4.10 HAZARDS

4.10 HAZARDS

INTRODUCTION

The Hazards section of the EIR describes existing and potentially occurring hazards and hazardous materials on the project site. The section discusses potential impacts posed by these hazards to the environment, as well as to workers, visitors, and residents within and adjacent to the project site. More specifically, the section describes potential effects on human health that could result from soil or groundwater contamination stemming from past uses of the site, exposure to wildland fires, or on-site mines. Hazards related to flooding are assessed in Chapter 4.11, Hydrology and Water Quality; hazards related to seismic activity, erosion, landslides, groundwater seepage, subsidence, liquefaction, and expansive soils are assessed in Chapter 4.9, Geology.

Information in this section is taken from information provided by the *Rocklin General Plan EIR*[1] and the *Environmental Site Assessment*[2] provided by Wallace, Kuhl and Associates, Inc. (see Appendix M of this Draft EIR). Pertinent comments received in response to the Notice of Preparation (NOP) for the proposed project have been considered in this analysis.

ENVIRONMENTAL SETTING

The project site is located in the northeast corner of the City of Rocklin, along the west side of Sierra College Boulevard and Union Pacific Railroad tracks, two miles north of Interstate 80, and three miles south of State Route 193. The project site is located northeast of a predominantly residential area, and approximately two miles north from the central business district of the City of Rocklin. Surrounding lands to the south within the City limits of Rocklin include the Summit Property and Clover Valley Woods. Rocklin's Whitney Oaks residential subdivision is located to the west. The site is largely undeveloped, with evidence of its ranchland history.

Aerial Photographic Site Features

Historic aerial photographs are typically reviewed in the preparation of an environmental site assessment in order to identify any potential past uses of the project site that may have introduced hazardous conditions or materials onto the site. Aerial photographs of the subject property for the years 1962, 1970, 1986 and 1989, available through Geonex Cartwright Aerial Surveys in Sacramento, California, were therefore reviewed by Wallace Kuhl during the preparation of their *Environmental Site Assessment*.

The 1962 aerial photograph shows that the majority of the property is undeveloped and fallow. The westerly slope of the valley is densely covered with trees. The northerly and southerly portions of the east slope of the valley are moderately covered with trees and the ridge tops are sparsely to moderately wooded. With the exception of the densely

wooded Clover Valley Creek, the majority of the valley floor is grassland. A portion of the western slope of the valley appears to have been terraced for agricultural purposes. A remnant citrus orchard is visible on the northwesterly portion of the valley, to the west of the creek.

Directly to the east of the remnant orchard are the northerly dwellings mapped on the 1954 topographic maps (discussed in the following section on page 4.10-3). Two of the three mapped structures are visible in the photographs. Additionally, the house and milking barn are visible on the southeasterly portion of the property. A barn and livestock yard are visible southeast of the milking barn, (the milking barn was not mapped on the USGS topographic maps). Because the dairy was small-scale, it appears that a settling pond for milking barn washout was not necessary. The unimproved dirt roads mapped by the USGS are clearly visible on the property. The Chinese rock wall and Antelope Canal are visible on and off the property. Additionally, rock walls and fences divide portions of the property. Fallow land is visible north, south and west of the property. Rural residential sites, orchards and vineyards are visible east of the subject property.

The 1970 aerial photographs show only minor changes. The remnant orchard is not as prominent as in the 1962 photographs. The filtration plant and water storage tank is visible on the west ridge, west of the property. The Taglio ranch is visible off the property in the valley near the southwesterly portion of the boundary. Sierra College Boulevard is constructed by this time.

The 1986 aerial photos show significant change. The barn and livestock yard are no longer visible. The dwellings that are located on the northerly portion of the property have also been razed by this time. Trails typical of grazing cattle are visible on the central portion of the valley. The remnant orchard is still visible on the west side of Clover Valley Creek. The larger water storage tank, located south of the filtration plant, is now visible west of the westerly property boundary. Residential development has increased east of the property.

The 2000 aerial photos show minor changes from the 1986 photographs. The vegetation that once existed under the electrical neighborhood distribution line that bisects the northerly portion of the property has been cleared from the easterly and westerly slopes of the valley. Residential development is visible southwest of the property.

Historic Topographic Maps

Similar to aerial maps, historic topographic maps are reviewed in the preparation of environmental site assessments in order to determine past activities of the project site that could have introduced hazardous conditions or materials into the project site. In their preparation of the*Environemtnal Site Assessment* for the project site, Wallace & Kuhl therefore reviewed available historic topographic maps of the site.

A review of the historic U.S. Geologic Survey (USGS) topographic maps with coverage of the subject and adjacent properties was conducted using the maps at the California

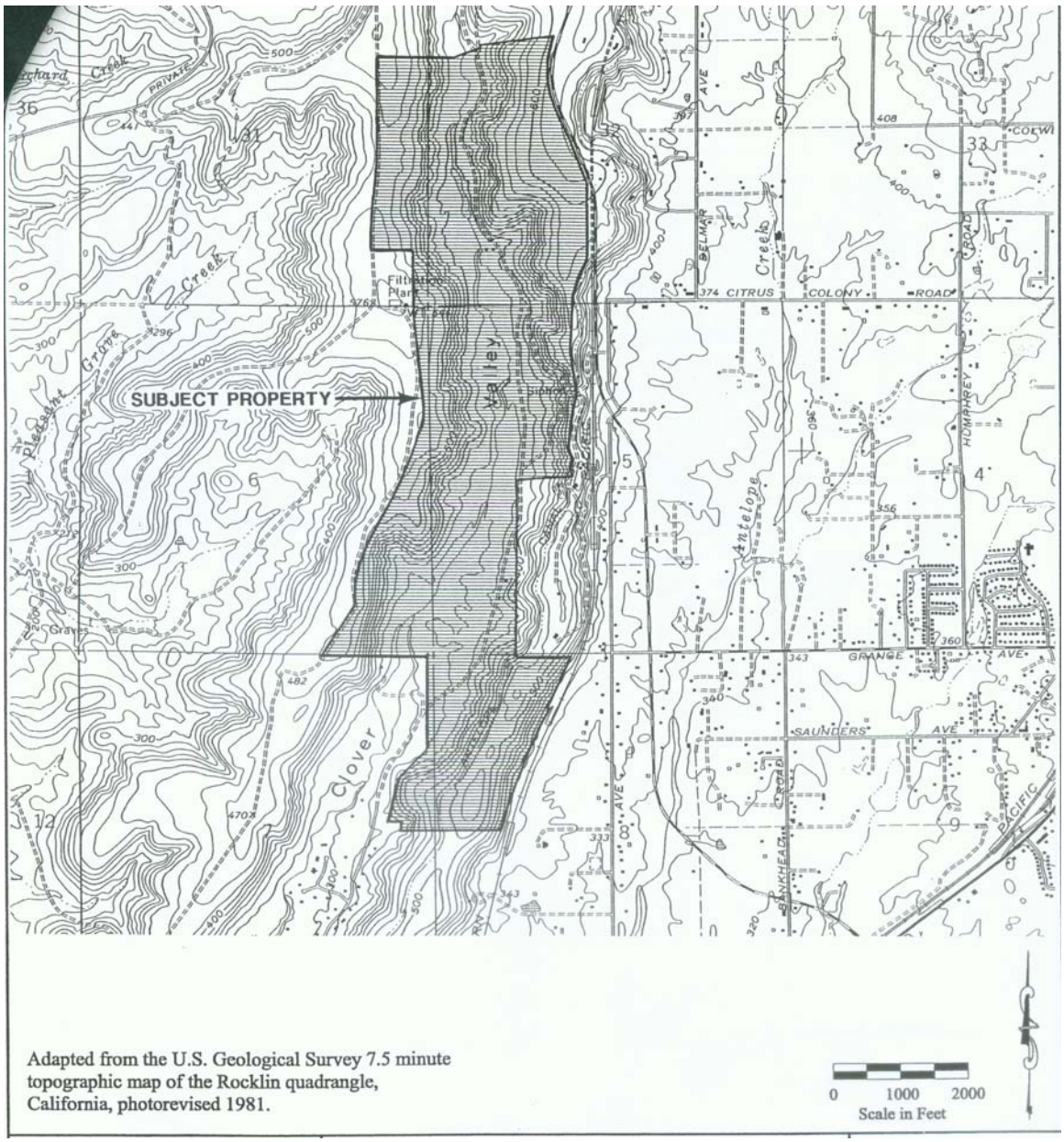
State Library. Maps dated 1954, 1967 and 1981 (see Figure 4.10-1) were available for review and are discussed below.

The 1954 map shows the majority of the subject property as undeveloped land in the central portion of Clover Valley. Clover valley extends northerly and southwesterly beyond the property. Three dwellings are mapped on the northerly portion of the property on the east side of the valley. A north/south-trending unimproved dirt road separates the dwellings; two are on the west side of the road and one is on the east side. The foundations of these structures were observed during field reconnaissance. One dwelling and a barn structure are mapped on the southerly portion of the property, east of the dirt road and near the easterly property boundary. The dwelling no longer exists on the property today. The barn is mapped 400 feet south of the dwelling. This structure does not exist today, although the metal debris piles can be observed in the vicinity of the former barn site. The north/south-trending unimproved dirt road is mapped on the east side of the valley and extends from the northerly property boundary to the southwesterly property boundary. Additionally, the main entrance to the subject property is mapped on the ridge near the east-central property boundary. North/south-trending unimproved dirt roads are also mapped either on or off the property along the east and west ridges. The irrigation canal is mapped on the east ridge and is identified as Antelope Canal. A reservoir is mapped in the valley approximately 500 feet northwest of the northerly dwellings.

Numerous unimproved dirt roads are mapped west of the subject property. The Southern Pacific (now Union Pacific) Railroad tracks are mapped off the property and adjacent to the northerly and southerly portions of the easterly boundary. Numerous orchards and vineyards are mapped east of the railroad tracks. The town of Loomis is mapped approximately 1.5 miles east of the property.

The 1967 map shows little change on the subject property or adjacent properties relative to the 1954 topographic map. The northerly dwellings on the east side of the dirt road are no longer mapped. A siphon for delivering irrigation water is mapped on the property near the easterly entrance to the property. Several dwellings are mapped east of the subject property on the east ridge. Additionally, increased rural residential development is mapped east of the ridge between the property and the Town of Loomis. Several orchards are no longer mapped in this area east of the property. A filtration plant and water storage tank are mapped off-site, near the northwesterly property boundary.

Figure 4.10-1
Topographic Map from 1981



The 1981 map shows now changes to the subject property relative to the 1967 mapping. Sierra College Boulevard is now mapped east of the property. Even fewer orchards and vineyards are mapped east of the property relative to the 1967 map.

In summary, each of the reviewed topographic maps reveals that the property is located in a historically undeveloped area northwest of the central business district of the City of Rocklin. The reviewed topographic map indicates that the subject property has remained relatively unchanged through 1981. Additionally, the reviewed topographic maps reveal an overall pattern of residential development having occurred within the general vicinity of the property. A review of the topographic maps did not reveal any evidence to suggest that the subject property was disturbed by large-scale human activities typically mapped by the USGS, such as the following: quarrying; subsurface or surface mining or dredging; or, construction of historical buildings other than those described above. A review of the data and field reconnaissance suggests that the project site has not in the past, nor currently supports any contained pits, ponds or lagoons. Based on the map review, the property does not appear to have historically received any USGS-mappable quantities of imported fill materials.

Potential On-site Hazards

Mine Shafts

The City of Rocklin was founded and flourished in the time of California gold rush in the late 19th century, leading to the possibility that the project site was once used for mining. In response to the Department of Toxic Substances Control comment letter on the 2002 Clover Valley Lakes EIR, Wallace, Kuhl & Associates, Inc. conducted specific research to determine the presence of abandoned mines on the project. In a letter dated December 24, 2002[3], Wallace, Kuhl & Associates, Inc. indicated that they did not find evidence of dredging, placer, or hardrock gold or other metal mining on the project site. In support of that conclusion, Wallace, Kuhl & Associates, Inc. interviewed their geotechnical engineer regarding his site observations; reviewed their own geotechnical report for the site including the boring logs; reviewed the *Mines Master File Index* prepared by the U.S. Department of Labor, Mine Safety and Health Administration using a 1.5-mile search radius around the project site; and completed site-specific research, including one-quarter mile beyond every boundary of the property, at the California Department of Conservation, Division of Mines & Geology (now know as the California Geological Survey) Library.

Hazardous Building Materials

The City of Rocklin Public Works Department maintains an archive of building permits on the subject property. The Department indicates that only one archived building permit was on file for the subject property. The Building Permit Number W1843 was issued on May 13, 1949, for the construction of a five-room, 1,400-square-foot dwelling. The permit indicates that the dwelling was constructed of pomice brick, was insulated, and had a composition roof.

The available archived building records reveal a rural residential history for the subject property from 1949 to the present. Available records did not indicate whether building materials containing friable or non-friable asbestos were used in the construction of the buildings. The presence of asbestos is therefore possible.

Aboveground and Underground Storage Tanks (ASTs/USTs)

A residence with a septic system formerly existed on the project site. Based on research conducted by Wallace, Kuhl and Associates Inc., the on-site septic system served domestic purposes, and was unlikely to have contaminated soils with hazardous materials beneath the property.

Pesticides

According to the Phase I assessment by Wallace, Kuhl & Associates, Inc. historical aerial photos and maps suggest that the majority of the property has been fallow for some time. The 1962 aerial photographs of the site show that a portion of the western slope of the valley appears to have been terraced for agricultural purposes and that a remnant citrus orchard is visible on the northwesterly portion of the valley, to the west of the creek, though the agricultural activities on the site had been discontinued prior to the 1962 photographs. Historical records indicate that the citrus orchard was abandoned after a winter freeze in 1906 and that the property was used for cattle grazing after 1920.

The Placer County Agricultural Commissioner's Office had no Restricted Use Permits (often associated with agricultural chemical applications to crops), Notices of Violation, Cease and Desist Orders or similar documentations on file for the subject property. This finding is consistent with experiences at similar fallow and grazing lands in Placer County, in that the land use of those types generally does not require application of registered persistent pesticides.

Transformers On-Site

Electrical transformers are devices used to transfer electricity from one circuit to another, usually through a charge of voltage, current, phase or other electric characteristic. Overheard high-voltage electrical transmission lines, capacitors, or pad-mounted electrical transformers were not observed on or adjacent to the subject property. Neighborhood distribution lines powered at 12 kVs were observed bisecting the northerly and southeasterly portions of the property. One Pacific Gas and Electric Company (PG&E) pole-mounted electrical transformer was observed on the project site. Coolant fluid leakage was not observed on the pole-mounted transformer or on the ground surface beneath its location on the date that field reconnaissance was performed.

Typically, transformers are a health concern if they were installed prior to the late 1970s because they utilized Polychlorinated Biphenyls (PCBs). Polychlorinated biphenyls (PCBs) were used in electrical transformers because of their useful quality as a fire retardant.

To obtain information pertaining to the potential PCB content of the on-site electrical transformer, PG&E senior environmental coordinator Mark Hays was contacted by Wallace, Kuhl and Associates, Inc. Mr. Hays indicated that no database exists at PG&E to ascertain a transformer's status regarding its PCB content, although some transformers are tagged "Non-PCB." The transformer on the subject property is not tagged on the exterior to signify that it does not contain PCB, and is therefore of unknown PCB content.

Domestic and Agricultural Wells

The former residence on the project site had a private water supply well. The *Environmental Site Assessment* conducted by Wallace, Kuhl and Associates indicates that an irrigation water supply well likely exists in addition to the domestic well.

Wildland Fires

The project site contains a substantial amount of open space and oak woodlands. These areas have the potential for wildland fires, particularly during the summer months, when underbrush and vegetation is dry. The project site is currently undeveloped and is located in an urban wildland interface area, which is mapped as high to severe wildland fire hazard. Development of the site would result in the conversion of wildland type vegetation to a more urban setting and reduce the potential for wildland type fires. However, the project would introduce the potential for structure fires that could be threatened by wildland fires or cause urban fires to escape to undeveloped wildlands to the north of the project site.

Related issues regarding evacuation planning for the area are included in the Transportation element (Chapter 4-4), while a discussion of accessibility of emergency response crews to the proposed project is included in the Public Services and Utilities element (Chapter 4-12) of this Draft EIR

Mosquitoes

Mosquitoes breed in areas of standing water and drainage ditches. The proposed detention basins and landscaped areas that are over-irrigated could provide a location for mosquito breeding. However, if the standing water remains for less than 72 hours, then mosquito breeding should not be a concern. An increase in the mosquito population in the area can lead to an increase in the proliferation of sickness and disease and can pose a risk to potential residents. The proposed project includes plans for a series of stormwater drainage ditches and other developments that could result in standing water.

Potential Off-Site Hazards

The proposed project includes an off-site sewer line extension. The off-site component of the proposed project is not expected to expose people to hazards because it would not

introduce people to hazardous areas or expose them to hazardous materials not already mitigated by standard construction practices and regulations.

Proximity to Union Pacific Rail Lines

Hazardous substances are not identified adjacent to the rail lines in the vicinity of the project site per the Office of Environmental Health Hazard Assessment's (OEHHA) *Hazardous Waste and Substance Sites List* or the Placer County Environmental Health Department (EHD) *Active/Inactive UST Facilities (Remediation Sites)* list.

An inspection of the Southern Pacific (now Union Pacific) Railroad tracks, which are located adjacent to the northerly and southerly portions of the easterly site boundary, was conducted by Wallace, Kuhl and Associates, Inc in 2001. Field reconnaissance by Wallace, Kuhl and Associates, Inc. included an examination of the off-site railroad easement. During field reconnaissance, stained soils or stressed vegetation were not observed on the subject property near the railroad tracks, nor were signage or above-grade control structures for buried petroleum pipes found within the off-site railroad easement.

The rail lines are located on the opposite side of the ridgeline just east of the project area. The ridge creates a physical barrier between the proposed development and the rail lines that would offer physical protection from train derailments. Although the Union Pacific is known to use the rail lines for the transportation of hazardous materials, and the risk of potential explosions or release of hazardous materials from train accidents exists, the proposed development is not considered to be susceptible to explosions or release of hazardous materials due to train upset because of the natural topographical barrier that the ridgeline provides. The Union Pacific Railroad also has specific requirements for the transportation of hazardous materials that attenuate the possibility of release of those materials in the event of a derailment or accident, including a type of lining that prevents their accidental release; and the Union Pacific Railroad has an emergency operations plan in the event of a train accident.

Additionally, the Rocklin Fire Department has an Emergency Operations Plan with specific measures that would be implemented in the event of a train accident. Sections B and C of Rocklin's "Emergency Action Guidelines" in the Emergency Operation Plan specifically address implementation measures in the event of a hazardous materials incident and in the event of a major transportation accident, respectively (p. 3, February 2005). Additionally, a statewide mutual aid system is codified in the California Disaster and Civil Defense Master Mutual Aid Agreement, which creates a formal structure wherein each local jurisdiction may receive or render assistance to other jurisdictions within the State while retaining control of its own facilities, personnel, and resources. To this end, rally points within the City of Rocklin have been established for incoming mutual aid and as staging areas for support and recovery operations.

The Union Pacific Railroad provided a comment letter on the Notice of Preparation for the Clover Valley Draft EIR, expressing concerns about residents from the proposed

project crossing tracks, noise to the proposed residents from the rail line, and blocked vehicular access due to trains. Noise impacts due to the train are not expected to be substantial due to the ridgeline barrier between the train and the proposed residences. Traffic impacts are addressed in the Traffic Chapter of this Draft EIR. Finally, concerning people crossing tracks, compliance with traffic and railroad signals must be assumed; illicit or illegal behavior cannot be assumed for the purposes of the EIR.

Aboveground and Underground Storage Tanks (ASTs/USTs)

Review of the Regional Water Quality Control Board's (RWQCB) *Tank Tracking System* database, and OEHHA's *Hazardous Waste and Substances Sites List*, as well as the Placer County EHD *Active/Inactive UST Facilities (Remediation Sites)*, reveal no known sites located on or within one-half mile of the subject property that have experienced subsurface hazardous materials contamination as a result of underground storage tank (UST) operation and or leakage.

Additionally, the Placer County EHD lists reveal no County-registered UST facilities located on or within one-half mile of the subject property. The Placer County EHD lists also reveal no facilities registered for the use and/or storage of hazardous materials located on or within one-half mile of the subject property.

Transformers Off-Site

Overhead high-voltage electrical transmission lines, capacitors, or pad-mounted electrical transformers were not observed on or adjacent to the subject property. Neighborhood distribution lines powered at 12 kVs were observed bisecting the northerly and southeasterly portions of the property.

Electrical transformers are devices used to transfer electricity from one circuit to another, usually through a change in voltage, current, phase, or other electric characteristic. Several pole-mounted transformers were observed on other sites around the periphery of the project site during the site inspection. Spills, staining, or leaks were not observed on or around the transformers. Based on the good condition of the equipment, the transformers are not expected to represent a significant environmental concern.

Typically, transformers are a health concern if they were installed prior to the late 1970s because they utilized Polychlorinated Biphenyls (PCBs). The management of potential PCB-containing transformers is the responsibility of the local utility or the transformer owner.

Off-Site Land Uses

The project site is located northeast of a predominantly residential area, and approximately two miles northerly from the central business district of the City of Rocklin California. Rocklin's Whitney Oaks residential subdivision is located to the

west. Sierra College Boulevard and the Union Pacific railroad run north to south just to the east of the project site.

Surrounding Hazardous Materials

Searches of Federal, State and local databases do not show the area adjacent to the project site to contain any hazardous materials sites.

The project area contains no obvious evidence of bulk storage of hazardous materials or industrial facilities during a windshield survey of the property surroundings, and no potential or confirmed Superfund sites or leaky underwater storage tank (UST) sites were found within one mile of the property.

The project site is located adjacent to the Placer County Water Treatment Plant, which routinely stores hazardous materials associated with the operation of the treatment plant.

REGULATORY CONTEXT

The term hazardous substance refers to both hazardous materials and hazardous wastes. A material is defined as hazardous if it appears on a list of hazardous materials prepared by a federal, state or local regulatory agency or if it has characteristics defined as hazardous by such an agency.

The California Environmental Protection Agency, Department of Toxic Substances Control (Cal-EPA, DTSC) defines hazardous waste, as found in the California Health and Safety Code Section 25141(b), as follows:

> […] its quantity, concentration, or physical, chemical, or infections characteristics: (1) cause, or significantly contribute to an increase in mortality or an increase in serious irreversible, or incapacitating reversible illness; (2) pose a substantial present or potential hazard to human health or the environment, due to factors including, but not limited to, carcinogenicity, acute toxicity, chronic toxicity, bioaccumulative properties, or persistence in the environment, when improperly treated, stored, transported, or disposed of, or otherwise managed.

Many agencies regulate hazardous substances. The following discussion contains a summary review of regulatory controls pertaining to hazardous substances, including federal, State, and local laws and ordinances.

Federal

Federal agencies that regulate hazardous materials include the Environmental Protection Agency (EPA), the Occupational Safety and Health Administration (OSHA), the Department of Transportation (DOT), and the National Institute of Health (NIH). The following federal laws and guidelines govern hazardous materials.

- Federal Water Pollution Control
- Clean Air Act
- Occupational Safety and Health Act
- Federal Insecticide, Fungicide, and Rodenticide Act
- Comprehensive Environmental Response, Compensation, and Liability Act
- Guidelines for Carcinogens and Biohazards
- Superfund Amendments and Reauthorization Act Title III
- Resource Conservation and Recovery Act
- Safe Drinking Water Act
- Toxic Substances Control Act

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 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 Environmental Response Compensation and Liability Act (CERCLA).

State

The Cal-EPA and the State Water Resources Control Board establish rules governing the use of hazardous materials and the management of hazardous waste. Applicable State and local laws include the following:

- Public Safety/Fire Regulations/Building Codes
- Hazardous Waste Control Law
- Hazardous Substances Information and Training Act
- Air Toxics Hot Spots and Emissions Inventory Law
- Underground Storage of Hazardous Substances Act
- Porter-Cologne Water Quality Control Act

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).

Local

City of Rocklin General Plan

The following are applicable goals and policies from the City of Rocklin General Plan related to hazards.[4]

Community Safety

Goal To minimize the danger of natural and man-made hazards and to protect residents and visitors from the danger of earthquake, fire, flood, other natural disasters, and man-made dangers

Policy 8 To maintain a current City emergency plan for use in emergency situations.

Policy 15 To encourage residential development to locate within approximately two road miles form a fire station, and to encourage high density commercial development to be located approximately one and one-half road miles from a fire station, unless special fire suppression measures are incorporated into the development.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

In accordance with CEQA, the effects of a project are evaluated to determine if they would result in a significant adverse impact on the environment. An EIR is required to focus on these effects and offer mitigation measures to reduce or avoid any significant impacts that are identified. The criteria, or standards, used to determine the significance of impacts may vary depending on the nature of the project. For the purposes of this EIR, an impact is considered potentially 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; or
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment; or
- Include a stationary source which would involve 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 create a significant hazard to the public or the environment; or
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or Expose people or structures to the risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

Method of Analysis

Site conditions and impact assessments for this chapter are based on the Phase I *Environmental Site Assessment* prepared for the project site by Wallace Kuhl & Associates, Inc. in June 2001.

The *Environmental Site Assessment* includes the results of a search performed for the site by Wallace, Kuhl and Associates, Inc. Federal, State, and local databases were searched for data regarding the project site and surrounding area.

Project Impacts and Mitigation Measures

4.10I-1 Impacts due to the presence of pesticide and herbicide residues on the project site.

Local history provided to Wallace, Kuhl and Associates, Inc., by neighboring rancher Bud Taglio indicate that the project site has not been used for agricultural purposes since a freeze in the winter of 1906 damaged a grove of citrus trees on-site (*Environmental Site Assessment*, p. 5). This assertion is reinforced by aerial photographs dating back to 1962, which show the citrus grove and a possible terraced agricultural area on the project site to be unused and the buildings on the site to be uninhabited and in poor repair.

The Placer County Agricultural Commissioner's Office does not have any records of pesticide use on the proposed project site. Howard Sallee, a representative of the California State Department of Pesticide Regulation indicated that the earliest man-made pesticides used on citrus trees include Paris Green (an arsenic compound), lead arsenic and cyanide gas. Paris Green dates back to 1867 and was used to control scale insects, the most common insect threat to citrus orchards. Lead arsenate was commonly used after 1892 to control gypsy moths. Cyanide gas, a non-persistent pesticide, was also an effective treatment for scale. The orchard trees were "tarped" and then fumigated with cyanide gas.

Mr. Sallee stated that these pesticides were commonly used in southern California in the late 1800s where older orchards existed. Scale was not a threat at the time in northern California because orchards were just being introduced into the area and the scale insects had not migrated to the area. Mr. Sallee indicated that other persistent pesticides, including arsenic and cyanide compounds, spray oils and DDT, were not widely developed and used until after the timeframe that the on-site orchards existed.

The project site lay fallow from 1906 to 1920. In 1920 the land was used for cattle grazing to support an on-site dairy, which continued for some time. The records indicate that the site was not used for any agricultural purposes after 1920.

The Phase I report concludes that the agricultural uses associated with the project site typically require little to no applications of environmentally persistent pesticides (p. 20). Therefore, the potential that residual agricultural chemical concentrations exist in the soils on the project area are low and the potential impact of pesticide and herbicide residue is ***less-than-significant.***

Mitigation Measure(s)
None required.

4.10I-2 Impacts from polychlorinated biphenyl (PCB)-containing transformers.

One Pacific Gas and Electric Company (PG&E) pole-mounted electrical transformer was observed on the project site. Coolant fluid leakage was not observed on the pole-mounted transformer or on the ground surface beneath its location on the date that field reconnaissance was performed.

Typically, transformers are a health concern if they were installed prior to the late 1970s because they utilized Polychlorinated Biphenyls (PCBs). A number of adverse health effects are associated with this chemical. When PCB fluid is partially burned, as it may be in a transformer fire, the PCB fluid produces by-products including polychlorinated dibenzodioxin and polychlorinated dibenzofurans, which are much more toxic than the PCBs themselves.

The Phase I Report notes that the date of installation of the transformer is currently unknown. Polychlorinated biphenyls (PCBs) were used in electrical transformers because of their useful quality as being a fire retardant. These transformers were manufactured between 1929 and 1977. The majority of these PCB-containing transformers were installed in apartments, residential and commercial buildings, industrial facilities, campuses, and shopping centers constructed before 1978.

Because the date of installation of the transformer is unknown and PG&E does not have an available inventory of transformers containing PCB, the potential exists that the transformer may contain PCB. The potential exposure of construction workers, future employees and/or consumers and/or residents associated with the proposed project to PCB transformers could cause a ***potentially significant*** impact.

Mitigation Measure(s)
Implementation of the following mitigation measure would reduce the above impact to a *less-than-significant* level.

4.10MM-2 *Prior to the approval of the final maps, the project applicant shall provide to the City of Rocklin an assessment conducted by PG&E pertaining to the contents of the existing on-site pole-mounted transformer located on the project site. If the transformer is found to be a non-PCB-containing transformer, further mitigation shall not be required. If the transformer is found to be a PCB-containing transformer, the maintenance and/or disposal of the transformer shall be subject to the regulations of the Toxic Substances Control Act (TSCA) under*

the authority of the Placer County Environmental Health Department.

4.10I-3 Impacts relating to the presence of underground storage tanks.

The Phase I *Environmental Site Assessment* provided by Wallace, Kuhl and Associates, Inc. confirms the presence of one underground septic system at the site of the former residence on the project site. The residence was located just south of the main entrance to the property. The report states that the septic system, which served only a single residence, is unlikely to have contaminated the soils with hazardous material. Although the Phase I report is the standard assessment of hazards such as underground storage tanks and the report specifies that the septic system is the only known underground storage tank on the premises, further site-specific assessment may be needed to determine the presence of additional underground storage tanks on the project site.

Other undiscovered systems could exist and they, or the existing system, could potentially have a negative environmental impact due to leakage or improper disposal. Therefore, the impact would be considered ***potentially significant***.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce potential impacts due to the presence of underground storage tanks to a *less-than-significant* level.

4.10MM-3(a) Prior to issuance of a grading permit and any ground disturbance on the project site, including preliminary grading and trenching for infrastructure, the applicant shall provide an additional assessment of the project site for the review and approval of the City Engineer. If contaminants are not detected in the environmental assessment, further mitigation shall not be required. If contamination is identified, a remediation plan shall be submitted, and all contaminants shall be removed to the satisfaction of the City of Rocklin and Placer County Environmental Health Department.

4.10MM-3(b) Prior to issuance of a grading permit and any ground disturbance on the project site, including preliminary grading and trenching for infrastructure, the applicant shall obtain a permit to abandon the on-site septic system from the Placer County Environmental Health Department. The applicant shall provide the following information for the Environmental Health Department to process the request: the assessor's parcel number(s); site soils information; and a detailed site plan including active or inactive wells, water or drainage

courses, landscape contours, structures, property lines, and easements.

4.10I-4 Impacts due to the presence of on-site groundwater wells.

One residential water well is known to exist on the site. The well served the former residence on the project site. The *Environmental Site Assessment* analysis also concluded that an agricultural/irrigation water supply well that was used in the past also likely exists on-site

According to the applicant, the proposed project would utilize City water supplies and would abandon these wells. Proper abandonment of these wells would require the applicant to obtain a destruction permit (issued on a per-well basis) from the Placer County Environmental Health Division, and the wells would be required to be abandoned by a properly licensed water well drilling contractor. Therefore, a ***potentially significant*** impact would result.

Mitigation Measure(s)
Implementation of the following mitigation measures would reduce potential impacts due to the presence of on-site groundwater wells to a *less-than-significant* level.

4.10MM-4 *Prior to the issuance of a grading permit, including preliminary grading and trenching for infrastructure, the applicant shall obtain a destruction permit to abandon the on-site well from the Placer County Environmental Health Department. A licensed well drilling contractor shall abandon the on-site groundwater wells in accordance with State regulations. Confirmation of the abandonment shall be submitted to the Environmental Health Department.*

4.10I-5 Impacts related to the increased risk of wildland fires.

The project site contains a substantial amount of open space and oak woodlands that could increase the chances of wildland fires and create severe wildland fire risk areas. The development of the site would result in the conversion of wildland type vegetation to a more urban setting and reduce the potential for wildland type fires. However, the project would introduce the potential for structure fires that could be threatened by wildland fires or cause urban fires to escape to undeveloped wildlands to the north of the project site.

Although the development would decrease the amount of wildland and underbrush and vegetation in the area, it would also place structures and residents in close proximity with remaining underbrush and vegetation. This would result in a ***potentially significant*** impact regarding to the increased risk of wildland fires.

Mitigation Measure(s)
Implementation of Mitigation Measure 4.12MM-5(a) through (i) in Chapter 4.12, Public Services and Utilities, of this Draft EIR would reduce the magnitude of impacts related to wildland fires. Additionally, implementation of the following mitigation measures would mitigate potential impacts to a *less-than-significant* level.

4.10MM-5(a) All residential units constructed before operation of a new fire station in the vicinity of the project site shall be designed with fire suppression sprinkler systems.

4.10MM-5(b) When residential structures are developed, an approved fire apparatus access shall be provided to within 150 feet of all portions of the first floor as measured by an approved route around the exterior of the building. Structures not capable of meeting this requirement shall be considered a special hazard and have installed a fire sprinkler system.

4.10MM-5(c) The City of Rocklin Fire Department shall, as necessary, ensure the installation of radio repeater towers within the proposed project area.

4.10I-6 Impacts due to landscaped areas or detention basins providing areas where mosquitoes can breed.

Mosquitoes breed in areas of standing water. The detention basins and landscaped areas in the proposed project that would be irrigated could provide locations for mosquito breeding if standing water remains for more than 72 hours.

In a 100-year storm event, the proposed detention basins would empty and routine flow rates contained within the primary creek channel would return to normal within approximately 24 hours; thus, the detention basins should not create a location that would facilitate mosquito breeding. However, pools may form in the floodplain, and those pools may retain water for longer than 72 hours, creating a location where mosquitoes can breed. Irrigation of landscaped areas on the project site could create areas of standing water in which mosquitoes could breed. Consequently, this impact is ***potentially significant***.

Mitigation Measure(s)
Implementation of the following mitigation measures would mitigate potential impacts related to indirect effects to a *less-than-significant* level:

4.10MM-6(a) Minimize nuisance water runoff in landscaped public areas by using drip irrigation systems, adjusting sprinklers to prevent

runoff, and by landscaping with drought tolerant, native vegetation. Also, provide information to homeowners about controlling landscape irrigation on their private property.

4.10MM-6(b) Provide a long-term management plan that includes the following:

- *Adequate funding for maintenance of ditches and detention basins. The maintenance activities shall include removal of cattails and other emergent vegetation, sediment, and trash/debris.*
- *Detention basins shall be designed to drain within a 72 hour period.*
- *Placer Mosquito Abatement District staff shall be provided access to inspect and, when necessary, treat the ditches and detention basins.*

Cumulative Impacts and Mitigation Measures

4.10I-7 Long-term hazard-related impacts from the proposed project in combination with existing and future developments in the Rocklin area.

Impacts associated with hazardous materials are site-specific and generally do not affect or are not affected by cumulative development. Cumulative effects could be of concern if the project were, for example, part of a larger development in which industrial processes that would use hazardous materials were proposed. However, this is not the case with this project, and project-specific impacts were found to be less-than-significant with the implementation of the recommended mitigation measures. In addition, surrounding development would be subject to the same federal, State, and local hazardous materials management requirements as the proposed project, which would minimize potential risks associated with increased hazardous materials use in the community, including potential effects, if any, on the proposed project. Therefore, implementation of the proposed project would have a ***less-than-significant*** impact associated with cumulative hazardous materials use.

Mitigation Measure(s)
None required.

Endnotes

[1] *Rocklin General Plan EIR*, 1991.
[2] *Site Assessment*, Wallace, Kuhl and Associates, Inc., March 2001.
[3] Wallace, Kuhl & Associates, Inc. *Response to DTSC Comments: Clover Valley Lakes*, December 24, 2002.
[4] *City of Rocklin General Plan*, April 1991.