The purpose of this section is to disclose and analyze the potential impacts associated with hazards and hazardous materials related to the Project site and general vicinity, and to analyze the potential for exposure of people to hazards and hazardous materials as the Project is built and operated in the future. This section is based in part on the following:

- *Rancho Cordova General Plan* (City of Rancho Cordova, Adopted June 26, 2006);
- *Rancho Cordova General Plan Draft Environmental Impact Report* (City of Rancho Cordova, March 2006);
- *Phase I Environmental Site Assessment – Jaeger Ranch Property* (Wallace-Kuhl & Associates, September 2016);
- Envirostar database search (California Department of Toxic Substances Control [DTSC], 2018);
- GeoTracker Information System and Geographic Environmental Information Management System database search (State Water Resources Control Board [SWRCB], 2018);
- Toxics Release Inventory (TRI) Program database search (United States Environmental Protection Agency [EPA], 2018).

No comments were received during the public review period or scoping meeting for the Notice of Preparation regarding this topic. The Sacramento Metropolitan Utilities District's (SMUD's) comment regarding its land use requirements for the transmission corridor, submitted via a letter dated August 6, 2018, are addressed in Section 3.9, Land Use.

3.7.1 ENVIRONMENTAL SETTING

PHYSICAL SETTING

Existing Site Uses

The Project site is currently vacant and has been previously used for agricultural uses (cattle grazing). The site is characterized by moderate rolling hills and areas of extensive flatlands, with wetlands, vernal pools, and seasonal drainage courses scattered throughout the site. A headwater tributary of Morrison Creek traverses the Project site, entering at the northeast corner and flowing generally to the southwest. A dirt/gravel road extends south into the site and terminates near a cluster of monitoring wells and a groundwater extraction feature.

The property is traversed by a 275-foot-wide utility easement occupied by a 230-kV Pacific Gas and Electric (PG&E) transmission line, one 230-kV Sacramento Municipal Utility District (SMUD) transmission line, and one 69-kV SMUD sub-transmission line. No other public utilities (water, sewer, drainage) are located on site.

The Phase I Environmental Site Assessment (ESA) performed for the Project site (see Appendix F) addressed conditions on the Project site associated with potential known hazards. One soil stockpile was observed along the eastern portion of the northern site boundary. No debris, stained soil, or distressed vegetation was observed in connection with this stockpile. Small amounts of refuse were observed along then northern and western site boundaries. Three modified tractor

tires set up as livestock watering troughs were observed along the northern Project site boundary. Each of these watering troughs had water lines plumbed utilizing PVC piping and valves. A metal water storage tank (approximately 1,500-gallon capacity) was observed north of the groundwater extraction well located within the Project site. At the time of the site reconnaissance, the tank was determined to be empty by tapping on the sides. The welded placard on the side of the tank stated that it was originally built to be utilized as an underground storage tank. No abnormally distressed vegetation or soil staining was observed in the vicinity of the tank.

Existing Surrounding Uses

The Project site is bound by the Sunridge Specific Plan to the north, east, and west, and by the SunCreek Specific Plan to the south and east. Land uses anticipated to the east and south of the Project site by the Sunridge Specific Plan and the SunCreek Specific Plan include low, medium, and high density residential uses, commercial mixed uses (retail, office, and retail professional), and neighborhood parks. Other land uses located nearby include new elementary, junior and senior high schools.

Site Topography

The topography of the site exhibits low relief topography with elevations ranging between 170 and 210 feet above mean sea level (MSL). The slopes throughout the site range from approximately zero to eight percent.

HAZARDS ASSESSMENT

For the purposes of this EIR, "hazardous material" is defined as provided in California Health & Safety Code, Section 25501:

- 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 that 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 waste" is a subset of hazardous materials. For the purposes of this EIR, the definition of hazardous waste is essentially the same as that in the California Health & Safety Code, Section 25517, and in the California Code of Regulations (CCR), Title 22, Section 66261.2:

- Hazardous wastes are wastes that, because of their quantity, concentration, 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.

CCR Title 22 categorizes hazardous waste into hazard classes according to specific characteristics of ignitibility, corrosivity, reactivity, or toxicity. Hazardous waste with any of these characteristics is also known as a Resource Conservation and Recovery Act (RCRA) waste.

Hazardous materials can be categorized as hazardous non-radioactive chemical materials, radioactive materials, toxic materials, and biohazardous materials. The previous definitions are adequate for non-radioactive hazardous chemicals. Radioactive and biohazardous materials are further defined as follows:

- Radioactive materials contain atoms with unstable nuclei that spontaneously emit ionizing radiation to increase their stability.
- Radioactive wastes are radioactive materials that are discarded (including wastes in storage) or abandoned.
- Toxic wastes are harmful or fatal when ingested or absorbed (e.g., containing mercury, lead). When toxic wastes are land disposed, contaminated liquid may leach from the waste and pollute groundwater.
- Biohazardous materials include materials containing certain infectious agents (microorganisms, bacteria, molds, parasites, and viruses) that cause or significantly contribute to increased human mortality or organisms capable of being communicated by invading and multiplying in body tissues.
- Medical wastes include both biohazardous wastes (byproducts of biohazardous materials) and sharps (devices capable of cutting or piercing, such as hypodermic needles, razor blades, and broken glass) resulting from the diagnosis, treatment, or immunization of human beings, or research pertaining to these activities.

There are countless categories of hazardous materials and hazardous wastes that could be found on any given property based on past uses. Some common examples include agrichemicals (chlorinated herbicides, organophosphate pesticides, and organochlorine pesticides, such as such as Mecoprop [MCPP], Dinoseb, chlordane, dichloro-diphenyltrichloroethane [DDT], and dichloro-diphenyl-dichloroethylene [DDE]), petroleum based products (oil, gasoline, diesel fuel), a variety of chemicals including paints, cleaners, and solvents, and asbestos-containing or lead-containing materials (e.g., paint, sealants, pipe solder).

“Recognized Environmental Conditions” is one of the terms used to identify environmental liability within the context of a Phase I ESA. The American Society for Testing and Materials (ASTM) defines the recognized environmental condition in the E1527-13 standard as “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

Historical Use Information

Historical information was reviewed to develop a history of the previous uses on the Project site and surrounding area, in order to evaluate the Project site and adjoining properties for evidence of Recognized Environmental Conditions. Standard historical sources reviewed during the preparation of this report included the following, as available:

ENVIRONMENTAL RECORDS AND DATABASES

De Novo Planning Group performed a search of local, state, and federal agency databases for the Project site and known contaminated sites in the vicinity. No parcels in the Project site were found to contain any known contamination.

The EPA Toxic Release Inventory (TRI) does not list data on disposal or other releases of toxic chemicals in the Project area (USEPA, 2017). The nearest TRI sites are located in the City of Rancho Cordova approximately 2.9 miles northwest of the Project site.

The DTSC maintains the *Envirostor Data Management System*, which provides information on hazardous waste facilities (both permitted and corrective action) as well as any available site cleanup information. There are no sites listed in the database within the Project site. The nearest Envirostor site, the Anatolia II Elementary School, is located approximately 0.45 miles west of the Project site and is a School Investigation Site with a status of No Further Action.

The Solid Waste Information System (SWIS) is a database of solid waste facilities that is maintained by the California Integrated Waste Management Board (CIWMB). The SWIS data identifies active, planned and closed sites. The Project site does not have any active or planned solid waste facilities listed in the database.

There is a broad list of federal and state databases that provide information for sites with varying potential for risk from the possible existence of hazardous materials. There are numerous redundancies among these various database listings. Below is a brief summary of each.

National Priorities List: The National Priorities List (NPL) of Superfund Sites and Proposed NPL Sites is EPA's database of more than 1,200 sites designated or proposed for priority cleanup under the Superfund program. NPL sites may encompass relatively large areas. The Project site is not listed in this database.

RCRIS System: The Resource Conservation and Recovery Information System (RCRIS) is an EPA database that includes selective information on sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA. Identification on this list does not indicate that there has been an impact on the environment. The Project site is not listed in this database.

CORRACTS: Corrective Action Report (CORRACTS) is an EPA database that identifies hazardous waste handlers with RCRA corrective action activity. The Project site is not listed in this database.

PADS System: PCB Activity Database System (PADS) is an EPA database that identifies generators, transporters, commercial storers, and/or brokers and disposers of polychlorinated biphenyls

(PCBs) who are required to notify EPA of such activities. The Project site is not listed in this database.

Cortese Database: The Cortese database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with underground storage tanks (USTs) having a reportable release, and all solid waste disposal facilities from which there is known hazardous substance migration. The source of this database is the California Environmental Protection Agency (Cal EPA). The Project site is not listed in this database.

GeoTracker: Geotracker provides online access to environmental data and is the interface to the Geographic Environmental Information Management System, a data warehouse which tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies. GeoTracker has replaced past databases, such as the Leaking Underground Storage Tank Information System and the Underground Storage Tank (UST) database. Permitted USTs are not located in the Project site. The nearest permitted UST is located at the ARCO Gas Station (#7029), located approximately 1.15 miles northwest of the Project site.

Hazardous Material Sites

As noted above, the State of California Hazardous Waste and Substances Site List (also known as the "Cortese List") is a planning document used by the state, local agencies, and developers to comply with the California Environmental Quality Act (CEQA) requirements for providing information about the location of hazardous materials sites. Government Code Section 65962.5 requires Cal EPA to annually update the Cortese List. DTSC is responsible for preparing a portion of the information that comprises the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information that is part of the complete list.

Searches of the GeoTracker database identified ten active and five inactive hazardous material sites located within one mile of the Project site known to handle and store hazardous materials that are associated with a hazardous material related release or occurrence. The terms "release" or "occurrence" include any means by which a substance could harm the environment: by spilling, leaking, discharging, dumping, injecting, or escaping.

Table 3.7-1 displays the known hazardous material sites located within one mile of the Project site with a description of the type, status, and address.

TABLE 3.7-1: GEOTRACKER KNOWN HAZARDOUS MATERIAL RELEASE SITES WITHIN 1 MILE

SITE NAME	*TYPE*	*STATUS*	*ADDRESS*
ARCO 7029	Permitted UST	Active	4000 Sunrise Blvd., Rancho Cordova
Elementary School No. 42	School Investigation	No Action Required	Douglas Rd./Sunrise Blvd., Rancho Cordova
Anatolia II Elementary School	School Investigation	No Further Action	Appolon Dr./Sophistry Dr., Rancho Cordova
Inactive Rancho Cordova Test Site – Kappa/Gamma Complex	Cleanup Program Site	Open – Assessment & Interim Remedial Action	Quicksilver Dr., Rancho Cordova

SITE NAME	*TYPE*	*STATUS*	*ADDRESS*
Azteca Construction	LUST Cleanup Site	Completed - Case Closed	3871 Security Park Dr., Rancho Cordova
McDonnell Douglas – Inactive Test Site	State Response	Active	11505 Douglas Rd., Rancho Cordova
General Electric Medical Systems	Haz Waste - RCRA	Closed	3920 Security Park Dr., Rancho Cordova
Inactive Rancho Cordova Test Site – Southern Groundwater Contamination	Cleanup Program Site	Open - Remediation	Douglas Rd., Rancho Cordova
Inactive Rancho Cordova Test Site – IRCTS – Administration Area	Cleanup Program Site	Open - Remediation	Douglas Rd., Rancho Cordova
McDonnell Douglas/Aerojet Inactive (Field Point EX 26)	Complex Site Cleanup Program Facility	Open – Assessment & Interim Remedial Action	4,000 acres bounded by Douglas Rd. & Sunrise Blvd., Rancho Cordova
McDonnell Douglas/Aerojet Inactive (Field Point EX 21)	Complex Site Cleanup Program Facility	Open – Assessment & Interim Remedial Action	4,000 acres bounded by Douglas Rd. & Sunrise Blvd., Rancho Cordova
McDonnell Douglas/Aerojet Inactive (Field Point EX 20)	Complex Site Cleanup Program Facility	Open – Assessment & Interim Remedial Action	4,000 acres bounded by Douglas Rd. & Sunrise Blvd., Rancho Cordova
McDonnell Douglas/Aerojet Inactive (Field Point EX 22)	Complex Site Cleanup Program Facility	Open – Assessment & Interim Remedial Action	4,000 acres bounded by Douglas Rd. & Sunrise Blvd., Rancho Cordova
McDonnell Douglas/Aerojet Inactive (Field Point EX 27)	Complex Site Cleanup Program Facility	Open – Assessment & Interim Remedial Action	4,000 acres bounded by Douglas Rd. & Sunrise Blvd., Rancho Cordova

SOURCE: STATE WATER RESOURCES CONTROL BOARD GEOTRACKER (2018).

The ARCO 7029 site is an active permitted UST. The permitting agency for this site is the Sacramento County Environmental Management Department. The Department performs routine inspections of ongoing site operations at all permitted UST sites. As such, there are no hazards associated with this site that would affect the Project site.

The Inactive Rancho Cordova Test Site – Kappa/Gamma Complex site is a cleanup program site. Although the site has a cleanup status of Open – Assessment & Interim Remedial Action, the site history information on GeoTracker indicates that no further action and/or remedial action is required. Remedial Investigation involving soil, soil vapor, and groundwater samples was completed between July and September 1998. Contaminants of concern included volatile organics, metals, and kerosene. Kerosene was not detected at levels above limits. Mercury was the only metal found to be exceeding limits, and was evaluated in the risk assessment. Volatile organic compounds were detected in soil vapor, but are not expected to impact groundwater. Based on results of the health and ecological risk assessment, it is unlikely that exposures to soil or soil vapor will pose a risk to any current or future receptors. It is also unlikely that regional groundwater will be impacted. As such, there are no hazards associated with this site that would affect the Project site.

Eight sites listed in the above table are associated with the 4,000 acre former Aerojet site, including the: McDonnell Douglas – Inactive Test Site; Inactive Rancho Cordova Test Site – Southern Groundwater Contamination; Inactive Rancho Cordova Test Site – IRCTS – Administration Area; McDonnell Douglas/Aerojet Inactive (Field Point EX 26); McDonnell Douglas/Aerojet Inactive (Field Point EX 21); McDonnell Douglas/Aerojet Inactive (Field Point EX 20); McDonnell

Douglas/Aerojet Inactive (Field Point EX 22); and McDonnell Douglas/Aerojet Inactive (Field Point EX 27).

McDonnell Douglas – Inactive Test Site is a State Response site. The cleanup oversight agencies are the DTSC and the Regional Water Quality Control Board – Central Valley. The site, comprised of approximately 4,000 acres, is located between White Rock Road and Douglas Boulevard and between Sunrise Boulevard and just west of Grant Line Road. The site was utilized from approximately 1956 to 1972 for the assembly and testing of rocket systems and components. The last static rocket test occurred in 1969. The site consisted of seven areas, six utilized as test areas and one area serving for engineering and administration (now known as "Security Park"). Several other areas have been identified at the site including landfills, propellant burn areas and a rice hull burn area. During the processes involved in cleaning tested materials and maintaining test areas, numerous solvents, including chlorinated solvents, were utilized. Fuels utilized in testing included RP-1, hydrazine, ammonium perchlorate, and liquid hydrogen/oxygen. Releases to soil, surface water and groundwater of chlorinated solvents and fuels were detected during the Preliminary Endangerment Assessment (PEA).

The Inactive Rancho Cordova Test Site – Southern Groundwater Contamination site is a Cleanup Program site. The site has a cleanup status of Open – Remediation as of April 15, 2011. The site is an inactive rocket testing facility owned and operated over the years by Aerojet and/or the McDonnell-Douglas Corporation. The property is currently owned by Aerojet. The site is located roughly between White Rock Road on the North and Douglas Road on the south. The east and west directions are not as well defined by roads and cover the middle two-thirds of the area between Sunrise Boulevard and Grant Line Road. The remedial investigation is nearly complete on the several operable units. Groundwater remediation has been on-going for since 2004. The area is planned for the Rio Del Oro development consisting of housing, commercial and office facilities. As such, there are no hazards associated with this site that would affect the Project site.

The Inactive Rancho Cordova Test Site – IRCTS – Administration Area site is a cleanup program site. Although the site has a cleanup status of Open – Remediation, the site history information on GeoTracker indicates that the surface soils have been remediated to cleanup levels specified by DTSC. Soil vapor extraction system has been shutdown. Groundwater extraction system has been implemented and is controlling the downgradient migration of the plume. The groundwater is being covered under the site listed as IRCTS Southern Groundwater. As such, there are no hazards associated with this site that would affect the Project site.

The five McDonnell Douglas/Aerojet Inactive Field Points (Field Points EX 26, 27, 20, 21, and 22) have a status of Open – Assessment & Interim Remedial Action. The wells are a combination of monitoring wells and groundwater extraction wells associated with the inactive Rancho Cordova Test Site (Former McDonnell Douglas Test Site) located less than one-mile north of the site.

According to the site history information on GeoTracker, some interim remedial measures have taken place and additional actions will be necessary in the near future. Water supply issues are being addressed by pump and treat. All planned extraction wells have been constructed. Groundwater extraction and treatment systems are operating under an NPDES permit with the

current discharge of the treated groundwater to Morrison Creek at two locations. Soil vapor extraction and treatment at the Administration Area has been completed and the system decommissioned. An in-situ groundwater remediation project has been operating at the Sigma Complex to remediate perchlorate in groundwater at the source area. The Boeing Company is looking at expanding the system to help flush out perchlorate in the vadose zone at the source area. Extracted groundwater at these source areas will be treated in vessels designed to remove perchlorate biologically and Trichloroethylene (TCE) by granular activated carbon. The first of these treatment systems commenced in summer 2010.

According to the Phase I ESA prepared for the Project site, the constituents of concern associated with the former McDonnell Douglas Test Site include perchlorate and TCE. Groundwater is being extracted and pumped to a treatment plan approximately one-mile north/northwest of the site. The monitoring wells were installed to verify the edge of the plume and monitor concentrations of the constituents of concern. The minimum depth to water in these wells is reported to have been 149 feet below ground surface.

As part of the Phase I ESA, Wallace-Kuhl & Associates interviewed Mr. Alex McDonald of the Central Valley Regional Water Quality Control Board regarding sources of groundwater contamination within the former McDonnell Douglas facility. Mr. McDonald described two groundwater plumes originating from the former McDonnell Douglas facility approximately one-mile north of the Project site. Mr. McDonald reports that both plumes are within a deeper aquifer and that a layer of clean water separates the contaminants from the ground surface. Mr. McDonald stated the clean water layer forms a barrier to vapor migration; hence, there are no vapor intrusions concerns related to the two plumes. As such, there are no hazards associated with this site that would affect the Project site.

In order to determine whether any hazards are associated with the groundwater plume (see discussion above), Wallace-Kuhl & Associates conducted a preliminary screening for vapor encroachment conditions (VEC) beneath the site using the Tier I vapor encroachment screening evaluation. The Tier I screening included performing a *Search Distance Test* to identify if there are any known or suspect contaminated properties surrounding or upgradient of the site within specific search radii, and a *Chemicals of Concern (COC) Test* (for those known or suspect contaminated properties identified within the *Search Distance Test*) to evaluate whether or not COC are likely to be present.

Based on the completion of the VEC-screening matrix, a VEC can be ruled out because a VEC does not or is not likely to exist. EDR® provided a Vapor Encroachment Screen for the site. No areas of concern were identified.

The presence of perchlorate and TCE in groundwater under the Project site associated with the groundwater plume constitutes a Recognized Environmental Condition. The responsible party has been identified and ongoing groundwater treatment and monitoring is taking place with regulatory oversight provided by the Central Valley Regional Water Quality Control Board. Given the depth to water and soil conditions, Wallace & Kuhl concluded that it is unlikely that the TCE and perchlorate plume as currently understood will prohibit the proposed development. Periodic changes to the

groundwater monitoring and remedial program may be required necessitating the abandonment and installation of wells may be required.

Aerial Imagery

Aerial imagery from Google Earth was reviewed for information regarding past conditions and land use at the Project site and in the immediate vicinity. Below is a brief summary of the aerial imagery and related site conditions:

- 1993 – The Project site is vacant, except for transmission lines, similar to the current conditions. The property is traversed by a 275-foot-wide utility easement occupied by a 230-kV Pacific Gas and Electric (PG&E) transmission line, one 230-kV Sacramento Municipal Utility District (SMUD) transmission line, and one 69-kV SMUD sub-transmission line. None of the existing surrounding urban land uses have been developed. Three ranchette-style homes are located to the north and west of the site.
- 2003 – The Project site conditions are similar to the 1993 image. Dirt roadways have formed in the northern portion of the site, leading from the northern Project site boundary south to one of the PG&E transmission towers. Grading for the existing residential subdivisions to the west of the site has begun.
- 2005 – The Project site conditions are similar to the 2003 image. Paving and lot placement at the existing residential subdivisions to the west of the site has begun. Grading for the existing residential subdivision to the north of the site has also begun.
- 2009 – The Project site conditions are similar to the 2003 image. A cluster of small utility buildings and structures is located in the northern portion of the Project site near two of the PG&E transmission towers. A well-defined dirt or gravel road continues from Big Meadow Way adjacent north of the Project site south to the group of utility buildings and structures. The existing residential subdivisions to the west and north of the site are nearly complete.
- 2010 – The Project site conditions are similar to the 2009 image. A man-made drainage channel is located in the northeastern portion of the Project site. The channel appears to flow from an existing settling pond to the north of the site approximately 560 feet south to an existing natural drainage channel.
- 2018 – The Project site conditions are nearly identical to the 2010 image. Grading and site preparation of the adjacent residential subdivisions to the north and west has begun.

Historical Land Use

The historical land use research dating back to the late 1800s revealed that the Project has remained largely undeveloped. Dry farming and livestock grazing appear to have been the historic land uses. According to the Phase I ESA, no environmental liens are associated with the Project site.

Transportation of Hazardous Materials

The transportation of hazardous materials within the City is subject to various federal, state, and local regulations. The only roadway and transportation route approved for the transportation of explosives, poisonous inhalation hazards, and radioactive materials in the City is Interstate 50.

3.7.2 REGULATORY SETTING

FEDERAL

The primary federal agencies that are responsible for overseeing regulations and policies regarding hazardous materials are the EPA, Department of Labor Occupational Safety and Health Administration (OSHA), and the Department of Transportation (DOT). Several laws governing the transport, storage, and use of hazardous materials are governed by these agencies as well as oversight for contaminated sites cleanup. Federal laws and regulations that are applicable to hazards and hazardous materials are presented below.

Hazardous Materials Transportation Act

The Hazardous Materials Transportation Act, as amended, is the basic statute regulating hazardous materials transportation in the United States. The purpose of the law is to provide adequate protection against the risks to life and property inherent in transporting hazardous materials in interstate commerce. This law gives the U.S. Department of Transportation (USDOT) and other agencies the authority to issue and enforce rules and regulations governing the safe transportation of hazardous materials (DOE 2002).

Resource Conservation and Recovery Act

The 1976 Federal Resource Conservation and Recovery Act (RCRA) and the 1984 RCRA Amendments regulate the treatment, storage, and disposal of hazardous and non-hazardous wastes. The legislation mandated that hazardous wastes be tracked from the point of generation to their ultimate fate in the environment. This includes detailed tracking of hazardous materials during transport and permitting of hazardous material handling facilities.

The 1984 RCRA amendments provided the framework for a regulatory program designed to prevent releases from USTs. The program establishes tank and leak detection standards, including spill and overflow protection devices for new tanks. The tanks must also meet performance standards to ensure that the stored material will not corrode the tanks. Owners and operators of USTs had until December 1998 to meet the new tank standards. As of 2001, an estimated 85 percent of USTs were in compliance with the required standards.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) introduced active federal involvement to emergency response, site remediation, and spill prevention, most notably the Superfund program. CERCLA was intended to be comprehensive in encompassing both the prevention of, and response to, uncontrolled hazardous substances

releases. CERCLA deals with environmental response, providing mechanisms for reacting to emergencies and to chronic hazardous material releases. In addition to establishing procedures to prevent and remedy problems, it establishes a system for compensating appropriate individuals and assigning appropriate liability. It is designed to plan for and respond to failure in other regulatory programs and to remedy problems resulting from action taken before the era of comprehensive regulatory protection.

Natural Gas Pipeline Safety Act

The Natural Gas Pipeline Safety Act authorizes the U.S. Department of Transportation Office of Pipeline Safety to regulate pipeline transportation of natural (flammable, toxic, or corrosive) gas and other gases as well as the transportation and storage of liquefied natural gas. The Office of Pipeline Safety regulates the design, construction, inspection, testing, operation, and maintenance of pipeline facilities. While the federal government is primarily responsible for developing, issuing, and enforcing pipeline safety regulations, the pipeline safety statutes provide for State assumption of the intrastate regulatory, inspection, and enforcement responsibilities under an annual certification. To qualify for certification, a state must adopt the minimum federal regulations and may adopt additional or more stringent regulations as long as they are not incompatible.

Toxic Substances Control Act

The Toxic Substances Control Act of 1976 provides the EPA with authority to require reporting, record-keeping and testing requirements, and restrictions relating to chemical substances and/or mixtures. Certain substances are generally excluded from Toxic Substances Control Act, including, among others, food, drugs, cosmetics and pesticides. The Toxic Substances Control Act addresses the production, importation, use, and disposal of specific chemicals including PCBs), asbestos, radon and lead-based paint.

Various sections of Toxic Substances Control Act provide authority to:

- Require, under Section 5, pre-manufacture notification for "new chemical substances" before manufacture
- Require, under Section 4, testing of chemicals by manufacturers, importers, and processors where risks or exposures of concern are found
- Issue Significant New Use Rules (SNURs), under Section 5, when it identifies a "significant new use" that could result in exposures to, or releases of, a substance of concern.
- Maintain the Toxic Substances Control Act Inventory, under Section 8, which contains more than 83,000 chemicals. As new chemicals are commercially manufactured or imported, they are placed on the list.
- Require those importing or exporting chemicals, under Sections 12(b) and 13, to comply with certification reporting and/or other requirements.
- Require, under Section 8, reporting and record-keeping by persons who manufacture, import, process, and/or distribute chemical substances in commerce.
- Require, under Section 8(e), that any person who manufactures (including imports), processes, or distributes in commerce a chemical substance or mixture and who obtains

information which reasonably supports the conclusion that such substance or mixture presents a substantial risk of injury to health or the environment to immediately inform EPA, except where EPA has been adequately informed of such information. EPA screens all Toxic Substances Control Act b§8(e) submissions as well as voluntary "For Your Information" (FYI) submissions. The latter are not required by law, but are submitted by industry and public interest groups for a variety of reasons.

STATE

The primary state agencies that are responsible for overseeing regulations and policies regarding hazardous materials are the California Office of Emergency Services (OES), Cal EPA, DTSC, California Department of Transportation (Caltrans), California Highway Patrol (CHP), California Water Quality Control Board, and the California Air Resources Board. Several laws governing the generation, transport, and disposal of hazardous materials are administered by these agencies. State laws and regulations that are applicable to hazards and hazardous materials are presented below.

California Health and Safety Code

Cal EPA has established rules governing the use of hazardous materials and the management of hazardous wastes. Many of these regulations are embodied in the California Health and Safety Code. The code includes regulations that govern safe drinking water, substances control, land reuse and revitalization, remediation, restoration, and methamphetamine contaminated cleanups.

California Hazardous Materials Release Response Plans and Inventory Program Business Plan

When hazardous materials are improperly handled or stored, they can result in a threat to employees, public health, and/or the contamination of the environment. State and Federal Community Right-to-Know laws were passed in 1984. These laws allow public access to information about the types and amounts of chemicals being used at local businesses. The laws also require businesses to plan and prepare for a chemical emergency through the preparation of a Hazardous Materials Inventory that is certified annually and a Hazardous Materials Business Plan that is certified tri-annually. Businesses are inspected at least once every three years by a CUPA inspector to verify compliance with the California Health and Safety Code and California Code of Regulations.

A Business Emergency Response Plan and Inventory is required of any facility which handles hazardous materials or waste in amounts greater than:

- 55 gallons for liquids;
- 500 pounds for solids; or
- 200 cubic feet for compressed gases.

On October 8, 2011, Governor Brown signed Assembly Bill (AB) 408. AB 408 amends the Health & Safety Code Chapter 6.95, Section 25503.5 hazardous materials inventory reporting thresholds. With passage of this legislation, inventory reporting quantities were changed as follows:

1. For a solid or liquid hazardous material that is classified as a hazard solely as an irritant or sensitizer, the new reporting quantity is 5,000 pounds.
2. For a hazardous material that is a gas, at standard temperature and pressure, and for which the only health and physical hazards are simple asphyxiation and the release of pressure, the new reporting quantity is 1,000 cubic feet. (Reporting of gases in a cryogenic state remains unchanged).
3. For oil-filled electrical equipment that is not contiguous to an electrical facility, the new reporting quantity for the oil is 1,320 gallons.

California Code of Regulations Title 22 and Title 26

The California Code of Regulations (CCR) Title 22 provides state regulations for hazardous materials, and CCR Title 26 provides regulation of hazardous materials management. In 1996, Cal EPA established the "Unified Hazardous Waste and Hazardous Materials Management Regulatory Program" (Unified Program) which consolidated the six administrative components of hazardous waste and materials into one program.

California Government Code Section 65962.5

The provisions in Government Code Section 65962.5 are commonly referred to as the "Cortese List" (after the Legislator who authored the legislation that enacted it). The list, or a site's presence on the list, has bearing on the local permitting process as well as on compliance with CEQA. Government Code § 65962.5 was originally enacted in 1985, and per subsection (g), the effective date of the changes called for under the amendments to this section was January 1, 1992. While Government Code Section 65962.5 refers to the preparation of a "list," many changes have occurred related to web-based information access since 1992 and this information is now largely available on the Internet sites of the responsible organizations. Those requesting a copy of the Cortese "list" are now referred directly to the appropriate information resources contained on the Internet web sites of the boards or departments that are referenced in the statute.

Section 65962.5(a)(1) requires that DTSC "shall compile and update as appropriate, but at least annually, and shall submit to the Secretary for Environmental Protection, a list of all the following: ….(1) [a]ll hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code ("HSC")."

The hazardous waste facilities identified in HSC § 25187.5 are those where DTSC has taken or contracted for corrective action because a facility owner/operator has failed to comply with a date for taking corrective action in an order issued under HSC § 25187, or because DTSC determined that immediate corrective action was necessary to abate an imminent or substantial endangerment.

Occupational Safety and Health Act

The Occupational Safety and Health Act of 1970 (OSH Act) was passed to prevent workers from being killed or otherwise harmed at work. The law requires employers to provide their employees with working conditions that are free of known dangers. The OSH Act created the Occupational Safety and Health Administration (OSHA), which sets and enforces protective workplace safety and health standards. OSHA also provides information, training and assistance to employers and workers.

The California Division of Occupational Safety and Health, better known as Cal/OSHA, protects and improves the health and safety of working men and women in California and the safety of passengers riding on elevators, amusement rides, and tramways – through the following activities:

- Setting and enforcing standards;
- Providing outreach, education, and assistance; and
- Issuing permits, licenses, certifications, registrations, and approvals.

LOCAL

Rancho Cordova General Plan

The Rancho Cordova General Plan contains the following goals and policies that are relevant to hazards and hazardous materials:

SAFETY ELEMENT

Goal S.1: Establish Rancho Cordova as a safe community and environment for all persons.

Policy S.1.1: Maintain acceptable levels of risk of injury, death, and property damage resulting from reasonably foreseeable safety hazards in Rancho Cordova.

Policy S.1.2: Cooperate with other local, regional, state, and federal agencies and with rail carriers in an effort to secure the safety of all residents of Rancho Cordova.

Policy S.1.3: Prepare for emergencies and disasters prior to their occurrence.

Policy S.1.4: Ensure plans are kept current to maintain Rancho Cordova as a safe community in the region.

Policy S.1.5: The City shall require written confirmation from applicable local, regional, state, and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the City approving site development or provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses.

Goal S.5: Reduce the possibility of serious harm to residents, employees, or the environment as the result of an accidental release of toxic or hazardous substances.

Policy S.5.1: Work with public agencies and private companies to identify and work towards elimination of potential hazardous releases through compliance with State and Federal law.

Policy S.5.2: Consider the potential impact of hazardous facilities on the public and/or adjacent or nearby properties posed by reasonably foreseeable events. The City considers an event to be "reasonably foreseeable" when the probability of the event occurring is greater than one in one million per year.

Policy S.5.3: Regulate the storage of hazardous materials and waste consistent with State and Federal law.

Policy S.5.5: Separate hazardous or toxic materials from the public.

Policy S.5.6: Ensure that procedures are in place to reduce the chance of accidents in the transport of hazardous materials.

Goal S.6: Protect the community from potential harm associated with Mather Airport operations.

Policy S.6.1: Promote safe air operations at Mather Airport through cooperative implementation of the Mather Airport CLUP and similar plans and programs.

Sacramento Countywide Local Hazard Mitigation Plan

The Sacramento Countywide Local Hazard Mitigation Plan (December 2016) provides a guide to hazard mitigation planning to better protect the people and property of the County and participating jurisdictions from the effects of natural disasters and hazard events. This plan demonstrates the community's commitment to reducing risks from hazards and serves as a tool to help decision makers direct mitigation activities and resources. The plan was also developed in order for the County and participating jurisdictions to be eligible for certain federal disaster assistance.

County of Sacramento Basic Emergency Operations Plan

The County of Sacramento Basic Emergency Operations Plan (December 2012) addresses the County's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting the County of Sacramento. The Plan does not apply to normal day-to-day emergencies or the established departmental procedures used to cope with such emergencies. Rather, the Plan focuses on operational concepts and would be implemented relative to large-scale disasters, which can pose major threats to life, property and the environment requiring unusual emergency responses. The purpose of the County of Sacramento Emergency Operations Plan is to provide the basis for a coordinated response before, during, and after a disaster incident affecting the County of Sacramento.

Sacramento County Area Plan

The Sacramento County Environmental Management Department established the Sacramento County Area Plan (SCAP) as a guideline for hazardous material related accidents or occurrences.

The purpose of the SCAP is "to delineate responsibilities and actions by various agencies in Sacramento County required to meet the obligation to protect the health and welfare of the populace, natural resources (environment), and the public and private properties involving hazardous materials." The SCAP is used for making initial decisions at a hazardous materials incident. The SCAP uses Level I, Level II and Level III classifications for hazardous material incidents, which are determined by the following planning basis:

- Level of technical expertise required to abate the incident;
- Extent of Municipal, County, and State Government involved;
- Extent of evacuation of civilians; and
- Extent of injuries and/or deaths.

Certified Unified Program Agency (CUPA)

The California Environmental Protection Agency designates specific local agencies as Certified Unified Program Agencies (CUPA), typically at the county level. Sacramento County Environmental Management Department is the CUPA for Sacramento County.

The Sacramento County Environmental Management Department coordinates the overall County response to disasters and also works with other municipalities in the region as well as state and federal agencies, community based and private organizations. Sacramento County Office of Emergency Services is responsible for:

- Alerting and notifying appropriate agencies when disaster strikes;
- Coordinating response recovery activities among multiple participating agencies and jurisdictions;
- Constantly monitoring incident status and maintaining situational awareness;
- Responding to complex incidents;
- Coordinating available resources to be mobilized in times of disaster;
- Developing plans and procedures in response to and recovery from disasters;
- Developing and providing preparedness materials and presentations to the public and business community;
- Administering and coordinating the Homeland Security grants for the county of Sacramento.

3.7.3 IMPACTS AND MITIGATION MEASURES

THRESHOLDS OF SIGNIFICANCE

Consistent with Appendix G of the CEQA Guidelines, the Project will have a significant impact from hazards and hazardous materials if it will:

- 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 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 or excessive noise for people residing or working in the Project area;
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan;
- Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires; and/or
- If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the Project:
    - Substantially impair an adopted emergency response plan or emergency evacuation plan?
    - Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?
    - Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
    - Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

As discussed in the Initial Study (see Appendix A), impacts associated with airports and private air strips would be ***less than significant***. The Project site is not located within a very high fire hazard severity zone; therefore, the thresholds associated with the Project's proximity to state responsibility areas or lands classified as very high fire hazard severity zones are not applicable to the Project and there is no impact associated with these thresholds. As such, these CEQA topics are not relevant to the Project and will not be addressed further.

IMPACTS AND MITIGATION MEASURES

Impact 3.7-1: Project implementation has the potential to create a significant hazard through the routine transport, use, or disposal of hazardous materials or through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment (Less than Significant with Mitigation)

CONSTRUCTION PHASE IMPACTS

The Phase I ESA concluded that no environmental liens are associated with the site. As discussed previously, eight sites in the vicinity (see Table 3.7-1) are associated with the 4,000 acre former Aerojet site, including the: McDonnell Douglas – Inactive Test Site; Inactive Rancho Cordova Test Site – Southern Groundwater Contamination; Inactive Rancho Cordova Test Site – IRCTS – Administration Area; McDonnell Douglas/Aerojet Inactive (Field Point EX 26); McDonnell Douglas/Aerojet Inactive (Field Point EX 21); McDonnell Douglas/Aerojet Inactive (Field Point EX 20); McDonnell Douglas/Aerojet Inactive (Field Point EX 22); and McDonnell Douglas/Aerojet Inactive (Field Point EX 27).

According to the site history information on GeoTracker, interim remedial measures have taken place and additional actions will be necessary in the near future. Water supply issues are being addressed by pump and treat. All planned extraction wells have been constructed. Groundwater extraction and treatment systems are operating under an NPDES permit with the current discharge of the treated groundwater to Morrison Creek at two locations. Soil vapor extraction and treatment at the Administration Area has been completed and the system decommissioned. An in-situ groundwater remediation project has been operating at the Sigma Complex to remediate perchlorate in groundwater at the source area. The Boeing Company is looking at expanding the system to help flush out perchlorate in the vadose zone at the source area. Extracted groundwater at these source areas will be treated in vessels designed to remove perchlorate biologically and TCE by granular activated carbon. The first of these treatment systems commenced in summer 2010.

According to the Phase I ESA prepared for the Project site, the constituents of concern associated with the former McDonnell Douglas Test Site include perchlorate and TCE. The presence of perchlorate and TCE in groundwater under the Project site associated with the McDonnell Douglas groundwater plume constitutes a Recognized Environmental Condition. In order to determine whether any hazards are associated with the groundwater plume, Wallace-Kuhl & Associates conducted a preliminary screening for VEC beneath the site using the Tier I vapor encroachment screening evaluation; the evaluation indicated that a VEC can be ruled out because a VEC does not or is not likely to exist. No areas of concern were identified.

The responsible party has been identified and ongoing groundwater treatment and monitoring is taking place with regulatory oversight provided by the Central Valley Regional Water Quality Control Board. Given the depth to water and soil conditions, it is unlikely that the TCE and perchlorate plume as currently understood will have a significant adverse effect on the proposed

development. Periodic changes to the groundwater monitoring and remedial program may be required necessitating the abandonment and installation of wells may be required. Construction of the Project would not prohibit the ongoing groundwater monitoring or remedial program.

Additionally, construction of the Project would likely require the use of petroleum-based products (oil, gasoline, diesel fuel), and a variety of chemicals including paints, cleaners, and solvents. The use of these materials will pose a reasonable risk of release into the environment if not properly handled, stored, and transported. Mitigation Measure 3.7-1 requires the Project applicant to submit a Construction Site Management Plan, for review and approval by the City, that establishes management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction to reduce the potential for spills and to direct the safe handling of these materials if encountered. If, during the construction process, the Project applicant or subcontractors generates hazardous waste, the applicant must register with the CUPA as a generator of hazardous waste, obtain an EPA ID# and accumulate, ship and dispose of the hazardous waste per Health and Safety Code Ch. 6.5. (California Hazardous Waste Control Law).

OPERATIONAL PHASE IMPACTS

The operational phase of the Project would occur after construction is completed and tenants and residents move in to occupy the structures and facilities on a day-to-day basis. The site would be primarily used for residential uses. Single family residential land uses do not routinely transport, use, or dispose of hazardous materials, or present a reasonably foreseeable release of hazardous materials, with the exception of common residential grade hazardous materials such as household cleaners, paint, etc. Additionally, operation of the Project would not prohibit the ongoing groundwater monitoring or remediation program discussed previously.

The commercial and residential mixed use component as well as the recreation center area and parks will likely use a variety of hazardous materials commonly found in urban areas including: paints, cleaners, cleaning solvents, and pesticides. If handled appropriately, these materials do not pose a significant risk. These facilities will store and use these materials. These materials would be stored and handled in accordance with best management practices approved by the Sacramento County Environmental Management Department. In accordance with the Unified Hazardous Waste and Hazardous Materials Management Regulatory Program, prior to bringing hazardous materials (including 55 or more gallons for liquids, 500 or more pounds for solids, and/or 200 or more cubic feet for compressed gases) onsite, the applicant would be required to submit a Hazardous Materials Business Plan (HMBP) to Sacramento County Environmental Management Department (CUPA) for review and approval. The HMBP is required for all businesses in the County which handle or store quantities of hazardous materials, including hazardous wastes equal to or exceeding 55 gallons, 500 pounds, or 200 cubic feet of compressed gasses.

CONCLUSION

Construction and operation of the Project would not prohibit the ongoing groundwater monitoring or remedial program associated with the groundwater plume. Construction and operation of the Project may result in the release of hazardous materials into the environment. However, the Project applicant would be required to submit a Construction Site Management Plan for review

and approval by the City which would establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction to reduce the potential for spills and to direct the safe handling of these materials if encountered. Additionally, the applicant would be required to submit a HMBP to the Sacramento County Environmental Management Department (CUPA) for review and approval. Overall, through compliance with existing regulations which control the use of hazardous materials, and with implementation of Mitigation Measure 3.7-1, this impact would be ***less than significant***.

MITIGATION MEASURE(S)

Mitigation Measure 3.7-1*: Prior to commencement of grading, the applicant shall submit Construction Site Management Plan for review and approval by the City. The Construction Site Management Plan shall establish management practices for handling hazardous materials, including fuels, paints, cleaners, solvents, etc., during construction to reduce the potential for spills and to direct the safe handling of these materials if encountered. The City shall approve the Construction Site Management Plan prior to any earth moving.*

Impact 3.7-2: The Project is not 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 not create a significant hazard to the public or the environment (Less than Significant)

According to the Phase I ESA, the Project site is not listed on the Cortese List. A further review of regulatory databases maintained by county, state, tribal, and federal agencies found no documentation of hazardous materials violations or discharge on the property and did not identify contaminated facilities within the appropriate ASTM search distances that would reasonably be expected to impact the property. Therefore, this is considered a ***less than significant*** impact.

Impact 3.7-3: Project implementation would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school (Less than Significant)

The Project has limited potential for the routine transport, use, or disposal of hazardous materials as discussed above (Impact 3.7-1). The closest school (Robert J. McGarvey Elementary School) is located approximately 0.45 miles west of the western boundary of the Project site. Other schools nearby include Sunrise Elementary School (0.75 miles northwest), and Mather Heights Elementary School (2.92 miles west). The Project is not located within one-quarter mile of an existing or proposed school and the Project components would not involve the routine transport, use, or disposal of hazardous materials, or present a reasonably foreseeable release of hazardous materials. Therefore, the Project would have a ***less than significant*** impact with respect to emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school.

Impact 3.7-4: Project implementation would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan (Less than Significant)

(*Note: The following discussion is associated with potential impacts of the Project on emergency response plans and/or evacuation plans. Proposed emergency vehicle access to and from the site is addressed in Section 3.13, Transportation and Circulation.*)

Implementation of the Project would not result in any substantial modifications to the existing roadway system and would not interfere with potential evacuation or response routes used by emergency response teams. The Project would include the construction of internal and external access roads connecting the proposed uses to existing and future planned roadways. Primary access would be from Rancho Cordova Parkway. The Project would provide for future connections to an extension of Chrysanthy Boulevard east of the Project site.

The City is a participatory agency for the Sacramento Countywide Local Hazard Mitigation Plan, which plans for emergency management and evacuation in the event of disasters. According to the Plan, potential hazards in the County include severe weather (likely or highly likely), agricultural hazards (highly likely), bird strike (highly likely), climate change (highly likely), dam failure (unlikely), drought (likely), earthquake (occasional), flood (occasional/unlikely or highly likely), landslides (unlikely), levee failure (occasional), bank erosion (highly likely), subsidence (highly likely), volcano (unlikely), and wildfire (highly likely). The Sacramento Countywide Local Hazard Mitigation Plan does not include any specific requirements that would affect the Project.

The County of Sacramento Basic Emergency Operations Plan (December 2012) addresses the County's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and national security emergencies in or affecting the County of Sacramento. The Plan focuses on operational concepts and would be implemented relative to large-scale disasters, which can pose major threats to life, property and the environment requiring unusual emergency responses. The various plans and procedures (i.e., dam failure plan, flood alert system, and evacuation procedures) for emergency response and evacuation are integrated into the Emergency Operations Plan. The Emergency Operations Plan does not include any specific requirements that would affect the Project.

The Project would also not interfere with any emergency response plan or emergency evaluation plan. The Project does not include any actions that would impair or physically interfere with the Sacramento Countywide Local Hazard Mitigation Plan. The Project site includes vehicle access to provide for of ingress and egress in the event of an emergency that must comply with city street design standards to ensure streets adequately serve emergency response. An expanded discussion of local circulation and traffic volumes is provided in the Transportation and Circulation Section of this report. This is a ***less than significant*** impact.

Impact 3.7-5: Project implementation would not expose people or structures to a risk of loss, injury or death from wildland fires (Less than Significant)

The risk of wildfire is related to a variety of parameters, including fuel loading (vegetation), fire weather (winds, temperatures, humidity levels and fuel moisture contents) and topography (degree of slope). Steep slopes contribute to fire hazard by intensifying the effects of wind and making fire suppression difficult. Fuels such as grass are highly flammable because they have a high surface area to mass ratio and require less heat to reach the ignition point, while fuels such as trees have a lower surface area to mass ratio and require more heat to reach the ignition point.

The site is not located within an area where wildland fires are known to occur, or within a very high, high, or moderate Fire Hazard Severity Zone (FHSZ) as indicated by the California Department of Forestry & Fire Protection (CalFire) FHSZ Maps. The site is designated as a Local Responsibility Area (Incorporated) and as a Non-Very-High-FHSZ (Incorporated) by the CalFire FHSZ maps.

Approximately 199.5 acres of the site would be preserved. The preserve area would contain aquatic habitats as well as grassland. The remainder of the site would be developed with urban uses. The Sacramento Metropolitan Fire District does not have any interface requirements for new development. The Fire District 's personnel are trained and equipped to deal with emergency, including structural or wildland fires. Development of the site would be subject to the requirements of the National Fire Protection Association's National Fire Code. Additionally, the Project will comply with the applicable standards for fire hydrants and fire sprinklers.

The Project site is surrounded by developed land uses and open space/agricultural land. Existing roadway, residential uses, and commercial uses are located to the north, northwest, and west, while undeveloped agricultural land is located to the east and south of the Project site. It is noted that future urban uses will be located to the east (Sunridge Specific Plan and SunCreek Specific Plan) and south (SunCreek Specific Plan) of the Project site. This is a ***less than significant*** impact.