

## **16 HAZARDS AND HAZARDOUS MATERIALS**

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This section describes the potential adverse effects on human health and the environment due to exposure to hazards that could result from implementation of the proposed Placer County Government Center Master Plan Update Project (PCGC Master Plan Update or project), including the specific effects associated with construction of the proposed Health and Human Services building and Multifamily Residential project, as described in Chapter 3, Project Description. Hazards evaluated include potential exposure to hazardous materials used, generated, stored, or transported in or adjacent to the project site; and existing identified or suspected soil and/or groundwater contamination. Information in this chapter is based on the Phase I Environmental Site Assessment (ESA) completed by Holdrege and Kull (H&K) for the sites of the Health and Human Services building and the Multifamily Residential project. The Phase I ESA is provided in Appendix I.

During the Notice of Preparation comment period, two letters were received that expressed concerns regarding hazards and hazardous materials. The first was a comment letter from the Placer County Air Quality Control District which outlined measures that should be taken in order to avoid impacts with regard to asbestos. The second letter expressed concerns regarding the possible expansion of the Auburn Municipal Airport and associated risks at the PCGC campus due to aircraft overflights. The Notice of Preparation and comments received in response to it are provided in Appendix A.

### **16.1 EXISTING CONDITIONS**

The project site was first developed between 1943 and 1945 as DeWitt General Hospital. DeWitt General Hospital treated patients from both the European and Pacific theaters of war during February 1944 through December 1945. After the war, the hospital was sold to the state of California for use as a mental hospital. It served as such until 1971, after which it was transferred to Placer County for use as county offices (County of Placer 2018).

#### **Location**

The project site is located within a commercial/light industrial use area in unincorporated Placer County, within the census-designated area of ‘North Auburn’, which is north of the city of Auburn. Currently, the project site is mostly developed with approximately 73 structures and is generally bounded by Bell Road on the north and Atwood Road on the south. As shown in Figure 3-2: Site Map, the western boundary of the study area is located on the west side of a former wastewater treatment plant and the eastern boundary extends south from Bell Road to the west of the offices on Professional Drive, then heads east to include the Home Depot store and parking lot, and then south to the rear property lines of the residences on Cottage Drive, extending to Atwood Road and including the fire station located at 11645 Atwood Road. Adjacent parcels to the east support offices along Professional Drive and the residential

neighborhood on Cottage Drive. Rural residential land uses exist to the west, northwest, and south. Commercial, office/professional, and light industrial development lies to the north and east.

The project site is not located within two miles of a private airport, but is within the planning area of the Airport Land Use Compatibility Plan for the Auburn Municipal Airport. That airport is located approximately 6,125 feet northeast of the eastern boundary of the project site. The majority of PCGC campus is located in Compatibility Zone D, characterized by occasional aircraft overflights, with a smaller area within Compatibility Zone C2, areas routinely overflown by aircraft approaching and departing the airport. The land use restrictions in Zone D are related to hazards to flight, specifically structure height. There is potential for annoyance from aircraft overflights (noise) affecting certain land uses. Safety is a concern with regard to uses involving high concentrations of people and risk-sensitive uses such as schools and hospitals (Placer County Airport Land Use Commission 2014).

Rock Creek Elementary school located near the intersection of Bell Road and State Route 49 is approximately 350 feet from the northeast corner of the project boundary. Auburn Elementary school, located south of Atwood Road, is approximately 1,100 feet from the project site.

### **Site Geology and Naturally Occurring Asbestos**

The project site is located in the eastern portion of the Western Metamorphic Terrane, which consists predominantly of Jurassic igneous and sedimentary rocks of island-arc origin. The property is underlain by rocks known as the Smartville Complex, composed of mafic/intermediate volcanic and plutonic rocks (NFA/URS 2002). Naturally occurring asbestos can be associated with serpentine material known to be present in this portion of the foothills. Naturally occurring asbestos has been identified at nearby sites, including at a location on nearby Bell Road (County of Placer 2003).

Naturally occurring asbestos can be found in serpentine or its parent material, ultramafic rock. Serpentine is a mineral generally comprised of ferro-magnesian silicates characterized by long fibrous crystals, including asbestos. Rocks consisting of almost all serpentine minerals derived from the alteration of previously existing olivine and pyroxene are known as serpentinite. Ultramafic rocks include igneous rocks containing less than 45 percent silica, with virtually no quartz or feldspar, and are composed essentially of ferromagnesian silicates, metallic sulfides and oxides, and native metals. Due to the presence of the ferromagnesian silicates in ultramafic rock, there is the potential, depending on the degree of alteration of the ultramafic rocks to have asbestos occurring naturally in the rock underlying portions of the project site (County of Placer 2003).

## **Phase I Environmental Site Assessment**

A Phase I Environmental Site Assessment (ESA) was completed for the prior EIR prepared for the DeWitt Government Center Facility Plan (2003 - 2010) by URS in January 25, 2002. The 2002 Phase I ESA identified several Recognized Environmental Conditions (RECs) at the property associated with past site usage and underground storage tanks (USTs). The identified RECs that occur within or adjacent to the proposed project site are discussed further below.

The Phase I ESA evaluating the sites of the Health and Human Services building and the Multifamily Residential project (Appendix I) was performed to the standards set in the ASTM Standard Practice for Environmental Site Assessment: Phase 1 Environmental Site Assessment Process. It identified all RECs, including the presence (or likely presence) of hazardous substances or petroleum products in, on, or at the property site. The Phase I ESA did not include determining the presence of asbestos-containing materials, radon, lead-based paint, drinking water quality, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality, geologic hazards, biological agents and mold.

### ***Federal and State Regulatory Agency Database Review***

H&K reviewed information received from Environmental Data Resources, Inc. (EDR), an environmental database research firm to identify potential environmental concerns such as environmental permits, incidents, complaints, violations, response actions, and remedial activities relating to owners and operators on the subject property, and on abutting and adjacent properties that may have occurred since the DeWitt Center Existing Conditions Report was prepared. The EDR report (presented as Appendix A to the Phase I ESA) provides federal and state information intended to meet ASTM standards for environmental site assessment. Although the EDR information cannot be verified, the use of and reliance on this information is a generally accepted practice in the conduct of environmental due diligence studies. The databases included in the EDR research are described starting on page GR-1 of the EDR report, and the report lists 199 sites where one or more of the databases identify a release of hazardous materials that occurred within the PCGC campus or within one-half mile.

### ***Site Reconnaissance and Interviews***

H&K reviewed federal and state agency records and databases and conducted a follow-up interview on February 14, 2018. As part of the interview, representatives from Facility Services (Mr. Paul Breckenridge and Ms. Hope Bostic) provided information about the project site, Mr. Breckenridge completed a questionnaire, and Ms. Bostic provided a fill assessment report (Report of Additional Fill Assessment, DeWitt Center, Kleinfelder, January 2008 as cited in Appendix I). The representatives described the historic use of the PCGS property (ranch,

hospital, and for county public services) and indicated that elemental mercury had been observed within the canal adjacent to the proposed residential building site. They also indicated that a waste dump associated with formal hospital operations is located within the western portion of the PCGC, down gradient and west of the proposed project sites. Constituents of concern within the fill included petroleum hydrocarbons (motor oil range), lead, as well as low-levels of polychlorinated biphenyls (PCBs), dioxins, and furans were detected. At the time of the interview, the status of remediation and sampling was only partially complete.

### Existing Hazardous Materials and Wastes

The following section summarizes the existing hazardous materials and wastes that were documented as occurring within the PCGC campus.

Most buildings at the PCGC campus have janitorial closets or storage rooms that contain small quantities of cleaning supplies, including detergents, bleaches, and soaps, and occasionally pesticides. These materials and their quantities are not considered to present a material risk of harm to public health or the environment and would not be the subject of an enforcement action if brought to the attention of governmental agencies. Buildings and areas that contain hazardous substances and are specifically located within or directly adjacent to the proposed project sites are identified below.

The hazardous materials sites within the PCGC campus are summarized in Table 16-1.

**Table 16-1**  
**Hazardous Materials Sites within the PCGC Campus**

Location	Site Name	Type of Site	Status
<i>Standard Environmental Record Sources</i>			
11475 C Avenue, Auburn, CA (Subject Property)	Placer County Public Health	EMI, FINDS, ECHO, HAZNET, RCRA-SQG	Small quantity generator (SQG) of hazardous waste; no regulatory violations.
2815 Second Street, Auburn, CA	County of Placer Parks & Ground Shop	HAZNET	Stores and disposes unspecified oil-containing waste.
11476 C Avenue, Auburn, CA	County of Placer, Facilities Management	US AIRS, PEST LIC	Under compliance for emission standards, current pesticide regulation license (PEST) is due to expire in December 2018.
Atwood Road, Auburn, CA	DeWitt Placer County Jail, Kitchen Annex	SLIC	Petroleum impacted soil discovered in September 1994, 500 cubic yards

**Table 16-1  
Hazardous Materials Sites within the PCGC Campus**

Location	Site Name	Type of Site	Status
			removed but excavation was incomplete. Inactive site. <sup>a</sup>
Auburn, CA	DeWitt Treatment Plant	SWEEPS UST, CA FID UST, HIST UST, LUST	One UST-containing fuel, status of leaking tank being confirmed.
11499 B Avenue, Auburn, CA	Facility Services	RGA LUST	No regulatory records available, potentially active remediation cases.
11519 B Avenue, Auburn, CA	Placer County Sheriff's Office	HAZNET	Unspecified inorganic solid waste.
11519 B Avenue, Auburn, CA	Placer County Facilities Services	HAZNET	Facility contains PCBs and PCB containing materials.
1510 A Avenue, Auburn, CA	DeWitt Building #18	LUST, HIST CORTESE	Heating oil tank being confirmed, potentially active remediation cases.
11755 Willow Creek Drive, Auburn, CA	The Home Depot – Auburn	EMI	Particulate matter releases.
11414 B Avenue, Auburn, CA	Placer County – Maintenance Facility	HAZNET	Asbestos containing waste.
Dewitt and D Avenue	Bakery – Building #210A	LUST, HIST CORTESE	Heating fuel tank lease being confirmed, potentially active remediation cases.
11428 F Avenue	DeWitt Auburn Corp Yard	LUST	Closed case from RWQCB for waste oil tank. <sup>b</sup>
2775 DeWitt & Richardson Avenue	Placer County Main Jail	LUST, HIST CORTESE	Closed case from RWQCB for diesel tank release. <sup>c</sup>
11448 F Avenue	Placer County Service Station	SWEEPS UST	Four USTs for fuel.  Documentation for two 8,000 gallon ASTs containing regular and diesel fuel. Inspected by PCEHD in April 2018, determined tanks sufficiently stored. <sup>d</sup>
11510 C Avenue	Placer County – Building #208	EMI, FINDS	Particulate matter releases. <sup>e</sup>
<i>Additional Environmental Records Sources</i>			
1510 A Avenue	DeWitt General Hospital, Buildings #5 and 8	Military LUFT	Open, includes fume hood and storage cabinet with methanol and acetone. Per

**Table 16-1  
Hazardous Materials Sites within the PCGC Campus**

Location	Site Name	Type of Site	Status
			lab technician, no historical spills at this facility. <sup>f</sup>
11481 B Avenue	DeWitt General Hospital, Building #18	Military LUFT	Open <sup>f</sup>
2900 B Avenue	DeWitt Water Treatment Plant, Building # 603	Military LUFT	Open <sup>f</sup>
C Avenue	DeWitt Café, Building # 208	Military LUFT	Open <sup>f</sup>
N/A	DeWitt General Hospital	Military LUFT	Open <sup>f</sup>
D Avenue	DeWitt Bakery, Building #210A	Military LUFT	Open <sup>f</sup>
F Avenue	DeWitt General Hospital, Building #320B	Military LUFT	Open <sup>f</sup>
2725 3 <sup>rd</sup> Street	DeWitt Heating Plant, Building #500	Military LUFT	Open <sup>f</sup>
2775 Richardson Avenue	Placer County Main Jail	LUST	Closed <sup>c</sup>
Atwood Road	Placer County Jail, Kitchen Annex	LUST	Closed <sup>a</sup>
11510 F Avenue	DeWitt CTSA Motor Pool Yard	LUST	Closed
11428 F Avenue	DeWitt Auburn Corp Yard	LUST	Closed <sup>b</sup>
11448 F Avenue	DeWitt Placer CO SS & Auburn Fleet Yard	LUST	Closed <sup>d</sup>
11448 F Avenue	Auburn Fleet Garage	LUST	Closed <sup>d</sup>
B Avenue	DeWitt Center/B Avenue Waste Dump	Waste Dump	Open

<sup>a</sup> Related to a former UST containing diesel fuel. 500 cubic yard of contaminated soil excavated but some left in place due to utilities. Case file under review, RWQCB recommendation that additional soil and groundwater assessment needed.

<sup>b</sup> Two USTs removed in 2001, a No Further Action Required letter issued by RWQCB in 2001.

<sup>c</sup> A No Further Action Required letter issued by RWQCB in 2001 for a release from a 550 gallon UST.

<sup>d</sup> A No Further Action Required letter associated with remediation of a release from two 1,000 gallon waste oil UST issued by RWQCB in 2015 and remediation of releases from four USTs by RWQCB in June 2005.

<sup>e</sup> One 10,000 gallon UST removed in 1992. 650 cubic yards of contaminated soil excavated and removed. A No Further Action Required letter issued by RWQCB in 2001.

<sup>f</sup> Eight LUFT sites removed with the exception of one LUFT located under a concrete pad adjacent to Building 320B. RWQCB indicated that additional information needed to determine if LUFT sites meet standards for closure through the SWRCB Low-Threat Underground Storage Tank Closure Policy.

## **Other Potentially Hazardous Conditions**

### ***Solid Waste Disposal***

The Placer County Department of Health and Human Services Environmental Health Division (EHD) has been certified by the California Integrated Waste Management Board as the Local Enforcement Agency for solid waste issues in Placer County. The inventory of Placer County solid waste disposal sites maintained by the Local Enforcement Agency includes a site designated as the DeWitt State Hospital Disposal Site. While this site is assumed to be located within the PCGC campus, its exact location is unknown. Based on usage patterns at the campus, it is considered likely that the disposal site is in the western portion of the project site near the open water pond and Animal Services Building.

### ***Water and Sewage Infrastructure***

No pits, lagoons, septic systems, cisterns, sumps, or drains are known to occur onsite. There is an open water pond in the western portion of the project site and three existing detention basins in the eastern portion of the site. No changes to these features are proposed.

### ***Stained and Discolored Soils***

Stained and discolored soils were not observed on the project site.

### ***Onsite Wells***

Five monitoring wells are located at 11448 F Street within the County Corporation Yard. These wells are used for quarterly monitoring of groundwater in the vicinity of Building 401, the Department of Public Works service station. No other groundwater monitoring wells, water supply wells, or gas and oil production wells are known to exist onsite (County of Placer 2003).

### ***Lead-based Paint and Asbestos***

Although lead-based paint and asbestos are not included in the ASTM standard for ESAs, the buildings and structures throughout the PCGC campus are of the appropriate age and construction to contain asbestos containing materials and lead-based paint. Buildings and facilities proposed for demolition are likely to contain lead based paint and asbestos containing materials. Buildings 107, 108, and 109 are proposed to be demolished in order to construct the Health and Human Services building, while an additional 31 buildings and the pool are proposed to be demolished during implementation of future phases of the PCGC Master Plan Update. These buildings were constructed during an era when the use of lead-based paint and asbestos were commonplace.

## 16.2 REGULATORY FRAMEWORK

### Federal Regulations

#### *Clean Air Act*

The Clean Air Act requires the U.S. Environmental Protection Agency (U.S. EPA) to develop and enforce regulations to protect the general public from exposure to airborne contaminants that are known to be hazardous to human health. In accordance with Section 112 of the Clean Air Act, the U.S. EPA established the National Emissions Standards for Hazardous Air Pollutants (NESHAP) to protect the public. Asbestos was one of the first hazardous air pollutants regulated under Section 112. The U.S. EPA promulgated the Asbestos NESHAP in 40 CFR Part 61. Federal agencies often delegate responsibility to the local Air Quality Management District or Air Pollution Control District (APCD) to administer regulations. However, the Placer County APCD is not a federally delegated agency. Therefore, NESHAP compliance is the only compliance required for asbestos removal. Asbestos abatement activity notification is given to the U.S. EPA and the California Air Resources Board in Sacramento.

#### *Solid Waste Disposal Act and Resource Conservation and Recovery Act of 1976*

The Solid Waste Disposal Act (SWDA) (42 USC Sections 6901–6992(k)), which includes as a subsection the Resource Conservation and Recovery Act (RCRA) (42 USC sections 6921–6939(e)), creates a “cradle-to grave” (from manufacture to disposal) regulatory system for hazardous wastes, and delegates substantial authority to the states for waste management under U.S. EPA supervision. RCRA requires the U.S. EPA to adopt criteria for identifying hazardous wastes, to formulate a list of “designated” hazardous wastes, and to set forth standards for facilities that handle them.

#### *Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986*

The Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 USC sections 9601–9675), which was later amended by the Superfund Amendments and Reauthorization Act of 1986 (SARA), sets forth regulations for cleanup of hazardous substances after improper disposal; identifies federal response authority; and outlines responsibilities and liabilities of “potentially responsible parties”— those parties who have control over the hazardous substance itself, the property where hazardous source have been disposed or spilled, the source that it was spilled from, etc. CERCLA also specifies where Superfund money can be used for site cleanup. Notably, CERCLA defines “hazardous substances” by cross-referencing to other environmental statutes. Additionally, U.S. EPA can designate additional substances as hazardous substances.



## State Regulations

### *Hazardous Waste Control Act (HWCA)*

The California Hazardous Waste Control Act (HWCA) is the primary state law that regulates hazardous waste and hazardous waste disposal facilities, and is administered by the DTSC. Like the federal RCRA, the HWCA regulates transportation and disposal of hazardous wastes, sets forth hazardous waste facility standards and directs administrative and enforcement procedures. It also lists and categorizes specific hazardous wastes.

### *Central Valley Regional Water Quality Control Board*

The Central Valley Regional Water Quality Control Board is part of the California Environmental Protection Agency (Cal EPA). The Regional Water Quality Control Board has responsibility for groundwater quality in the project site and would address issues that could impact groundwater. As indicated previously, there are two open LUST cases administered by the Regional Water Quality Control Board in the proposed project areas (Building 8 and Building 500). The U.S. Army Corps of Engineers (Corps) is the primary responsible party for these cases, and therefore responsible for their remediation and closure. Consequently, there is the issue of potentially impacted soil and groundwater being present in the project areas where demolition and construction are planned. If the soil and groundwater needs to be removed from the project areas during these activities, it will need to be sampled prior to disposal for characterization purposes.

The Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations (CCR Title 17, Section 93105) requires the notification of the local air district of construction activities in areas where ultramafic rock, serpentine, or naturally occurring asbestos may be found. Construction activities in such areas require the approval and implementation of an Asbestos Dust Mitigation Plan.

### *Asbestos NESHAP*

The Asbestos NESHAP Program enforces the federal compliance of the federal National Emissions Standards for Hazardous Air Pollutants (NESHAP) regulation for asbestos and investigates all related complaints. This is mandated by Health and Safety Code Section 39658 and is regulated by the California Air Quality Board (CARB). 16 of California's 35 air districts do not have an asbestos program in place. For these districts, a demolition/renovation notification is required for compliance with the Asbestos NESHAP; ARB reviews and investigates the notifications.

## **Local Regulations**

### ***Placer County Department of Health and Human Services Environmental Health Division***

The California Health and Safety Code, Division 20, Chapter 6.11 allows the establishment of a local unified hazardous waste and materials management regulatory program. This allows for the establishment of a Certified Unified Program Agency (CUPA). In Placer County, this program is administered by the Placer County EHD, which was certified as a CUPA in 1997. As indicated in the Placer County General Plan, Policy 8.G.5, the County shall strictly regulate the storage of hazardous materials and waste. The EHD would be the agency that regulates hazardous materials for all future development within the PCGC campus. The Placer County General Plan, Policy 8.G.10 also indicates the County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material. This information would be contained in a Hazardous Materials Business Plan required by the CUPA. The Hazardous Materials Business Plan would contain an inventory of the hazardous materials used and stored at the property, an emergency response plan, and training programs for employees in safety procedures and emergency response.

### ***Placer Consolidated Fire Protection District***

The Placer Consolidated Fire Protection District (PCFPD) provides fire protection and emergency services to Placer County. The PCFPD has requirements for the permitting of temporary aboveground storage tanks that may be used to store fuel(s) for machinery associated with construction activities for the project as well as other hazardous material(s) storage areas that may exist in the Study Area.

### ***Auburn/Bowman Community Plan***

There are no goals and policies in Auburn/Bowman Community Plan that are applicable to the proposed project with respect to hazardous materials.

### ***Placer County General Plan***

The Health and Safety Element of the *Placer County General Plan* contains the following policies regarding hazards and hazardous materials that are applicable to the proposed project.

#### **Goals IV.C.1**

1. Protect and preserve open spaces vital for wildlife habitat and/or which contain major or unique ecological significance.

2. Protect the natural beauty and minimize disturbance of natural terrain and vegetation.
3. Provide open space to shape and guide development and to enhance community identity.
4. Conserve visual resources of the community, including important vistas and wooded areas.

**Policy IV.C.2.f.** In the design and construction of new development, preserve the following types of areas and features as open space to the maximum extent feasible: high erosion hazard areas; areas subject to landslide or with severe slope stability problems; areas with high fire risk; scenic and trail corridors; streams and other areas subject to flooding from a 100-year storm; streamside vegetation; wetlands; significant stands of vegetation; wildlife corridors; and any areas of special ecological significance.

**Goal 8.F** To protect public health and safety through safe location of structures necessary for the protection of public safety and/or the provision of emergency services

**Policy 8.F.1** The County shall not locate new County structures necessary for the protection of public safety and/or provision of emergency services in areas subject to inundation, subsidence, slope failure, surface rupture, or ground failure in a seismic event. Exception to this policy may be granted if the only alternative location would be so distant as to jeopardize the safety of the community, given that adequate precautions are taken to protect the facility.

**Goal 8.G** To minimize the risk of loss of life, injury, serious illness, damage to property, and economic and social dislocations resulting from the use, transport, treatment, and disposal of hazardous materials and hazardous materials wastes.

**Policy 8.G.1** The County shall ensure that the use and disposal of hazardous materials in the County complies with local, State and federal safety standards.

**Policy 8.G.3** The County shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County’s *Hazardous Waste Management Plan* (CHWMP).

**Policy 8.G.5** The County shall strictly regulate the storage of hazardous materials and wastes.

**Policy 8.G.6.** The County shall require secondary containment and periodic examination for all storage of toxic materials.

**Policy 8.G.9** The County shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.

**Policy 8.G.10** The County shall require that any business that handles a hazardous material prepare a plan for emergency response to a release or threatened release of a hazardous material.

### **16.3 PROJECT IMPACTS**

#### **Significance Criteria**

The significance criteria used to evaluate the project impacts related to hazards and hazardous materials are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to hazards and hazardous material would occur if the project would:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
2. 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.
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
4. 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 result, would is create a significant hazard to the public or the environment.
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area.
6. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area.
7. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

8. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including, where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

**Impact Analysis**

**Impact 16-1**

	<b>Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials or through reasonably foreseeable accidental release of hazardous materials into the environment?</b>		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
<b>Level of Significance:</b>	Potentially Significant	Potentially Significant	Potentially Significant
<b>Mitigation Measure:</b>	Mitigation Measures 16a and 16b	Mitigation Measures 16a and 16b	Mitigation Measure 16b
<b>Significance after Mitigation:</b>	Less than Significant	Less than Significant	Less than Significant

**PCGC Master Plan Update**

**Demolition**

The proposed PCGC Master Plan Update anticipates demolition of 34 buildings and the pool. These facilities were constructed between the 1940s and the 1970s. Building materials that were commonly used during this time include asbestos-containing materials and used lead-based paint. The proposed demolition of structures likely to contain asbestos and lead could release hazardous materials into the air. Without measures that would control the risk of release of asbestos and lead during demolition, the PCGC Master Plan Update would result in a **potentially significant** impact with regards to the exposure of people to asbestos and lead and associated adverse health effects. Mitigation Measure 16a requires the preparation and implementation of an asbestos and lead abatement plan that would be compliant with the Asbestos NESHAP (CA Health and Safety Code § 19827.5). Implementation of this mitigation measure would allow for the safe removal of asbestos and lead-based paint from the structures before their demolition. With implementation of Mitigation Measure 16a, the PCGC Master Plan Update would result in a **less than significant** impact during demolition.

**Construction**

All construction equipment and materials would be temporarily stored on site during construction. Hazardous materials may be used and stored at the project site during construction, including paints, solvents, greases, motor oil, gasoline diesel fuels, and other construction-related

materials. The use of these materials may also generate hazardous waste. Potential adverse impacts associated with use of these types of materials involve the exposure of construction workers and/or the environment to hazardous materials from an accidental release during construction. The County and applicants for private development within the PCGC campus would be required to comply with the County's General Plan Health and Safety Element policies that require the implementation of state and local requirements for interim storage of hazardous and flammable materials during all construction activities. No acutely hazardous materials would be used during construction of the project. The routine transport, use, and storage of hazardous materials during construction are not expected to pose a significant risk to off-site residents or construction workers because they would be used and stored in accordance with existing laws and regulations. Typically, construction projects require on-site storage of relatively small amounts of hazardous materials, which would also limit the potential effects from a release of these materials. Although not anticipated, if quantities of fuel or oil greater than or equal to 1,320 gallons are stored on the project site during construction, a Spill Prevention Control and Countermeasure Plan must be prepared in accordance with Title 40, Code of Federal Regulations, Section 112.

Due to the routine nature of the activities involved in construction activities, an accidental spill of hazardous materials is unlikely. However, an accidental release of construction-related hazardous materials could result in a **potentially significant** impact due to exposure of workers and/or the environment to hazardous materials. Mitigation Measure 16b requires construction contractor for each future construction project that occurs within the PCGC campus to implement a Site Mitigation Work Plan that establishes best management practices for storage and for responding to any spills of hazardous materials and defines minimum requirements for use and storage of hazardous materials and for disposal of hazardous waste. Implementation of Mitigation Measure 16b would ensure that materials are stored in accordance with existing laws and regulations and that if a spill should occur, it will be contained and reported to the Placer County EHD immediately so that appropriate remediation measures can be implemented. Specifically, the measure requires that hazardous materials be stored in locations that are removed from storm drain inlets, drainageways, and canals and are surrounded by earthen berms. This would ensure that if a spill or release occurs, the released material would be contained within the earthen berms and would not enter stormwater runoff or natural drainage features. If necessary, contaminated soil would be excavated and disposed of in accordance with County requirements. The materials must also be covered with impervious tarps or stored inside buildings, which would ensure that materials would not be released to the air during windy conditions or exposed to rain.

As part of the County's standard process for reviewing project plans prior to issuance of grading and building permits, the proposed Site Mitigation Work Plan for each construction project would be reviewed by the County's Development Review Committee to ensure appropriate

provisions are made for storage of any hazardous materials needed during construction or operation. Compliance with all federal, state, and local regulations as well as implementation of Mitigation Measure 16b would ensure that all construction-related impacts associated with transport, use, storage, and the potential for accidental release of hazardous materials are **less than significant**.

### **Operation**

Hazardous materials may be used and stored at the PCGC campus throughout the life of the proposed land uses. Commonly used hazardous materials in residential, commercial, and office uses include paints, solvents, greases, motor oil, gasoline diesel fuels, pesticides, and other materials used in property maintenance. Potential adverse impacts associated with use of these types of materials involve the exposure of onsite employees, residents, and visitors and/or the environment to hazardous materials from an accidental release during operation. The County and all private development project applicants and business operators would be required to comply with the County's General Plan Health and Safety Element policies that require the implementation of state and local requirements for storage of hazardous and flammable materials during all operational activities. It is not anticipated that acutely hazardous materials would be used during operation of the county offices and commercial activities. However, any County facility or business that stores an acutely hazardous substance, or stores 55 gallons and/or 500 pounds of a hazardous substance or 200 cubic feet of combustible gas must file an Emergency Response Plan and Hazardous Materials Storage and Containment Plan with the Placer County EHD. In addition, any County facility or business that includes USTs and/or aboveground storage tanks must comply with County and state UST regulations. Although not anticipated, if quantities of fuel or oil greater than or equal to 1,320 gallons are stored on the PCGC campus during operation, a Spill Prevention Control and Countermeasure Plan must be prepared in accordance with Title 40, Code of Federal Regulations, Section 112.

During the storage and/or use of chemical products, the risk of an accidental release exists. However, based on the types and quantities of hazardous substances anticipated to be used, the risk of a release of a significant quantity of hazardous substances is considered minimal and commensurate with other County and commercial/office land uses. All future residents, County staff, and commercial businesses that locate within the project site are required by local, state and federal law to comply with applicable regulations regarding use, transport, and storage of hazardous materials. These requirements for the management of hazardous materials, as outlined previously in the regulatory setting section, ensure that the risk of a release of hazardous substances by County staff, residents, and/or commercial/office businesses is minimized.

With compliance with federal, state, and local requirements for the use and storage of hazardous materials, and considering the types and quantities of the hazardous materials expected to be used within the project site, operation of the land uses anticipated under the proposed PCGC Master Plan Update would result in a **less than significant** impact associated with the transport, use, disposal, or accidental release of hazardous materials.

## Health and Human Services Building

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### Demolition

Construction of the proposed Health and Human Services building requires the demolition of three buildings built in the 1940s, which may include asbestos-containing materials and lead-based paint. Demolition of these structures would result in a **potentially significant** impact by releasing asbestos and lead into the air. With the implementation of Mitigation Measure 16a, as described above, the proposed project would result in a **less than significant** impact associated with the transport, use, or disposal of hazardous materials.

### Construction

Construction of the proposed Health and Human Services building would result in the use of hazardous materials that may result in the exposure of people or the environment resulting from an accidental release of hazardous materials during construction. As discussed above, the County (as the project proponent for this construction project) would be required to comply with the County's General Plan Health and Safety Element policies that require the implementation of state and local requirements for interim storage of hazardous and flammable materials during all construction activities.

An accidental release of construction-related hazardous materials could result in a **potentially significant** impact due to exposure of workers and/or the environment to hazardous materials. Mitigation Measure 16b requires the construction contractor for the Health and Human Services building to implement a Site Mitigation Work Plan that establishes best management practices for storage and for responding to any spills of hazardous materials and defines minimum requirements for use and storage of hazardous materials and for disposal of hazardous waste. Implementation of Mitigation Measure 16b would ensure that materials are stored in accordance with existing laws and regulations and that if a spill should occur, it will be contained and reported to the Placer County EHD immediately so that appropriate remediation measures can be implemented. The County's Development Review Committee would review the proposed Site Mitigation Work Plan to ensure appropriate provisions are made for storage of any hazardous materials needed during construction or operation. Compliance with all federal, state, and local regulations as well as implementation of Mitigation Measure 16b would ensure that all



construction-related impacts associated with transport, use, storage, and the potential for accidental release of hazardous materials are **less than significant**.

### **Operation**

Operations associated with the proposed Health and Human Services building would be similar to the existing Health and Human Services operations at the PCGC campus and offsite locations. This includes transport, use, and disposal of common office and landscaping maintenance materials such as cleansers, solvents, adhesives, pesticides, herbicides, and fertilizers. Typical materials needed for office cleaning and maintenance would be stored within the Health and Human Services building, while landscaping and building maintenance materials would be stored within the County's Corporation Yard. The use and storage of these hazardous materials would not be in quantities substantial enough to produce an impact on the environment. Furthermore, there are various state and federal regulations regarding the use, storage, and disposal of hazardous materials and wastes. The County complies with all applicable regulations and guidelines set forth by local, state, and federal agencies. Therefore, the Health and Human Services building would result in a **less than significant** impact associated with the routine transport, use, disposal, or accidental release of hazardous materials.

## **Multifamily Residential Project**

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### **Demolition**

No demolition is required in order to construct the proposed Multifamily Residential project located at 1<sup>st</sup> Street and B Avenue. Thus, the proposed project will have **no impact** associated with the release of hazardous materials during demolition.

### **Construction**

Construction of the proposed Multifamily Residential project would result in the use of hazardous materials that may result in the exposure of people or the environment resulting from an accidental release of hazardous materials during construction. As discussed above, the project applicant for the Multifamily Residential project would be required to comply with the County's General Plan Health and Safety Element policies that require the implementation of state and local requirements for interim storage of hazardous and flammable materials during all construction activities.

An accidental release of construction-related hazardous materials could result in a **potentially significant** impact due to exposure of workers and/or the environment to hazardous materials. Mitigation Measure 16b requires the construction contractor for the Multifamily Residential project to implement a Site Mitigation Work Plan that establishes best management practices for

storage and for responding to any spills of hazardous materials and defines minimum requirements for use and storage of hazardous materials and for disposal of hazardous waste. Implementation of Mitigation Measure 16b would ensure that materials are stored in accordance with existing laws and regulations and that if a spill should occur, it will be contained and reported to the Placer County EHD immediately so that appropriate remediation measures can be implemented. The County’s Development Review Committee would review the proposed Site Mitigation Work Plan to ensure appropriate provisions are made for storage of any hazardous materials needed during construction or operation. Compliance with all federal, state, and local regulations as well as implementation of Mitigation Measure 16b would ensure that all construction-related impacts associated with transport, use, storage, and the potential for accidental release of hazardous materials are **less than significant**.

### **Operation**

The proposed project would involve operation of residential uses that would require the transport, use, and disposal of common residential and landscaping hazardous materials. These include cleansers, solvents, oils, fuels, adhesives, pesticides, herbicides, and fertilizers. The use and storage of these household hazardous materials would not be in quantities substantial enough to produce an impact on the environment. Furthermore, there are various state regulations regarding the use, storage, and disposal of hazardous materials and wastes. All local residents would be required to follow applicable regulations and guidelines set forth by County, state, and federal agencies. With compliance with federal, state, and local requirements for the use and storage of hazardous materials, and considering the types and quantities of the hazardous materials expected to be used within the project site, operation of the Multifamily Residential project would result in a **less than significant** impact associated with the transport, use, disposal, or accidental release of hazardous materials.

Impact 16-2	Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
<b>Level of Significance:</b>	Less than Significant	No Impact	Less than Significant
<b>Mitigation Measure:</b>	None Required	None Required	None Required
<b>Significance after Mitigation:</b>	Less than Significant	No Impact	Less than Significant

### PCGC Master Plan Update

Schools within 0.25 miles of the PCGC campus include Rock Creek Elementary School at 3050 Bell Road, Auburn Elementary at 11400 Lariat Ranch Road, and St. Joseph’s Catholic School at 11610 Atwood Road.

Rock Creek Elementary is within 0.25 miles of the northeastern portion of the PCGC campus. Development projects anticipated in this area include the Multifamily Residential project at 1<sup>st</sup> Street and B Avenue and additional multifamily residential development north of Willow Creek Drive. Schools are frequently located in proximity to residential land uses, and the use of hazardous materials associated with these proposed land uses is not expected to create a risk of hazardous conditions at the school site. The construction and operation of the proposed project would not include uses that would emit hazardous emissions or include activities that use acutely hazardous materials. Any hazardous materials used on site would be typical of construction and residential land uses, and would not create hazardous emissions that could adversely affect nearby schools.

Auburn Elementary is within 0.25 miles of the southern portion of the PCGC campus. The proposed mixed use area in the southeastern portion of the campus, the Corporation Yard and the Auburn Justice Center are within the 0.25 mile radius around this school. St. Joseph’s Catholic School is also within 0.25 miles of the proposed mixed use area in the southeastern portion of the campus and the Corporation Yard. It is also within 0.25 miles of Fire Station 180. The proposed PCGC Master Plan Update does not include any construction or changes in operations that would alter the amount or type of hazardous materials at the Auburn Justice Center or Corporation Yard. The Master Plan Update includes expansion of the Fire Station 180, but would not result in operational changes that would alter the storage or use of hazardous materials at this facility. Additionally, schools are regularly located adjacent to commercial and residential uses, and the use of hazardous materials associated with these proposed land uses is not expected to create a risk of hazardous conditions at the school site. The construction and operation of the proposed commercial uses would not include uses that would emit hazardous emissions or include

activities that use acutely hazardous materials. Any hazardous materials used on site would be typical of construction and commercial land uses, and would not create hazardous emissions that could adversely affect nearby schools.

Construction and operation of the land uses anticipated under the proposed PCGC Master Plan Update would result in a **less than significant** impact related to creating hazardous emissions that could adversely affect nearby schools.

### Health and Human Services Building

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The proposed Health and Human Services building is not located within a quarter mile of an existing or proposed school. Additionally, the Health and Human Services building would not create any hazardous emissions. This project would have **no impact** associated with use of hazardous materials in proximity to schools.

### Multifamily Residential Project

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The Multifamily Residential project site at 1<sup>st</sup> Street and B Avenue is located approximately 0.2 mile southwest of the Rock Creek Elementary School, which is located at 3050 Bell Road. The school would be within 0.25 mile of proposed residential land uses proposed within the project site. Schools are frequently located in proximity to residential land uses, and the use of hazardous materials associated with these existing and proposed land uses is not expected to create a risk of hazardous conditions at the school site. Construction and operation of the proposed Multifamily Residential project would have a **less than significant** impact associated with use of hazardous materials in proximity to Rock Creek Elementary School.

**Impact 16-3**

	<b>Would the project 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 result, would is create a significant hazard to the public or the environment?</b>		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
<b>Level of Significance:</b>	Potentially Significant	Potentially Significant	Potentially Significant
<b>Mitigation Measure:</b>	Mitigation Measures 16c and 16d	Mitigation Measure 16e	Mitigation Measure 16d
<b>Significance after Mitigation:</b>	Less than Significant	Less than Significant	Less than Significant

**PCGC Master Plan Update**

H&K prepared a Phase 1 ESA which outlined the evidence of recognized environmental conditions across the PCGC property. The study found a number of RECs that may contain hazardous substances or petroleum products. A search of the California Regional Water Quality Control Boards (RWQCB) Geotracker database found eight LUFT locations and one LUST location. The eight LUFT locations are former military sites at buildings 5, 8, 18, 208, 210A, 320B, 500, and 603. All LUFTs were removed with the exception of the one at 320B. However, the RWQCB considers these sites still open and will require further investigations and/or information in order to determine whether or not these cases can be closed. This may entail soil investigations and excavation to remove any contaminated soil prior to construction of any new land uses. Future construction projects on sites that include any of the existing or prior LUFT locations, Mitigation Measure 16c requires preparation of a Phase II ESA, which involves additional soil investigations and removal of contaminated soil sufficient to achieve case closed status.

The one LUST site is located at the Placer County Jail, Kitchen Annex. While the majority of the contaminated soil was removed, a portion remains due to the presence of utility near the excavation sidewall. As a result, RWQCB may require further investigation and possible excavation in order to close the site. However, the proposed PCGC Master Plan Update does not propose any redevelopment or soil disturbance in this location.

The Phase I ESA (Appendix I) found that elemental mercury has been observed in the Ophir canal, which travels adjacent to 1<sup>st</sup> Street between Bell Road and Professional Drive and travels around the eastern edge of the detention basin located east of 1<sup>st</sup> Street and south of Willow Creek Drive. Mercury is defined as a potential health hazard when ingested, inhaled, or contacted with bare skin. The canal is owned by the Nevada Irrigation District, which requires that canals be encased when development is proposed adjacent to them. To ensure that

encasement of the canal does not result in accidental exposure of construction workers to mercury, Mitigation Measure 16d requires soil sampling and analysis as well as remediation or stabilization measures to ensure that construction workers and the future population of areas adjacent to the canal are not exposed to mercury concentrations that exceed the applicable human health screening levels.

Placer County Public Health Laboratory staff conveyed that there is a waste dump associated with the former DeWitt Hospital located in the western portion of the PCGC property. The Placer County Public Health Laboratory documents suggest that the dump site is approximately 6,000 cubic yards and is characterized as Class 1 non-resource conservation and recovery act hazardous waste. The proposed PCGC Master Plan Update does not propose any redevelopment or soil disturbance in this location.

The PCGC campus is in an area known to contain subsurface radon. All future construction under the PCGC Master Plan Update would be built in accordance to California Health and Safety Code section 106750-106795, which contains regulations in reduce the risk of accidental radon exposure.

The ESA found that there are three transformers in the western portion of the proposed Health and Human Services building site as well as a 200 gallon fuel tank as a part of a generator. This is discussed in the following Health and Human Services building discussion. The ESA also reports that elemental mercury has been observed within the earthen canal adjacent to the residential building site. This is discussed in the following Health and Human Services building section.

With implementation of Mitigation Measures 16c and 16d as discussed above and Mitigation Measure 16e described in the following Health and Human Services building discussion as well as compliance with the California Health and Safety Code related to radon exposure, implementation of the proposed PGC Master Plan Update would not expose the public or the environment to risks associated with the existing presence of hazardous materials at the project site, and this impact would be **less than significant**.

### **Health and Human Services Building**

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The proposed project would include demolition of buildings 107, 108, and 109 and construction of the Health and Human Services building. The Phase I ESA completed by H&K outlined the evidence of recognized environmental conditions (Appendix I). The ESA found that the project site has three transformers in the western portion of the proposed Health and Human Services building site; the transformers were built in the 1970s and were recently replaced. H & K reports that because the transformers appear to be intact, no soil staining was observed, and no record of

release was identified, PCB contamination of soil at the transformer locations is considered unlikely. Mitigation Measure 16e requires additional inspection of the transformers and the soil surrounding them to identify any transformer leakage or soil staining, soil sampling and laboratory analysis of the area if any leakage or staining, and excavation and proper disposal of any soil that contains PCBs at concentrations over applicable human health screening levels.

The ESA also identified a 200-gallon fuel tank at the Placer County Public Health Laboratory in the eastern portion of the Health and Human Services building site. The generator is in good working condition. The County has determined, as a separate and independent action from the proposed PCGC Master Plan Update, to close the Public Health Laboratory. This includes removal of the generator and fuel tank.

As discussed above, the project area is known to contain radon in subsurface concentrations. The proposed project would be built in accordance to California Health and Safety Code 106750-106795, which contains standards that reduce the risk of accidental radon exposure.

With implementation of Mitigation Measure 16e, construction and operation of the proposed Health and Human Services building would not expose the public or the environment to risks associated with the existing presence of hazardous materials at the project site, and this impact would be **less than significant**.

### **Multifamily Residential Project**

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The Phase I ESA (Appendix I) found that the only REC that affects this site, located at 1<sup>st</sup> Street and B Avenue, is the presence of elemental mercury in the earthen canal adjacent to this project site. Mercury is defined as a potential health hazard when ingested, inhaled, or contacted with bare skin. The canal is owned by the Nevada Irrigation District, which requires that canals be encased when development is proposed adjacent to them. As discussed previously, Mitigation Measure 16d requires soil sampling and analysis as well as remediation or stabilization measures to ensure that construction workers and the future population of the Multifamily Residential project are not exposed to mercury concentrations that exceed the applicable human health screening levels.

As stated previously, the project would be built in accordance to California Health and Safety Code sections 106750-106795, which would reduce the risk of accidental exposure of residents of the Multifamily Residential project to radon.

With implementation of Mitigation Measure 16d, construction and operation of the proposed Multifamily Residential project would have a **less than significant** impact with regards to exposure of the public or the environment to risks associated with the existing presence of hazardous materials at the project site.

Impact 16-4	Would the project be in conflict with an airport influence zone or create hazards due to the proximity of any airport or airstrip?		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
<b>Level of Significance:</b>	No Impact	No Impact	No Impact
<b>Mitigation Measure:</b>	None Required	None Required	None Required
<b>Significance after Mitigation:</b>	No Impact	No Impact	No Impact

### PCGC Master Plan Update

There are no private airstrips within two miles of the project site. The PCGC campus is within the Auburn Airport Influence Zone. Auburn Municipal Airport is located 1.2 miles northeast. As shown in Figure 16-1, the southwestern corner of the PCGC property is not located within an Airport Influence Zone, the northeastern corner is located within Zone C2 and the majority of the property is within Zone D (Mead & Hunt 2014). The City of Auburn is currently in the process of updating their Airport Master Plan; this may or may not include the expansion of the airport and runways and may or may not change the Airport Influence Zone. As of October 2018, the City of Auburn had not released a proposed layout or proposed Master Plan update.

Zone C2 encompasses areas frequently overflown by aircraft approaching and departing the Auburn Airport, but less frequently or at higher altitudes than the areas within Compatibility Zone C1. The proposed PCGC Master Plan Update anticipates construction of multifamily housing in three-story buildings within Zone C2. According to the Placer County Airport Land Use Compatibility Plan (Placer County Airport Land Use Commission 2014), multifamily residential housing (including townhomes, apartments, and condominiums) are permitted in this zone. There is a maximum average population intensity of 200 people per acre. With an average household population of 2.68 people and a maximum residential density of 30 dwelling units per acre, the population density in the multifamily housing proposed in Zone C2 would be well-below the allowable population intensity. Additionally, this zone allows a maximum of three habitable floors and maximum structure heights of 150 feet.

Zone D includes areas sometimes overflown by aircraft arriving and departing the Airport. In this zone, hazards to flight are the only compatibility concern. Natural land areas, large outdoor facilities, outdoor group recreation, local parks, camping, cemeteries, single family residential, multifamily residential, short- and long-term lodging, congregate care, schools and daycare, assembly facilities, indoor recreation, medical institutions, penal institutions, public safety facilities, retail, office, industrial, food facilities, storage, transportation facilities, public utilities, and buildings with three or more habitable floors and up to 150 feet tall are permitted within this zone. Further, there is no maximum population intensity limit in this zone (Placer County Airport



Land Use Commission 2014). All land uses included in the proposed PCGC Master Plan Update would be compliant with the permitted land uses and standards for Zone D.

The land uses within the PCGC Master Plan Update would be consistent with the allowable uses, building heights, and population intensities for both Zone C2 and Zone D. Thus the proposed project would have **no impact** related to conflicts with the airport influence zones.

**Health and Human Services Project**

The Health and Human Services building is proposed as a three-story structure located within Airport Influence Zone D. As discussed above, this zone permits office uses and allows a maximum building height of 150 feet. Therefore, the Health and Human Services building would have **no impact** related to conflicts with an Airport Influence Zone.

**Multifamily Residential Project**

The Multifamily Residential project would construct a multifamily housing community in two-story and three-story buildings. The proposed project would be located within Airport Influence Zone C2. As discussed above, multifamily residential land uses with a maximum of three stories, and structures less than 150 feet in height are permitted in this zone. Therefore, the proposed project would have **no impact** related to conflicts with an Airport Influence Zone.

**Impact 16-5**

	Would the project impair implementation of or interfere with an adopted emergency response or evacuation plan?		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
<b>Level of Significance:</b>	No Impact	No Impact	No Impact
<b>Mitigation Measure:</b>	None required	None required	None required
<b>Significance after Mitigation:</b>	No Impact	No Impact	No Impact

**PCGC Master Plan Update**

As demonstrated in Chapter 10, Transportation, build-out of the proposed PCGC Master Plan Update would not result in a significant change to existing circulation patterns and the transportation network. The project does not include modifications to any offsite roadways and does not include any land uses that would introduce or increase on-street use and transport of heavy equipment; thus the project would not create barriers to emergency response and evacuation.

In addition, the project would improve vehicular access to and through the PCGC property. Adequate roadway access to all portions of the project site is provided via Richardson Drive and 1<sup>st</sup> Street as well as internal roadways including 2<sup>nd</sup> Street, 3<sup>rd</sup> Street, A Avenue, B Avenue, C Avenue, D Avenue, E Avenue, and F Avenue. No additional emergency access is needed. Therefore, the proposed project would have **no impact** associated with interference with an adopted emergency response or evacuation plan.

### Health and Human Services Project

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The Health and Human Services building would be located at the intersection of B Avenue and County Center Drive. Adequate roadway access to the site would be provided and fire equipment access would be required to meet PCFPD standards. Consistent with the County’s standard process for reviewing project plans prior to issuance of building permits, the building plans for the Health and Human Services building would be reviewed by PCFPD and the County’s Development Review Committee to ensure these standards are met. Thus, the Health and Human Services building would have **no impact** associated with interference with an adopted emergency response or evacuation plan.

### Multifamily Residential Project

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The Multifamily Residential project would be located between the intersections of 1<sup>st</sup> Street at Bell Road and 1<sup>st</sup> Street at Professional Drive. Adequate roadway access to the site would be provided and fire equipment access would be required to meet PCFPD standards. Consistent with the County’s standard process for reviewing project plans prior to issuance of building permits, the building plans for the Multifamily Residential project would be reviewed by PCFPD and the County’s Development Review Committee to ensure these standards are met. Thus the Multifamily Residential project would have **no impact** associated with interference with an adopted emergency response or evacuation plan.

Impact 16-6	Would the project expose people or structures to a significant risk associated with wildland fires?		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
<b>Level of Significance:</b>	Less than Significant	No Impact	No Impact
<b>Mitigation Measure:</b>	None required	None required	None required
<b>Significance after Mitigation:</b>	Less than Significant	No Impact	No Impact

### PCGC Master Plan Update

The proposed PCGC Master Plan Update would provide for redevelopment of the PCGC campus, with most development occurring on previously disturbed land that is adjacent to other urban and suburban land uses. The western portion of the project site supports an oak woodland habitat, which is the nearest wildland area. The project anticipates development of multifamily residential uses in the southwest corner of the project site, adjacent to the open space area that would be preserved under the proposed project. A fire in this area could threaten the proposed residential development as well as existing buildings in this area including the Juvenile Hall and Animal Services building. The County maintains defensible space within 30 feet of the Juvenile Hall and Animal Services building, and these structures include fire retardant roofing and siding materials and interior building sprinklers. These requirements would also be applied to the multifamily residential development in the southwest corner of the site. The nearest fire station is located in the southeast corner of the PCGC campus, which ensures that a rapid response to any wildfires that ignite in the open space area is possible. Therefore, implementation of the PCGC Master Plan Update would not expose people or structures to substantial risks associated with wildland fires and this impact would be **less than significant**.

### Health and Human Services Project

The Health and Human Services building would be located at the intersection of B Avenue and County Center Drive. There are no wildland areas adjacent to this site. Thus, the Health and Human Services building would have **no impact** associated with exposing people or structures to substantial risks associated with wildland fires.

### Multifamily Residential Project

The Multifamily Residential project would be located between the intersections of 1<sup>st</sup> Street at Bell Road and 1<sup>st</sup> Street at Professional Drive. There is a small area of oak woodland habitat within this project site. Most of the oak woodland vegetation would be removed as part of construction of the Multifamily Residential project and there would be no wildland areas

adjacent to this site following development. Thus, the Multifamily Residential project would have **no impact** associated with exposing people or structures to substantial risks associated with wildland fires.

<b>Impact 16-7</b>	<b>Would the project contribute to cumulative increases in exposure to hazards and hazardous materials?</b>		
	<i>PCGC Master Plan Update</i>	<i>Health and Human Services Building</i>	<i>Multifamily Residential Project</i>
<b>Level of Significance:</b>	No impact	No impact	No impact
<b>Mitigation Measure:</b>	None required	None required	None required
<b>Significance after Mitigation:</b>	No impact	No impact	No impact

### PCGC Master Plan Update

The geographic scope for consideration of cumulative impacts related to hazards and hazardous materials is the North Auburn area. The projects included in this analysis are those identified in Table 5-2 in Chapter 5, Land Use.

Potential hazardous materials impacts related to site-specific conditions is generally not regional in nature and would not combine with impacts from other projects in the North Auburn to create a cumulative impact. Thus, there would be no cumulative impact to which the project could contribute. Compliance with all applicable federal, state, and local regulations related to hazards and hazardous materials on a project-by-project basis would be required for all projects within the North Auburn area and would ensure that site-specific impacts are appropriately addressed and cannot combine with site-specific impacts from other project sites.

For any projects in the North Auburn area that would entail development of a previously developed site, the potential exists for release of hazardous substances during demolition and construction at those sites. For individuals not involved in construction activities, the greatest potential source of exposure to contaminants would be airborne emissions, primarily through dust either from soil remediation activities or from soil-disturbing activities during construction where previously unidentified contamination may exist. (Other potential pathways, such as direct contact with contaminated soils or groundwater, would not pose as great a risk to the public because such exposure scenarios are site specific and would typically be confined to the construction zones.)

### Use, Storage, and Transport of Hazardous Materials During Construction

During the construction process, hazardous materials spills or accidents would typically be site-specific and would not combine with other uses to create a cumulative effect. Associated health

and safety risks generally would be limited to those individuals using the materials or to persons in the immediate vicinity of the materials.

Construction of the proposed project could result in an incremental increase in risk from contaminant-related air emissions when considered in combination with other development projects in the North Auburn area. However, implementation of site-specific risk management controls and compliance with applicable laws and regulations pertaining to hazardous materials management at each project site is expected to provide sufficient control of hazardous materials to ensure that the potential release of hazardous materials is low and that any such release is appropriately remediated. Moreover, due to atmospheric dispersion, chemical concentrations decrease as the distance from the source increases. Thus, it is unlikely that an individual would be exposed to maximum contaminant-related air emissions from more than one construction site at the same time. In other words, an individual who is directly outside the construction zone of one source would be unlikely to be exposed to maximum levels from another source. Also, construction similar in scale to the proposed project is unlikely to occur adjacent to the project site given the developed nature of most surrounding properties. This would ensure that impacts associated exposure to hazardous materials during construction in the cumulative scenario are less than significant; the proposed PCGC Master Plan Update would have **no impact** associated with contributing to a significant cumulative impact.

### **Use, Storage, and Transport of Hazardous Materials During Operation**

The implementation of the Master Plan would not introduce any new industrial land uses to the project site. During project operation, the use, storage, and transport of hazardous materials would be limited to materials such as paints, solvents, cleaning supplies, pool chemicals, pesticides, herbicides, and gas products. The Master Plan, in conjunction with other existing, planned, and probable future projects within the Community Plan boundaries, would result in an increase in the amount of hazardous materials used and stored within the Community Plan boundaries and transported through the Community Plan boundaries. New projects would involve similar requirements for use, storage, and transport of hazardous materials as the individual projects described in the Master Plan. The quantities of hazardous materials that would be present during occupancy of these residential, office, county, and commercial land uses are expected to be minimal and would consist of household and maintenance products. Implementation of applicable hazardous materials management laws and regulations adopted at the federal, state, and local level would ensure cumulative impacts related to hazardous materials use remain less than significant; the proposed PCGC Master Plan Update would have **no impact** associated with contributing to a significant cumulative impact.

## 16.4 MITIGATION MEASURES

**Mitigation Measure 16a** Placer County and any future applicant for permits to demolish or renovate buildings within the PCGC campus shall prepare an Asbestos and Lead Abatement Program in accordance with the U.S. EPA’s National Emission Standard for Hazardous Air Pollutants (Asbestos NESHAP) (Title 40 Code of Federal Regulations, Subpart M § 61.145). The Asbestos and Lead Abatement Program shall include the following requirements:

- a. Prior to beginning renovation or demolition, a thorough asbestos inspection must be conducted by a California Division of Occupational Safety and Health (CAL OSHA) Certified Asbestos Consultant or a Site Surveillance Technician.
- b. Owners or operators must submit written notification to the California Air Resources Board and the U.S. Environmental Protection Agency at least 10 working days prior to beginning renovation or demolition activity.
  1. For demolition projects: Written notification is required for all demolition projects, even if no asbestos is identified in the inspection. State law prohibits local agencies from issuing demolition permits unless the applicant has demonstrated exemption or compliance with the notification requirements of the Asbestos NESHAP (CA Health and Safety Code § 19827.5).
  2. For renovation projects: Written notification is required if the amount of asbestos containing material that will be disturbed during the renovation exceeds 260 linear feet of material or pipe, 160 square feet of material or other facility components, or 35 cubic feet of “off facility components” where the length or area could not be measured prior to disturbance.
- c. Any regulated asbestos--containing material must be removed by a CAL OSHA licensed and registered asbestos abatement contractor and disposed of at a landfill approved to receive asbestos-containing waste material.

**Mitigation Measure 16b** For each individual construction project undertaken as part of implementation of the PCGC Master Plan Update, the construction manager shall prepare a Site Mitigation Work Plan that includes the following requirements and best management practices (BMPs) to be implemented during all site preparation and construction activities:

- A. Store construction raw materials (e.g., dry materials such as plaster and cement, pesticides and herbicides, paints, petroleum products, treated lumber) in designated areas that are located away from storm drain inlets, drainageways, and canals and are surrounded by earthen berms.
- B. Train the construction employees working on the site in proper materials handling practices to ensure that, to the maximum extent practicable, those materials that are spread throughout the site are covered with impervious tarps or stored inside buildings.
- C. Instruct all construction crew members to immediately notify a construction foreperson of any spills of hazardous materials, and the foreperson must take steps to contain the spilled materials.
- D. Whenever possible, wash out concrete trucks off site in designated areas. When the trucks are washed on site, contain the wash water in a temporary pit adjacent to the construction activity where waste concrete can harden for later removal. Avoid washing fresh concrete from the trucks, unless the runoff is drained to a berm or level area, away from site waterways and storm drain inlets.
- E. Collect non-hazardous waste construction materials (e.g., wood, paper, plastic, cleared trees and shrubs, building rubble, scrap metal, rubber, glass) and deposit in covered dumpsters at a designated waste storage area on the site. Store recyclable construction materials separately for recycling. Transport all solid waste and recyclable material to the Western Regional Sanitary Landfill and Materials Recovery Facility.
- F. Store hazardous materials in portable metal sheds with secondary containment. The quantities of these materials stored on site shall reflect the quantities needed for site construction. Apply all fertilizers, herbicides, and pesticides following the methods and amounts recommended by the manufacturer. Do not mix hazardous waste with other waste produced on site. Contract with a Certified Waste Collection contractor to collect hazardous wastes for disposal at an approved hazardous waste facility.
- G. Dispose of waste oil and other equipment maintenance waste in compliance with federal, state, and local laws, regulations, and ordinances.
- H. Any releases of hazardous materials must be immediately reported to the Placer County Environmental Compliance Division of Placer County's Environmental Management Department and remediated in accordance with Placer County's requirements. This may include excavating and disposing of contaminated soil. Typically, construction projects require on-site storage of

relatively small amounts of hazardous materials, which would also limit the potential impacts from a release of these materials.

**Mitigation Measure 16c** Each applicant for a demolition permit, grading permit, and/or building permit that includes an existing or prior LUFT shall retain a qualified professional to prepare a Phase II Environmental Site Assessment to evaluate the subsurface soil conditions at the project site. This shall include collection and analysis of soil and soil vapor. Where contaminated soil is observed, the project applicant shall implement the soil remediation actions recommended in the Phase II Environmental Site Assessment. These actions are expected to include excavation and proper disposal of any soil that contains contaminants at concentrations over the human health screening levels applicable to the proposed land use for the site.

**Mitigation Measure 16d** Prior to issuance of a grading permit or approval of Improvement Plans for construction of the Multifamily Residential project or any of the mixed use projects adjacent to the segment of the Ophir canal south of Willow Creek Drive, Placer County or the private applicant for development shall retain a qualified professional to conduct sampling of shallow soil and/or sediment within the canal and to complete laboratory analysis of the sampled materials to determine whether mercury is present in the soil and/or sediment at levels that would present a potential health hazard and to undertake remediation or stabilization measures to ensure that construction workers and the future onsite population is not exposed to mercury at levels that exceed the applicable human health screening levels.

**Mitigation Measure 16e** Prior to issuance of a permit for demolition of buildings 107, 108, and/or 109, Placer County shall retain a qualified professional to inspect the three transformers within the project site and the soil surrounding them to identify any transformer leakage or soil staining. Where leakage or soil staining is observed, additional soil sampling and laboratory analysis shall be completed to identify the concentrations of PCBs. Any soil that contains PCBs at concentrations over applicable human health screening levels shall be excavated, removed from the PCGC campus, and disposed of in accordance with applicable regulations.

## 16.5 REFERENCES CITED

County of Placer. 2003. DeWitt Government Center Facility Plan EIR. Prepared for Placer County Department of Facility Services. Prepared by North Fork Associates. December 2003.



County of Placer. 2018. Placer County Government Center Master Plan, Draft Strategic Vision. Prepared by Williams + Paddon. November 16, 2018. <http://www.placer.ca.gov/pcgc>.

NFA (North Fork Associates)/URS. 2002. *Dewitt Center Existing Conditions Report*. Prepared for Placer County Department of Facility Services. September 2002.

Placer County Airport Land Use Commission. 2014. Placer County Airport Land Use Compatibility Plan, Chapter 4 Auburn Municipal Airport Compatibility Policies and Maps. Prepared by Mead & Hunt. February 26, 2014.

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