4.7 HAZARDS AND HAZARDOUS MATERIALS

Introduction

The hazards and hazardous material impact analysis assesses the potential dangers that hazards and hazardous materials may pose on or near the General Plan Update study area. This section looks specifically at the current and future presence of hazards within the study area and the risks that these hazards may pose to current and future residents. A number of potential hazards will be looked at in detail, such as the risk of wildland fires, the proximity of the study area to Beale Air Force Base, and the presence of the Union Pacific Rail Road (UPRR) train tracks. The discussion of the potential impacts associated with these and other hazards as well as possible measures to mitigate damaging effects will be included in this chapter. Information for this analysis is drawn from the *General Plan Background Report*[1] *(2004).*

Environmental Setting

Public health is potentially at risk wherever hazardous materials are stored or used. A necessary distinction exists between the "hazard" of these materials and the acceptability of the "risk" they pose to human health and the environment. A hazard is any situation that has the potential to cause damage to human health and the environment. The risk to health and public safety is determined by the probability of exposure, in addition to the inherent toxicity of a material. When the risk of an activity is judged acceptable by society, in relation to perceived benefits, then the activity is judged to be safe. For example, ammonia is a common household chemical, which has been judged safe for use in our society. Although it can be hazardous to health, irritating the eyes, respiratory tract and skin, and even causing bronchitis or pneumonia following severe exposures, the risk of such a severe exposure is believed to be low. Therefore, the use of household ammonia is thought to be a safe activity.

Factors that can influence the health effects of exposure to hazardous materials include the dose the person is exposed to, the frequency of exposure, the duration of exposure, the exposure pathway (route by which a chemical enters a person's body) and the individual's unique biological susceptibility.

Table 4.7-1 lists general hazardous material categories and the nature of the hazards associated with each category.

Table 4.7-1
General Hazardous Material Categories and Hazard Nature

General Category	Nature of Hazard
Compressed Gases	Pressurized gases, liquefied gases, cryogenic gases, dissolved gases stored under pressure and can explode.
Severe Poisons	Substances that may cause death or injury at relatively low concentrations or significant health effects from chronic exposure at relatively low concentrations.
Moderate Poisons	Substances that may cause death or injury at relatively low concentrations, or significant health effects from chronic exposure or harmful effects from acute exposure at higher concentrations.
Water Reactives	Materials that react violently with water to produce fire or toxic fumes other than strong acids or bases.
Oxidizers	Materials that release oxygen or add to the intensity of a fire.
Flammables	Liquids or solids that readily burn and/or are difficult to extinguish.
Corrosives	Materials that are strong acids or bases, will corrode skin or metal, and may react violently with water.
Radioactives	Materials that emit ionizing radiation.
Biohazards	Disease-producing living organisms or spores.
Other Hazardous Materials	Includes carcinogens, halogenated solvents, explosives and others.

Existing Land Uses

Agricultural Uses

The City of Wheatland is generally surrounded by agrarian land. With the exception of limited residential development near the center of the Wheatland area, most of the land to the northeast, the southwest, west, and northwest of the City limits consists of agricultural uses. Agricultural uses include orchard and row crop cultivation as well as cattle grazing and pastureland uses.

Agricultural land in the Wheatland area is primarily used for orchards with limited areas of open grassland used for grazing. Agricultural use of this sort includes the use of fungicides, pesticides, and pre-emergent chemicals. The fungicides and pesticide/insecticides are applied to the trees, while the pre-emergents are applied to grasses and weeds prior to their spread. The chemicals typically used over the last 15 to 20 years break down shortly after application. However, long-term use of the Wheatland area for similar agricultural purposes could leave residual chemicals in the soil.

Toxicological studies indicate that persistent pesticides/herbicides have long half-lives in soil. However, the soil must be ingested to significantly expose an individual to the associated chemical hazards. Although the chemicals are considered persistent over long periods of time, their concentrations degrade over time, rendering them less hazardous.

Industrial Uses

The large-scale use of hazardous materials for industrial purposes is common and can include the use and storage of large amounts of solvents and fuel oils. Over long periods of use spills and undetected leaks contaminate the surrounding soils and shallow groundwater.

The only industrial use in the City of Wheatland since 1996 is an HVAC storage and distribution operation at the old Rice Mill on Third Street. This facility does not use any hazardous materials.

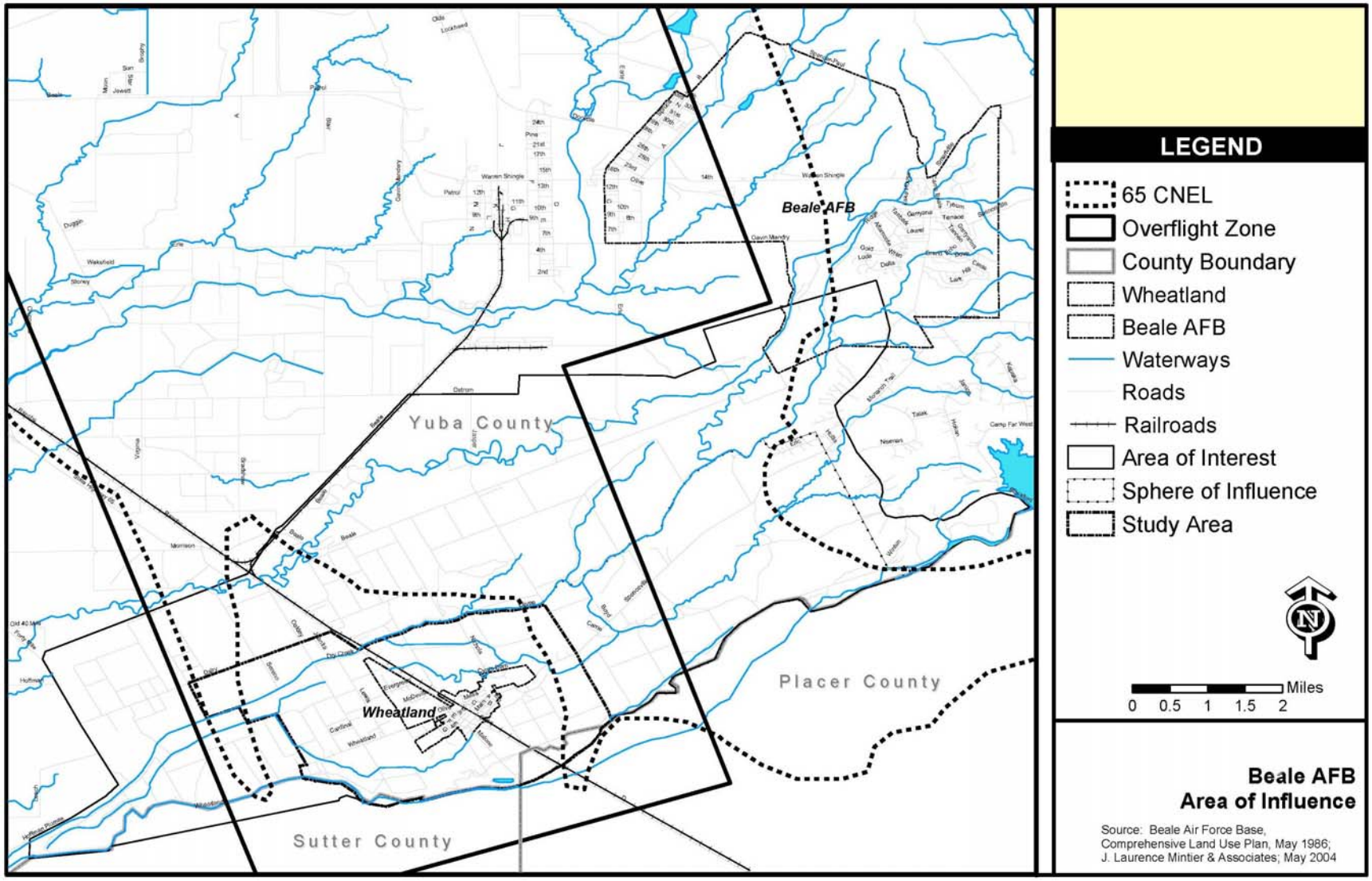
Beale Air Force Base

Beale Air Force Base is located in Yuba County approximately 13 miles east of Marysville, and 6 miles northeast of Wheatland. Created in 1942 as an army training base, the base today is under the authority of the Air Force's Strategic Air Command (SAC). The base is the only location for the nation's U-2 and TR-1 reconnaissance aircraft. In addition, the base operates Global Hawk reconnaissance aircrafts, NASA T-38 chase/trainer jets, and KC-135 jet tankers. Aside from reconnaissance aircrafts, the base is also the home to various missile warning and information/intelligence systems such as the DGS-2 and Pave Paws systems.

Furthermore, Beale Air Force Base (Beale AFB) maintains one (1) active runway, which is 12,000 feet long and 300 feet wide, with asphalt overrun areas to the north and south. Flight paths followed by aircraft arriving and departing from Beale AFB have been integrated to minimize conflict with civilian aircraft operations at Sacramento Metro Airport, the Yuba County Airport, the Sutter County Airport, the Lincoln Airport, and McClellan Air Force Base. Further, flight paths have been designed to minimize community disturbance and public reaction.

The Beale AFB Comprehensive Land Use Plan (CLUP) (1992) designates three safety areas: the clear zone, the approach-departure zone, and the overflight zone (see Figure 4.7-1). The clear zone is near the end of the runway and is the most restrictive. The approach-departure zone is located under the takeoff and landing slopes and is less restrictive. The overflight zone is the area under the traffic pattern and is even less restrictive.

Figure 4.7-1
Beale Air Force Base Area of Influence



Wheatland is located within the CLUP overflight zone. The overflight zone dimensions are determined by reviewing the flight patterns for Beale AFB and developing a zone that would include that land overflown by aircraft in a take-off or landing phase, aircraft using flight paths associated with training touch and go operations, and aircraft maneuvering near the airfield after take-off or before landing.

The Beale AFB Comprehensive Land Use Plan includes a table entitled "Beale Air Force Base Land Use Compatibility Guidelines for Safety." Although the overflight zone is the least restrictive of the zones, the table shows that certain land use is permitted in the overflight zone. Prohibited land use include: chemical and allied products manufacturing; petroleum refining; rubber and plastics manufacturing; regional shopping centers; colleges and universities; hospitals; jails and detention centers; motion picture theater complexes; professional sports developments; stadiums and arenas; auditoriums, concert halls and amphitheaters; fairgrounds and expositions; racetracks; and theme parks.

The guidelines recommend that the following types of developments be allowed with restrictions: elementary and secondary schools are allowed only if Californian Education Code, *Sections 39005.7, 81036, and 81038* are fulfilled; manufacturing, communications and utilities development are allowed only if there is no use that would cause electrical interference which would be detrimental to aircraft operation or instrumentation; and agricultural, mining, open space and natural areas or natural water areas would be allowed as long as they do not result in water areas that could cause ground fog or result in a bird hazard.

Uses allowed within the overflight zone, which do not have restrictions include, but are not limited to, residential, business park, offices, and various commercial developments.

Existing Hazards

According to the Yuba County General Plan, hazardous substances are used, stored, and transported throughout the County. Hazardous substances include but are not limited to, petroleum products, pesticides and herbicides, chemicals, and radiation. Title 22, *Section 66260.10* of the California Code of Regulations (CCR) defines hazardous material as follows:

> *"[…] a substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transport or disposed of."*

Hazardous wastes are a problem not confined to highly industrialized areas. Waste oils and other petroleum products are among the several hundred substances classified as

hazardous wastes. Every gasoline service station and automobile repair facility in Wheatland is a hazardous waste generator. School chemistry laboratories and automotive shops use and store hazardous substances and/or generate hazardous waste.

The greatest risks of upset or accidental release of hazardous substances and wastes into the environment are during transport, during transfer from a mobile tank to a fixed storage tank, or from leaking storage tanks. Hazardous substances and hazardous wastes are transported through the City by truck and railroad. Until recent improvements in storage tank technology and installation, use, inspection, and disposal procedures, most storage tanks would eventually leak contents into soil and water.

Household hazardous wastes are a potential source of risk that should not be overlooked. Although they constitute only a small percentage (typically five percent or less) of all household wastes, household hazardous wastes are a particular danger to the environmental. Typically, they include waste oil, solvents (such as paint thinners and cleaning solutions), pesticides, dyes and paints, metal-containing liquids (such as the contents of batteries), and a variety of other liquids such as drain cleaners and bleaches.

Other Hazards

Additional potential hazards within the City of Wheatland include hazardous materials spills or other accidents on SR 65 or the Union Pacific Railroad. Both are major transportation corridors of national significance. Vehicles and rail cars may carry explosives, military ordnance, chemicals, and a variety of petroleum products. Cleanup where accidents occur involving these facilities would be the responsibility of Caltrans or the Union Pacific Railroad.

Wildland Fire Hazards

Existing Fire Protection Services

Wheatland Fire Department

The City of Wheatland Fire Department provides fire protection services to the City. The Department, which consists entirely of volunteers, maintains a roster that varies from 12 to 16 positions. The department operates four vehicles: a rescue unit; a Class A, 1000 GPM engine; a Class B, 500 GPM engine; and a brush truck for fighting fires. All vehicles are run out of a two-bay equipment house located beside city hall. The Department has a mutual response agreement with the Plumas-Brophy Fire District, which is described below. The Marysville Fire Department handles hazardous materials emergencies under a mutual aid agreement. The Wheatland Fire Department maintains an Insurance Service Office (ISO) rating of Class VI. ISO's ratings range from I to X, with I being very close to perfect and X being no fire protection.

Plumas Brophy Fire Protection District

The Plumas Brophy Fire Protection District (PBFD) is classified a 'Special District' by the State of California. The PBFD serves an area west of the existing City of Wheatland (encircling the city limits), approximately 80 square miles. The PBFD consists of sixteen (16) volunteers. The station is at 4514 Dairy Road and includes four (4) Class A, 1,000 GPM engines, two (2) water tenders, three (3) Grass Units (CEF) Type 1, and two (2) light rescue units.

Wheatland Fire Authority

Effective January 1, 2006, Plumas-Brophy Fire District and the City of Wheatland Fire Department will have merged operations under a joint powers agreement. The agreement establishes a joint powers authority called the Wheatland Fire Authority, which will operate as a regional fire protection agency.

Marysville Fire Department

The Marysville Fire Department consists of:

- Three (3) personnel on duty 24 hours a day;
- One (1) fire station; and
- Reserve force of 15.

Existing Wildland Fire Conditions

The largest factors affecting the occurrence of wildland fires are vegetation, climate, and topography. These factors are used by the California Department of Forestry and Fire Protection (CDF) to develop the Fire Hazard Severity Scale for California wildlands. The resulting classification system provides a practical, objective means for delineating areas of varying fire hazard severity.

Vegetation is a primary fuel source for wildland fires. Three (3) vegetation categories are recognized in terms of fuel capacity: grass, brush, and timberland. Grasslands, the lightest fuel group, provide from one to three tons of fuel per acre and are easily ignited when dry. Of the three fuel types, grasslands are the easiest in which to suppress fires. Heavy brush and timberlands represent the heaviest fuel loading. Agricultural areas on the valley floor are the least fire-prone areas of the County. The most serious problems in the valley relate to structural fires and grass fires.

While vegetation provides fuel for fires, the Mediterranean climate of Yuba County helps fires to start and spread rapidly. During the annual dry season, from about May to October, vegetation becomes very dry. Hot, dry conditions increase the combustibility of fuels. Although the valley has a hotter, drier climate than the foothills and mountains, the presence of croplands, orchards, and irrigation makes the wildland fire danger less critical in the valley.

The third component of the fire hazard rating system is topography. Steepness of terrain can contribute to the outbreak, spread, and severity of fires in several ways. The relatively flat terrain in the Wheatland area makes wildland fire danger less critical.

The City of Wheatland is within the lower grasslands and is therefore among the most fire secure areas in Yuba County.

Regulatory context

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

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

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

Many agencies regulate hazardous substances. Existing policies, laws and regulations that would apply to the proposed project are summarized below:

Federal Regulations

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

- Federal Water Pollution Control
- Clean Air Act
- Occupational Safety and Health Act
- Federal Insecticide, Fungicide, and Rodenticide Act
- Comprehensive Environmental Response, Compensation, and Liability Act
- Guidelines for Carcinogens and Biohazards

- Superfund Amendments and Reauthorization Act Title III
- Resource Conservation and Recovery Act
- Safe Drinking Water Act
- Toxic Substances Control Act

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

State Regulations

The California Environmental Protection Agency (Cal-EPA) and the State Water Resources Control Board establish rules governing the use of hazardous materials and the management of hazardous waste. Applicable state and local laws include the following:

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

Within Cal-EPA, DTSC has primary regulatory responsibility, with delegation of enforcement to local jurisdictions that enter into agreements with the state agency, for the management of hazardous materials and the generation, transport and disposal of hazardous waste under the authority of the Hazardous Waste Control Law (HWCL).

Local Regulations

<u>Sacramento Area Council of Governments</u>

SACOG provides transportation planning and funding for the region, and serves as a forum for the study and resolution of regional issues. In addition to preparing the region's long-range transportation plan, SACOG approves the distribution of affordable housing in the region and assists in planning for transit, bicycle networks, clean air and airport land uses.

Beale Air Force Base

Airport Land Use Policy Plans establish planning boundaries and land use compatibility standards for airports not having an individually-prepared CLUP. The Beale AFB Comprehensive Land Use Plan includes a table entitled "Beale Air Force Base Land Use Compatibility Guidelines for Safety." The table regulates certain land uses in the overflight zone. Prohibited land use include: chemical and allied products manufacturing; petroleum refining; rubber and plastics manufacturing; regional shopping centers; colleges and universities; hospitals; jails and detention centers; motion picture theater complexes; professional sports developments; stadiums and arenas; auditoriums, concert halls and amphitheaters; fairgrounds and expositions; racetracks; and theme parks.

Wheatland General Plan Update

The project involves establishment of goals and policies aimed at minimizing potential hazards within the City of Wheatland. These applicable goals and policies have been included in the following impact discussions, where appropriate, in order to mitigate potential impacts.

Table 4.7-2 summarizes the regulatory structure for hazardous materials.

Table 4.7-2
Summary of Hazardous Materials Regulatory Authority

Federal Regulatory Agency	Authority
Department of Transportation (DOT)	Hazardous Materials Transport Act - Code of Federal Regulations (CFR) 49
Environmental Protection Agency (EPA)	• Federal Water Pollution Control Act • Clean Air Act • Resource Conservation and Recovery Act (RCRA) Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) • Superfund Amendments and Reauthorization Act (SARA) • Federal Insecticide, Fungicide and Rodenticide Act
Occupational Safety and Health Administration (OSHA)	Occupational Safety and Health Act and CFR 29
State Regulatory Agency	**Authority**
Department of Toxic Substances Control (DTSC)	California Code of Regulations
Department of Industrial Relations (CAL-OSHA)	California Occupational Safety and Health Act, CCR Title 8
State Water Resources Control Board Regional Water Quality Control Board	• Porter-Cologne Water Quality Act • Underground Storage Tank Law
Health and Welfare Agency	Safe Drinking Water and Toxic Enforcement Act
Air Resources Board Air Pollution Control District	Air Resources Act
Office of Emergency Services	Hazardous Materials Release Response Plans/Inventory Law
Department of Fish and Game	Fish and Game Code
Department of Food and Agriculture	Food and Agriculture Code
State Fire Marshall	Uniform Fire Code, CR Title 19

Table 4.7-2 Summary of Hazardous Materials Regulatory Authority	
Federal Regulatory Agency	**Authority**
County Regulatory Agency	**Authority**
Yuba County Hazardous Waste Management Plan (CHWMP)	Countywide enforcement of proper identification and disposal of hazardous products.

IMPACTS AND MITIGATION MEASURES

Standards of Significance

The proposed project would be considered to result in a significant impact if it would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment;
- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area;
- For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area
- Impair implementation of a physically interfere with an adopted emergency response plan or emergency evacuation plan; or
- Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Method of Analysis

Determinations of hazardous impacts were based on information from the City of Wheatland *General Plan Update Background Report*.

Project-Specific Impacts and Mitigation Measures

4.7-1 Development associated with the proposed General Plan Update would create potential hazards related to the public or the environment through the routine transport, use, disposal or reasonably foreseeable upset and accidental release of hazardous materials.

Pesticides

The General Plan study area primarily consists of agricultural uses, including orchard and row crop cultivation as well as limited areas open to cattle grazing and pastureland. The GPU Land Use Diagram would designate a variety of land uses in areas where past and present agriculture practices within the study area may have resulted in soil contamination, especially in areas of pesticide storage and crop dusting strips. Agricultural uses may have included the use of fungicides, pesticides, and pre-emergent chemicals. The fungicides and pesticides/insecticides would have been applied to the trees, while the pre-emergents are applied to grasses and weeds prior to their spread. The chemicals typically used over the last fifteen (15) to twenty (20) years break down shortly after application. However, long-term use of the Wheatland area for similar agricultural purposes could leave residue chemicals in the soil.

Toxicological studies indicate that persistent pesticides/herbicides have long half-lives in soil. However, the soil must be ingested to significantly expose an individual to the associated chemical hazards. Although the chemicals are considered persistent over long periods of time, their concentrations degrade over time, rendering them less hazardous.

Preliminary site assessments, appropriate clean-up action, and remediation measures would help prevent any risk of designating urban uses on contaminated lands.

Industrial

Proposed development could locate industrial uses that involve the use of hazardous material and waste close to existing or proposed sensitive receptors. The placement of industrial facilities in the vicinity of “sensitive receptors,” such as residences, school playgrounds, childcare centers, hospitals, convalescent homes, retirement homes, rehabilitation centers and athletic facilities, may result in significant health impacts if the industrial facilities handle hazardous materials and hazardous waste.

The project-related effects of hazardous materials handling and storage would generally be greatest in the immediate areas where the materials would be located. Exposure at more distant locations would require some mechanism to transport the material to a more distant location. For this reason, the land uses that would be more at risk are the ones closer to the sources of hazardous materials and wastes. The pathways through which the community or the environment could be exposed to hazardous materials include breathing, ingestion, and dermal contact.

Employment areas, which include light industrial uses, are proposed in the General Plan Update Land Use Diagram near residential and public facilities. Residential and public schools sites are proposed to be located adjacent, or within

a ¼ mile of possible industrial sites. However, the specific sites of new schools will depend upon decisions by the School Board's of the two districts, and the availability of appropriate land. The Land Use Diagram indicates general locations for new public school facilities and does not illustrate specific site relationships between sensitive receptors (residential developments, and public school facilities) and industrial locations.

A substantial number of state and federal regulations exist that control and prevent risks to the environment due to hazardous wastes and materials. Within the California Environmental Protection Agency Cal-EPA, the California Department of Toxic Substance Control DTSC has primary regulatory responsibility, with delegation of enforcement to local jurisdictions that enter into agreements with the state agency, for the management of hazardous materials and the generation, transport and disposal of hazardous waste under the authority of the Hazardous Waste Control Law (HWCL). In addition, the Yuba County Hazardous Waste Management Plan (CHWMP) is the responsible agency for enforcing proper identification and disposal of hazardous products.

Accidents during hazardous waste transport to and from a site could expose individuals and the environment to risks at some distance from the project site. However, transportation accidents are infrequent, as the U.S. Department of Transportation and the U.S. Postal Service specify packaging requirements for hazardous materials and wastes that limit the potential for packages to fail on impact. These requirements reduce the potential for hazardous materials releases to occur in the unlikely event of an accident.

Additional Hazards

Hazardous wastes are not solely confined to highly industrialized areas. The General Plan study area includes a significant increase in land uses, which will add to the existing hazards commonly used in urban areas. Waste oils and other petroleum products are among the several hundred substances classified as hazardous wastes. Every gasoline service station and automobile repair facility developed throughout Wheatland is equipped with a hazardous waste generator. New public facilities shall include chemistry laboratories and automotive shops that store hazardous substances and/or generate hazardous waste, which will increase the risks of upset or accidental release of hazardous substances and wastes into the environment.

Household hazardous wastes are a potential source of risk that will become more prevalent in the Wheatland area due to the large increase of residential developments. Although they constitute only a small percentage (typically five percent or less) of all household wastes, household hazardous wastes are a particular danger to the environment.

Wheatland may now or in the future include industries and activities that involve the transport, storage, or use of toxic or hazardous chemicals, posing potential safety hazards in the event of unintentional exposure, leak, fire, or accident. Some of the byproducts of industrial processes in Wheatland are hazardous materials, which need proper disposal. Residents and businesses in Wheatland also generate household hazardous wastes such as waste oil, paint, and solvents. Policies in this section therefore focus on safe disposal, use, storage, and transport of hazardous materials, as well as proper siting between hazardous waste storage and use and sensitive land uses such as homes and schools.

The General Plan Update includes the following goals and policies applicable to hazards and hazardous materials issues:

Goal 9.F 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 9.F.1. The City shall ensure that the use and disposal of hazardous materials in the city complies with local, state, and federal safety standards.

Policy 9.F.2. The City shall strictly regulate the storage of hazardous materials and wastes.

Policy 9.F.3. The City shall ensure that industrial facilities are constructed and operated in accordance with current safety and environmental protection standards.

Policy 9.F.4. The City shall require that new industries that store and process hazardous materials provide a buffer zone between the installation and the property boundaries sufficient to protect public safety. The adequacy of the buffer zone shall be determined by the City.

Policy 9.F.5. The City 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 9.F.6. The City 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.

Policy 9.F.7. The City shall work with other agencies to ensure an adequate countywide response capability to hazardous materials emergencies.

Implementation of the goals and policies above would reduce potential risks to sensitive receptors, associated with hazardous materials, though not to a less-than-significant level. Therefore, a ***potentially significant*** impact would remain.

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

4.7-1 *For agricultural parcels proposed for development, prior to the issuance of grading permits, project applicants shall provide to the City a detailed environmental assessment pertaining to on-site soils in order to address the presence of soil contaminants (i.e., pesticides). The environmental assessment shall be reviewed by the City Engineer.*

4.7-2 Development associated with the proposed General Plan Update would not be included on a list of hazardous materials sites pursuant to Government Code Section 65962.5, which would result in a significant hazard to the public or the environment.

Government Code section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites.

According to the Department of Toxic Substances Control Facility Inventory Data Base Hazardous Waste and Substances Sites List, a hazardous waste site is not located within the study area.

Because study area does not contain a hazardous waste and substance site, the General Plan Update does not contain goals and policies pertaining to hazardous waste and substance sites. Therefore, the General Plan Update would have ***no impact*** regarding hazards to the public or the environment from hazardous material sites.

Mitigation Measure(s)
None Required.

4.7-3 Development associated with the proposed General Plan Update would be located within an airport land use plan, and may create potential safety hazards for people residing or working in the project area.

The Wheatland study area is located in close proximity to Beale Air Force Base. The airport land use zones for Beale Air Force Base are located approximately six miles north of the Wheatland study area. The project site is located south of the study area approximately seven miles from the Beale Air Force Base runway. The Beale Air Force Base Comprehensive Land Use Plan (Beale AFB CLUP) was drafted by the Airport Land Use Commission (ALUC) to determine acceptable land uses for the Beale AFB. Safety policies related to airfield operations were based upon height restriction, noise restriction, and safety restriction. The Beale AFB CLUP states that airfield safety areas are established to minimize the number of people exposed to aircraft crash hazards, and are determined by placing restrictions on land uses in various safety areas. Dimensions of the safety areas were determined by analyzing historical aircraft accident data and designating safety zone dimensions that encompass significant hazard areas. The Beale AFB CLUP designates three safety areas:

- The clear zone, which is located near the end of the runway (most restrictive);
- The approach-departure zone, which is located under the takeoff and landing slopes (less restrictive); and
- The overflight zone, which is the area located under the traffic pattern (least restrictive).

The study area is located at the edge of the Beale Air Force Base Overflight Zone; therefore it is subject to some development restrictions under the Land Use Compatibility Guidelines for Safety. According to the Beale Air Force Base Overflight Guidelines, the following types of development should be restricted: chemical and allied products manufacturing; petroleum refining; rubber and plastics manufacturing; regional shopping centers; colleges and universities; hospitals; jails and detention centers; motion picture theater complexes; professional sport developments; stadiums and arenas; auditoriums; concert halls and amphitheaters; fairgrounds and expositions; racetracks; and theme parks. The study area includes land uses within the above categories; which would create adverse effects to the proposed developments.

Whereas, the proximity to the base provides benefits to the City in terms of employment and economic development, the base can also create noise and safety concerns.

The General Plan Update includes the following goals and policies applicable to hazards and hazardous materials issues:

Goal 2.G To support the continued operation of Beale Air Force Base and its associated facilities while ensuring compatibility between urban development in Wheatland and aircraft operations.

Policy 2.G.1. The City shall work closely with appropriate agencies, including Beale Air Force Base and the Sacramento Area Council of Governments (SACOG), to ensure compatibility of land uses that fall within overflight zones.

Policy 2.G.2. The City shall work with Beale Air Force Base to coordinate changes to their flight patterns with land use decisions.

Goal 9.E To minimize the risk of loss of life, injury, damage to property, and economic and social dislocations resulting from aircraft hazards.

Policy 9.E.1. The City shall work with Beale Air Force Base to ensure that new development does not create safety hazards such as lights from direct or reflective sources, smoke, electrical interference, hazardous chemicals, or fuel storage in violation of adopted safety standards.

Policy 9.E.2. The City shall ensure that development within the Beale Air Force Base approach and departure zones comply with Part 87 of the Federal Aviation Administration Regulations (objects affecting navigable airspace).

Implementation of the goals and policies above would reduce the impacts to a ***less-than-significant*** level.

Mitigation Measure(s)
None required.

4.7-4 Development associated with the proposed General Plan Update would not interfere with an adopted emergency response plan or emergency evacuation plan.

The City of Wheatland currently does not have an applicable emergency response plan or emergency evacuation plan. The General Plan Update seeks to protect the community from injury and damage resulting from natural catastrophes and hazardous conditions by providing, and regularly updating, emergency service plans to ensure new and existing developments maintain adequate emergency access, and routes.

The City's most important policy tool for upgrading and maintaining its roadways to provide for effective and efficient traffic movement is the *Circulation Diagram*

and its associated standards (see figure 4.15-1 in Transportation Chapter). The *Circulation Diagram* provides adequate emergency access by providing a street system designed to accommodate future traffic volumes with acceptable levels of congestion. The GPU policies ensure that emergency vehicles will have access to an efficient citywide circulation system. For access to individual parcels and new development areas, the City's Zoning Ordinance, street standards, and processes governing development project approval control the adequacy of emergency vehicle access.

The General Plan Update includes the following goals and policies applicable to Hazards and Hazardous Materials issues:

Goal 9.A To protect the community from injury and damage resulting from natural catastrophes and hazardous conditions.

Policy 9.A.1. The City shall prepare and regularly update emergency services plans.

Policy 9.A.2. The City shall have major public and private development proposals reviewed by fire and police departments as well as other City department heads to insure compatibility with safety objectives.

Policy 9.A.4. The City shall consider safety hazards in formulating capital improvements.

Policy 9.A.5. The City shall incorporate safety provisions in City ordinances whenever applicable.

Policy 9.A.6. The City shall permit development only in areas where the potential danger to the health and safety of people can be mitigated to an acceptable level.

Policy 9.A.7. The City shall ensure that during natural catastrophes and emergencies the City can continue to provide essential emergency public services.

Policy 9.A.9. The City shall coordinate disaster preparedness planning with other public agencies and organizations.

Implementation of the goals and policies above would reduce impacts to a ***less-than-significant*** level.

<u>Mitigation Measure(s)</u>
None required.

4.7-5 Development associated with the proposed General Plan Update would not expose people or structures to a significant risk or loss, injury or death involving wildland fires.

Structural and wildland fire hazards can threaten life and property in Wheatland. The agricultural areas on the Valley floor are the least fire-prone areas of the county, due to the presence of croplands, orchards, and irrigation. The relatively flat terrain of the proposed study area also makes the danger of wildland fires less hazardous. As wildland fires resulting from either natural or manmade causes occur in forest, brush, or grasslands, Wheatland is among the most fire secure areas in Yuba County.

Structural fires usually result from manmade causes and can spread easily. Structural fire hazards are greatest in those structures built before building and fire codes were established. Although structures do exist within the Wheatland area, which would have been constructed prior to established building and fire codes, the risk is insignificant.

The policies adopted in the General Plan Update seek to ensure that new development is constructed to minimize potential fire hazards and to provide public education concerning fire prevention. The service levels and maintenance of the City's Fire Department is addressed in the Public Services Chapter (4.13) of this EIR.

The General Plan Update the following goals and policies applicable to hazards and hazardous materials issues:

Goal 9.A To protect the community from injury and damage resulting from natural catastrophes and hazardous conditions.

Policy 9.A.3. The City shall initiate fire inspection programs for buildings and premises to identify safety objectives.

Policy 9.A.8. The City shall update building, fire, and other codes to address earthquakes, fire, and other hazards.

Goal 9.D To minimize the risk of loss of life, injury, and damage to property and watershed resources resulting from fires.

Policy 9.D.1. The City shall require that new development meets state and local standards for fire protection. The City Fire Department shall review development proposals for compliance with fire safety standards.

Policy 9.D.2. The City shall ensure that existing and new buildings of public assembly incorporate adequate fire protection measures to reduce

the potential loss of life and property in accordance with state and local codes and ordinances.

Policy 9.D.3. The City shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation.

Policy 9.D.4. The City shall develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures.

Policy 9.D.5. The City shall enforce building and fire codes and city ordinances in regard to fire and fire protection.

Policy 9.D.6. The City shall continue to improve fire protection services, equipment, and facilities as required and as economically as possible.

Policy 9.D.7. The City shall require and maintain adequate street widths, clearances around structures, and turning radii to provide for fire and safety protection and access.

Policy 9.D.8. The City shall maintain water supply requirements for fire fighting needs in accordance with the Insurance Services Office "Fire Suppression Rating Schedule".

Policy 9.D.9. The City shall require that areas within the natural / urban interface, at a minimum, provide fire and safety protection that meet California Department of Forestry and Fire Protection (CDF) Fire Safe standards.

Implementation of the goals and policies above would reduce the impacts to a ***less-than-significant*** level.

Mitigation Measure(s)
None required.

Endnotes

[1] City of Wheatland, Wheatland General Plan Update Background Report, July 2004.