Toxic pits cleanup facilities (TOXIC PITS)	1	0
Cal-EPA Hazardous Waste Facility and Manifest Data (HAZNET)	.5	1
USGS/RWQCB Federal and State drinking water sources (WATER WELLS)	1	0
USEPA Toxic release inventory database (TRIS)	site	0
Registered underground or aboveground storage tanks (UST/AST)	.25	0
Sacramento County Environmental Management Department Contaminated Sites (CS)	.5	0
Sacramento County Environmental Management Department Regulatory Compliance Master List (ML)	.5	1

Source: Initial (Environmental) Site Assessment, Wallace Kuhl & Associates, Inc., March 4, 2005.

SUMMARY OF THE INITIAL (ENVIRONMENTAL) SITE ASSESSMENT

The following is a summary of the main issues and the conclusions of the ISA report (WK&A, 2005):

- WK&A's field reconnaissance and review of agency records did not reveal evidence of significant hazardous materials contamination on or adjacent to the subject property.
- No potential or confirmed state or federal Superfund sites were identified on or within one mile of the subject property. No known contaminated or leaking UST sites were identified on or within one-half mile of the property.

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- WK&A's historic land use research dating back to the early 1900s revealed that the non-roadway areas of the property consisted of fallowed lands, irrigated pastures, dry-farmed crops or low-intensity cultivated crops. These types of historic land uses typically require little to no applications of environmentally persistent pesticides. Based on these findings, they anticipate that the potential for significant residual agricultural chemical concentrations to exist in surficial soils on the property is low.
- WK&A identified no known regional hazardous material impairments to groundwater quality beneath or in the area of the subject property during their review of the regulatory agency databases described in this report. Based on these and the site history findings discussed above, they do not believe that additional assessment of the property with respect to groundwater quality is necessary.

WK&A addressed the potential for "aerially-deposited lead" with respect to soils of the subject property. The following are WK&A's findings on this topic:

Combustion of leaded fuels has been found to be the cause of potentially elevated soil lead levels in connection with heavily traveled freeway right of ways. WK&A interviewed Ken Van Velsor at Caltrans on this topic, who indicated that elevated soil lead levels in connection with tailpipe emissions have not been found to be much of a problem in the Sacramento area. Additionally, Caltrans provided them with an October 1994 *Site Investigation Report, State Highway 99* (task order no. 03-357801-01, contract no. 53U495) and a December 1994 *Site Investigation Report, Interstate 5* (task order no. 03-374001-01, contract no. 53U495), both of which were prepared by APEX Environmental Recovery, Inc. The SR 99 soil lead testing occurred along approximately 5.7 miles of unpaved median and shoulders from Valley Oak Lane (south of Elk Grove Boulevard) to Mack Road. The I-5 soil lead testing occurred along approximately 4.4 miles of freeway median between Laguna Boulevard and Meadowview Road.

Both reports disclosed soil lead concentrations, in the worst cases, occurring at approximately 200 parts per million from zero to 0.5 feet below the ground surface. Those concentrations are well below the Total Threshold Limit Concentration (TTL) "hazardous waste" value (reference Title 22, *California Code of Regulations*, Article 3, Section 66261.24). The Caltrans work confirmed that soil lead concentrations drop off rapidly with depth (one to two feet below grade), which is consistent with their own experience with lead when originating from surface sources. In their experience, the detected soil lead concentrations could have been relatively easily dealt with through the performance of a human health-based risk assessment. APEX recommended a risk assessment for SR 99. For I-5, APEX concluded that "lead is present in concentrations that do not constitute a hazard. Remediation is not required for the soil in the project area."

SR 99 is an older freeway easement, which may account for the slightly higher soil lead detections relative to the concentrations detected along I-5. I-5 was constructed in the mid- to late-1960s. Lacking site-specific soil test results for the subject property, it appears reasonable to assume that if testing were performed along the subject portions of Elk Grove and Franklin Boulevards, the results would likely be similar to those detected along SR 99 and I-5, based on similar ages of the freeways under discussion. This hypothesis can only be confirmed for the subject property through site-specific surficial soils sampling and testing. However, they do not recommend such work because Elk Grove and Franklin Boulevards have been subject to far less traffic volume than the Caltrans studied sections of nearby freeways.

Airport Operations Hazards

Airport operations are regulated by the Federal Aviation Administration (FAA) and the local Airport Land Use Commission (ALUC). The Sacramento Area Council of Governments (SACOG) acts as the ALUC for this area. The FAA provides leadership in planning and developing a safe and efficient national airport system to satisfy the needs of aviation interests of the United States, with due consideration for economics, environmental compatibility, local proprietary rights, and safeguarding the public investment. Federal Regulation 49 CFR Part 77 establishes standards and notification requirements for objects affecting navigable airspace. This notification serves as the basis for evaluating the effect of the construction or alteration on operating procedures and determining the potential hazardous effect of the proposed construction on air navigation. Comprehensive Land Use Plans (CLUPs) regulate land use in three major areas: Safety Zones, Noise Zones and Height Restrictions.

The Borges Clarksburg Airport, located at 54285 South River Road, is approximately four miles northwest of the project site. Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Also, included are potential airport operation hazards associated with incompatible land uses, such as power transmission lines, wildlife hazards (e.g., bird strikes), or tall structures in the vicinity of an airport. The project would not include any structures or equipment anticipated to penetrate the navigable airspace of the airport or interfere with the regulations for the airport.

5.3.2 REGULATORY FRAMEWORK

FEDERAL

Environmental Protection Agency

The EPA provides leadership in the nation's environmental science, research, education and assessment efforts. The EPA works closely with other federal agencies, state and local governments, and Indian tribes to develop and enforce regulations under existing environmental laws. The EPA is responsible for researching and setting national standards for a variety of environmental programs and delegates to states and tribes responsibility for issuing permits, and monitoring and enforcing compliance.

Other Federal Agencies

Other federal regulatory agencies include the Occupational Safety and Health Act (OSHA), the Department of Transportation (DOT), and the National Institute of Health (NIH). The following represent federal laws and guidelines governing hazardous substances:

- Pollution Prevention Act (42 US Code Section 13101 et seq./40CFR)
- Clean Water Act (33 US Code Section 1251 et seq./40 CFR)
- Oil Pollution Act (33 US Code Sections 2701-2761/30, 33, 40, 46, 49 CFR)
- Clean Air Act (42 US Code Section 7401 et seq./40 CFR)
- Occupational Safety and Health Act (29 US Code Sections 651 et seq./29 CFR)
- Federal Insecticide, fungicide, and Rodenticide Act (7 USC Code Section 136 et seq./40 CFR)

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- Comprehensive Environmental Response Compensation and Liability Act (42 US Code Section 9601 et seq./29, 40 CFR)
- Superfund Amendments and Reauthorization Act Title II (42 US Code Section 9601 et seq./29, 40 CFR)
- Resource Conservation and Recovery Act (42 US Code Section 6901 et seq./40 CFR)
- Safe Drinking Water Act (42 US Code Section 300f et seq./40 CFR)
- Toxic Substances Control Act (15 US Code Section 2601 et seq./40 CFR)

Prior to August 1992, the principal agency at the federal level regulating the generation, transport and disposal of hazardous waste was the EPA under the authority of the Resource Conservation and Recovery Act (RCRA). As of August 1, 1992, however, the California Department of Toxic Substance Control (DTSC) was authorized to implement the State's hazardous waste management program for the EPA. The federal EPA continues to regulate hazardous substances under the Comprehensive Response Compensation and Liability Act (CERCLA).

STATE

California Environmental Protection Agency

The California Environmental Protection Agency (Cal/EPA) was created in 1991 to better coordinate state environmental programs, reduce administrative duplication, and address the greatest environmental and health risks. The Cal/EPA unifies the state's authority under a single accountable, Cabinet-level agency. The Secretary for Environmental Protection oversees the following agencies: Air Resources Board, Integrated Waste Management Board, Department of Pesticide Regulation, State Water Resources Control Board, Department of Toxic Substances Control, and Office of Environmental Health Hazard Assessment. Within Cal/EPA, DTSC has primary regulatory responsibility, with delegation of enforcement to local jurisdictions that enter into agreements with the state agency, for the management of hazardous materials and the generation, transport and disposal of hazardous waste under the authority of the Hazardous Waste Control Law (HWCL).

The following represent state laws and guidelines governing hazardous substances:

- Porter Cologne Water Quality Control Act (California Water Code Section 13000-14076/23 CCR)
- California Accidental Release Prevention Law (California Health and Safety Code Section 25531 et seq./19 CCR)
- California Occupational Safety and Health Act (California Labor Code Section 6300-6718/8 CCR)
- Hazardous Materials Handling and Emergency Response "Waters Bill" (California Health and Safety Code Section 25500 et seq./19 CCR)
- Hazardous Waste Control Law (California Health and Safety Code Section 25100 et seq./22 CCR)
- Carpenter-Presley-Tanner Hazardous Substance Account Act "State Superfund" (California Health and Safety Code Section 25300 et seq./California Revenue and Tax Code Section 43001 et seq.)

- Hazardous Substances Act (California Health and Safety Code Section 108100 et seq.)
- Safe Drinking Water and Toxic Enforcement Act "Proposition 65" (California Health and Safety Code Sections 25180.7, 25189.5, 25192, 25249.5-25249.13/8, 22 CCR)
- California Air Quality Laws (California Health and Safety Code Section 39000 et seq./17 CCR)
- Above Ground Petroleum Storage Act (California Health and Safety Code Section 25270 et seq.)
- Underground Storage Tank Law "Sher Bill" (California health and Safety Code Section 25280 et seq./23 CCR)
- Pesticide Contamination prevention Act (California Food and Agriculture Code Section 25280 et seq./23 CCR)
- California Building Code (California Health and Safety Code Section 18901 et seq./24 CCR)
- California Fire Code (California Health and Safety Code Section 13000 et seq./19 CCR)

LOCAL

Sacramento County Environmental Management Department

The Unified Hazardous Waste and Management Regulatory Program (SB 1082, 1993) is a state and local effort to consolidate, coordinate, and make consistent existing programs regulating hazardous waste and hazardous materials management. Cal/EPA adopted implementing regulations for the Unified Program (CCR, Title 27, Division 1, Subdivision 4, Chapter 1) in January 1991. The Unified Program is implemented at the local level by Certified Unified program Agencies (CUPAs).

The Sacramento County Environmental Management Department (SCEMD) is the CUPA for cities and unincorporated areas within Sacramento County. Through their Hazardous Materials Division, the SCEMD regulates the use, storage and disposal of hazardous materials by issuing permits, inspecting facilities, and investigating complaints regarding spills or unauthorized releases. The SCEMD issues permits for the installation and removal of underground storage tanks. The SCEMD inspects businesses for compliance with the Hazardous Waste Control Act. The SCEMD also requires that businesses who handle hazardous materials and hazardous wastes to submit a hazardous Materials Plan (HMP). The HMP includes an inventory of hazardous materials and hazardous wastes, as well as an emergency response to incidents involving those hazardous materials and wastes.

Hazardous Materials Response

The Elk Grove Community Services District Fire Department is the first responder to reported hazardous material incidents. Along with allied agencies, the Elk Grove CSD Fire Department would respond to a hazardous material problem, and the incident would be cleaned and safely removed by an independent licensed hazardous waste removal contractor. The Sacramento County Environmental Management Department (SCEMD) responds to complaints of illegal disposal of hazardous waste, releases of hazardous substances from underground storage tanks, and to hazardous materials emergency incidents. The SCEMD also provides technical assistance to the incident commander at emergencies involving hazardous substances.

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City of Elk Grove General Plan

The City of Elk Grove General Plan covers regulatory issues including safety and exposure standards, risk management, and interagency coordination. **Table 5.3-2** summarizes the consistency of the project with General Plan policies related to safety. While this EIR analyzes the project's consistency with the General Plan pursuant to CEQA Section 15125(d), the Elk Grove City Council determines consistency with the General Plan.

**TABLE 5.3-2
PROJECT CONSISTENCY WITH GENERAL PLAN SAFETY POLICIES**

General Plan Policies	Consistency with General Plan	Analysis
Policy SA-1: The City will seek to maintain acceptable levels the risk of injury, death, and property damage resulting from all reasonably foreseeable safety hazards in Elk Grove.	Yes	The proposed project does not incorporate land uses that would use or store considerable amounts of hazardous materials such as fuels, oils, solvents, and other materials onsite that would pose a risk to users of the site or surrounding properties. Mitigation Measures 5.3.1 and 5.3.2 would be implemented to ensure that if unknown soil contamination is encountered during construction it is handled properly, and that any hazardous materials used during construction are handled properly.
Policy SA-8: Storage of hazardous materials and wastes shall be strictly regulated, consistent with state and federal law.	Yes	Mitigation Measure 5.3.2 would be implemented to ensure that any hazardous materials used during construction are handled properly.

5.3.3 IMPACTS AND MITIGATION MEASURES

STANDARDS OF SIGNIFICANCE

The impact analysis provided below is based on the following State CEQA Guidelines Appendix G thresholds of significance:

- 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 which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment.
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area.

- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area.
- Implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

METHODOLOGY

This section analyzes the impacts associated with the project and the risk of upset to potential hazardous substances and/or waste contamination that may exist on the project site. This analysis is based upon information obtained from the WK&A ISA Environmental Site Assessment dated March, 2005, the City of Elk Grove General Plan, and the City of Elk Grove General Plan Draft Environmental Impact Report. It should be noted that it was beyond the scope of the ISA Environmental Site Assessment to conduct laboratory testing for hazardous materials in the soil and groundwater beneath the property. Surveys of existing buildings for potential asbestos and lead-based paint were excluded because the property contains no standing, habitable structures.

The project does not propose any structures that would interfere with the CLUP regulations for the facility. In addition, the project would not include any structures or equipment anticipated to penetrate the navigable airspace of the airport or interfere with the LUP regulations for the airport. Therefore, this issue is not analyzed further.

The NOP and Initial Study determined that the project would not impede or conflict with the objectives or policies of the applicable emergency response and evacuation plans and no impact would occur. Therefore, this issue is not analyzed further.

PROJECT IMPACTS AND MITIGATION MEASURES

Impact 5.3.1 Potential Exposure to Hazardous Materials/Contamination

- PP, AB, AC, AD Construction activities at the proposed project locations may result in encountering unknown hazardous materials beneath the ground surface. This is considered a **potentially significant** impact.
- AA Under the No Project alternative there would be no ground disturbance because construction activities would not occur. Therefore, there is **no impact**.

DISCUSSION

The ISA completed for the project site did not identify any evidence of contamination from hazardous substances on the project site or in the site vicinity. However, if unknown contaminated soil is disturbed by construction activities it could pose a health threat to construction workers, the public, and the environment.

Yellow traffic markings (thermoplastic and paint) potentially contain hazardous levels of lead chromate. Yellow traffic markings that are removed separately from the adjacent pavement may have to be managed as hazardous waste. If yellow traffic markings are going to be

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removed separately from the adjacent pavement, the levels of lead and chromium should be assessed. Common practice is to assess the concentration during construction.

The following should be noted: The City standard construction specifications would be implemented as a part of the construction contract that would address the handling and disposal of waste from the removal of yellow thermoplastic and painted traffic stripe and pavement markings.

Mitigation Measures

The following mitigation measure is for PP, AB, AC, and AD.

MM 5.3.1 If contaminated soil is encountered or if suspected contamination is encountered during project construction, work shall be halted in the area, and the type and extent of the contamination shall be identified. A qualified professional, in conformance with the applicable regulatory agency guidelines (EPA, California RWQCB, California Department of Toxic Substances Control, Sacramento County Environmental Management Department, and/or the Elk Grove Community Services District Fire Department) should develop a contingency plan to dispose of any contaminated soil.

Timing/Implementation: During project design and construction.

Enforcement/Monitoring: City of Elk Grove Development Services.

Implementation of the mitigation measure would identify and properly dispose of any contaminated material found during grading and construction activities. With this measure and compliance with other applicable hazardous material regulations, potential impacts would be **less than significant**.

Impact 5.3.2 Hazardous Materials Release During Construction

PP, AB, AC, AD Construction of the proposed project could result in the release of hazardous materials. This is considered a **potentially significant** impact.

AA Under the No Project alternative there would be no construction activities so no hazardous materials would be used at the site. Therefore, there is **no impact**.

DISCUSSION

The transportation and use of hazardous materials at construction sites is strictly regulated by various state and federal agencies. Construction activities that could involve the release of hazardous materials associated with the project would include refueling and maintenance of on-site construction equipment, which could lead to minor fuel and oil spills, road paving, and roadway striping. The use and handling of hazardous materials during construction activities would occur in accordance with applicable federal, state, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. Nevertheless, because there is potential that the water runoff may enter surface waters, such spills are considered significant if they do occur.

Mitigation Measures

The following mitigation measure is recommended for PP, AB, AC, and AD.

MM 5.3.2 Prior to the start of construction, the construction contractor shall designate staging areas where fueling and oil-changing activities will take place. No fueling and oil-changing activities shall be permitted outside the designated staging areas. The staging areas, as much as practicable, shall be located on level terrain and away from sensitive land uses such as the SLNWR, residences, and schools. Staging areas shall not be located near any stream, channel, or wetland. All staging areas shall be identified in the Storm Water Pollution Prevention Plan (SWPPP), which shall be reviewed and approved by the City of Elk Grove as part of the NPDES permit process.

Timing/Implementation: During project design and construction.

Enforcement/Monitoring: City of Elk Grove Development Services.

Implementation of the mitigation measure would confine fueling and oil-changing activities to specific areas that would avoid potential entry of spills into local water systems. With this measure and compliance with other applicable hazardous material regulations, potential impacts would be **less than significant**.

Impact 5.3.3 Potential for Wildland Fire

PP, AA, AB, AC, AD The proposed project may 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. This would be a **less than significant** impact.

DISCUSSION

The project site borders primarily urbanized portions of the City on the east and north (residential/commercial land uses) and a large undeveloped parcel of wildlife preserve (consisting of grasslands, riparian, and wetlands vegetation) to the south and west. As such, the project site is adjacent to an undeveloped area (SLNWR) that has the potential for a fire. There are no structures or residents located within the undeveloped area, and the closest residents are located across Franklin Boulevard to the east and across Elk Grove Boulevard to the north. Therefore, there is minimal risk to people and structures if a fire were to occur within the undeveloped area. The Elk Grove Community Services District Fire Department would provide fire and emergency services at the site in the event of an emergency. The City of Elk Grove would require the construction contractor to clear the staging and development areas of the project site of all dried vegetation or other materials that could serve as fire fuel, and that construction equipment shall be equipped with spark arresters. Therefore, a less than significant impact is anticipated.

Mitigation Measures

None Required.

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5.3.4 CUMULATIVE SETTING, IMPACTS AND MITIGATION MEASURES

CUMULATIVE SETTING

The cumulative setting for hazards associated with the proposed project includes proposed, planned, approved, or reasonably foreseeable projects in the City of Elk Grove and nearby portion of unincorporated Sacramento County. Hazardous material and human health impacts are generally site-specific. Cumulative impacts associated with hazardous materials and human health risks from increased development include, but are not limited to impacts on transportation, air quality, hydrology and water quality, and biological resources. The cumulative impacts associated with these potentially affected resources are analyzed in the applicable sections of this Draft EIR.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

Impact 5.3.4 Cumulative Hazardous Materials, Natural Hazards and Public Health Impacts

PP, AB, AC, AD Implementation of the proposed project could contribute to exposure of the public to hazards during construction and operation. This is considered a **less than significant cumulative** impact.

AA Under the No Project alternative the project would not be constructed so there would be no risk of exposure of the public to hazards. Therefore, there is **no impact**.

DISCUSSION

The cumulative effects from ongoing development in the area could create a risk to public health associated with exposure to hazardous materials associated with construction of the project. The project would be required to comply with all federal, state and local regulations regarding the handling of such materials and mitigation measures 5.3.1 and 5.3.2 would be implemented as a part of the project. Therefore, the proposed project would not contribute to cumulative impacts to public health and such cumulative impacts are considered less than significant.

Mitigation Measures

None required.

REFERENCES

City of Elk Grove, 2005. *City of Elk Grove General Plan*. Elk Grove, CA. Adopted November 2003; amended January 2005.

City of Elk Grove, 2003. *City of Elk Grove General Plan Draft Environmental Impact Report*. Elk Grove, CA. August 2003.

Wallace Kuhl & Associates, Inc., 2005. *Initial (Environmental) Site Assessment, Franklin Boulevard Widening*. March 4, 2005.