13 HAZARDS AND HAZARDOUS MATERIALS

This chapter provides an evaluation of the potential effects on public safety due to hazardous materials and wildland fires with implementation of the proposed City of Folsom 2035 General Plan (2035 General Plan). As established in the Notice of Preparation for the proposed 2035 General Plan (see Appendix A, *Notice of Preparation)*, urban development and other activities subject to the plan may result in degradation of the environment from, or the exposure of the public to, hazardous materials, wildland fire hazards, accidental hazardous material releases, and other safety concerns that could impact emergency response and evacuation plans.

The following environmental assessment includes a review of the existing hazards and hazardous materials potentially affected by the implementation of the 2035 General Plan, including the existing environmental hazards within the city, hazardous or contaminated sites, wildland fire hazards, and other safety concerns. This analysis includes a review of regulations, requirements, plans, and policies applicable to hazardous materials and wildland fire.

The existing condition of the natural and man-made hazards in the City of Folsom was determined by a review of the regional hazardous materials databases, hazard mitigation plans, and by survey and research. Rules and regulations influencing the hazard material use, wildland fire precautions, and safety conditions were identified by a review of federal and state regulations, and local agency General Plan goals and policies. Potential impacts related to hazards, hazardous materials, wildland fire, and safety issues were determined by comparing potential activities to the existing environment, based on CEQA assessment criteria, and by considering the policies, regulations, and guidelines adopted by the City of Folsom and by federal and state resource agencies.

For a discussion of potential hazards and associated impacts related to toxic air contaminant emissions, see Chapter 8, *Air Resources*. For a discussion of potential impacts from seismic and geologic hazards, see Chapter 11, *Geology, Soils, and Mineral Resources*. Flooding hazards are evaluated in Chapter 14, *Hydrology and Water Quality*.

13.1 SETTING

The environmental and regulatory setting of the City of Folsom with respect to hazards, hazardous materials, wildland fires, and public safety resources is described below for both the physical environment and the body of federal, state, and local policies and regulations that govern such issues.

13.1.1 ENVIRONMENTAL SETTING

HAZARDOUS MATERIALS AND CONTAMINATED SITES

Sites where hazardous chemical compounds have been released into the environment can pose health threats. Historic or current activities, most often associated with industrial or commercial uses (e.g., gas stations, car washes) may result in the release, leak, or disposal of toxic substances on or below the ground surface, where they can then contaminate soil and ground water. Furthermore, disturbance of the ground through grading or excavation can result in exposure of these chemicals to the public. Improper handling of contaminated sites may result in further exposure via airborne dust, surface water runoff, or vapors.

Known Contaminated Sites

Areas where activities resulting in contamination are known or suspected to have taken place are tracked and monitored by federal and state agencies. Sites eligible for federal remediation funding are placed on the EPA's Superfund list. The California Department of Toxic Substances Control (DTSC) and the State Water Resources Control Board (SWRCB) list other sites in the state. These may be categorized as Leaking Underground Storage Tanks (LUST), common at gas stations, or Spills, Leaks, Investigations, and Cleanups (SLIC), which are generally not fuel-related. For further explanation of these plans and regulations, see Section 3.1.2 below, and Appendix C of this Draft PEIR.

Known active sites within the 2035 Plan Evaluation Area with active listings (as of November 2017) are mapped on Figure 13-1a and 13-1b. These sites are administered by the SWRCB or DTSC, including LUSTs. There are no Federal Superfund sites identified in the 2035 Plan Evaluation Area (EPA 2017).

As shown on Figures 13-1a and 13-1b, several sites are located on the grounds of the Folsom Prison. Most of the other sites are located along Bidwell Street and Natoma Street near, but not within, the Historic District. The LUSTs are all at current or former gas stations.

The active case outside of Folsom Prison, classified as a land disposal site, is at the current Folsom Corporation Yard, making up 4.3 acres of the Yard's 18 acres. The City owned and operated a domestic sewage treatment plant at the site from approximately 1950 through 1974, at which time the City began using the former sewage treatment ponds as a landfill to dispose of non-municipal solid waste until 1986. After 10 years of inactivity, the City installed a cap on the landfill in 1996 as part of the regulatory closure plan. Recent groundwater investigations reported the presence of arsenic, iron, nitrates, and sulfates above their respective maximum contaminant levels. Clean closure activities involving the removal of solid waste and impacted soil from the site were completed in 2010. The City will continue its semi-annual and annual monitor reporting requirements under Waste Discharge Requirements Order No. R5-2008-0106.

Folsom is close to a Federal Superfund site at the Aerojet property outside of Rancho Cordova. Part of this site crosses into the southwest corner of Folsom city limits, with several locations where toxic substances entered the environment – a location known as Area 40. These sites continue to undergo monitoring and remediation. The Folsom Plan Area Specific Plan (FPASP) includes land use restrictions and calls for this area to be a mix of open space and a detention basin. Potential impacts related to hazards and hazardous materials at these locations were evaluated in *Folsom Plan Area Specific Plan EIR/EIS (*Folsom 2011*).*

Other cleanup sites are located throughout and adjacent to portions of the 2035 Plan Evaluation Area. These can be seen in Figures 13-1a and 13-1b. Many of these are related to the Aerojet contamination.

Mercury

Historic gold mining practices in the 1850s to 1880s released substantial amounts of mercury into California waterways. Some of this mercury was carried to downstream environments, while more headed from the manmade recovery troughs into the soils, leaving a legacy of water quality contamination in many watersheds. It has been estimated that 1,000 tons of mercury were lost in the mining processes in the gold rush, mostly in the Sierra Nevada. Localized areas of high concentration still exist (Folsom 2011). See Section 14.1.1 of Chapter 14, *Hydrology and Water Quality*, for a discussion of mercury contamination of surface water.

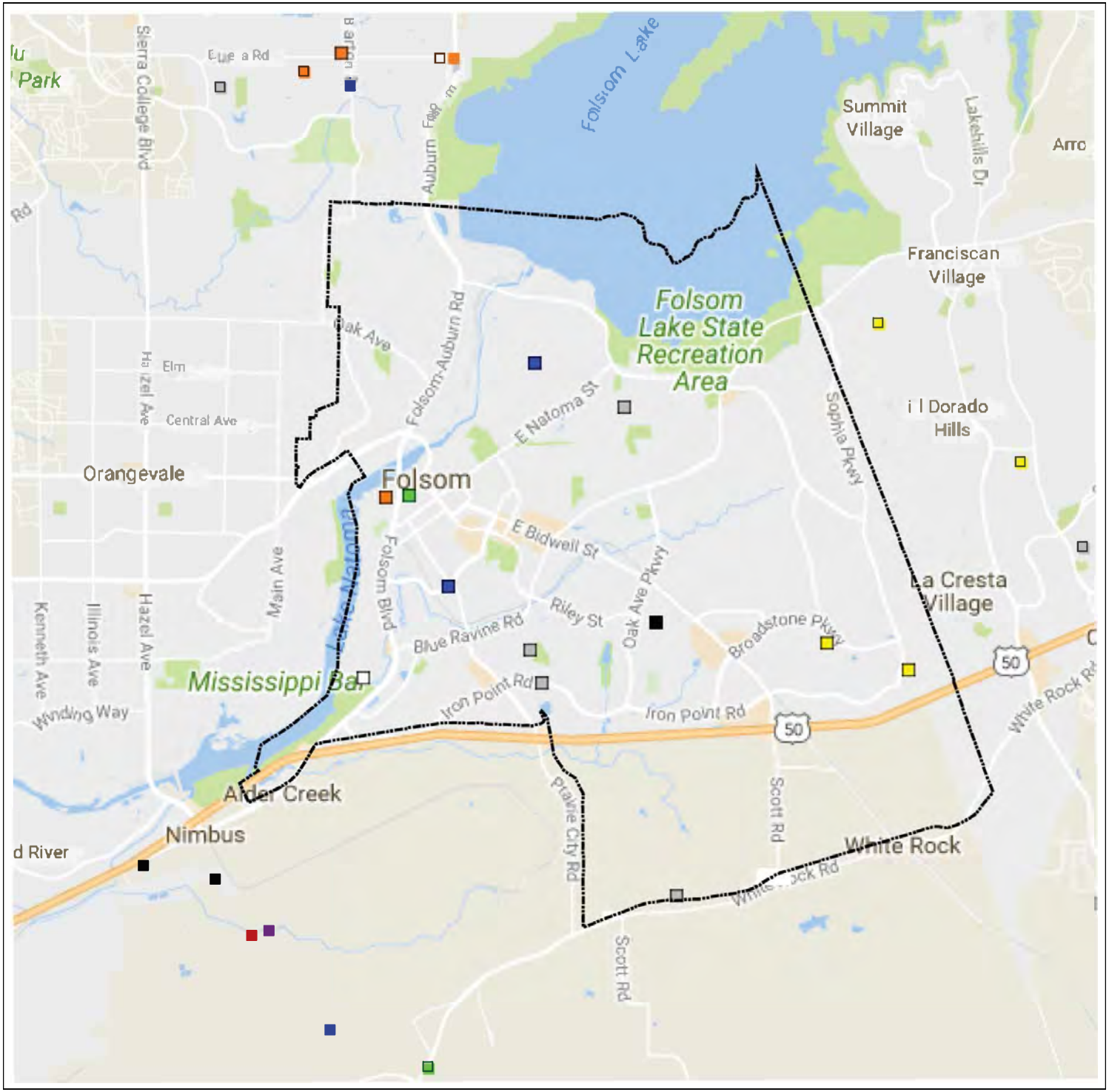

Figure 13-1a

City of Folsom

Contaminated Sites: EnviroStor

Cleanup Sites
- Federal Superfund
- State Response
- Voluntary Cleanup
- School Cleanup
- Evaluation
- School Investigation
- Military Evaluation
- Tiered Permit
- Corrective Action

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Miles

Created by
Planning Partners 2018.

Additional Sources: Department of Toxic Substances Control, EnviroStor database, 2018.

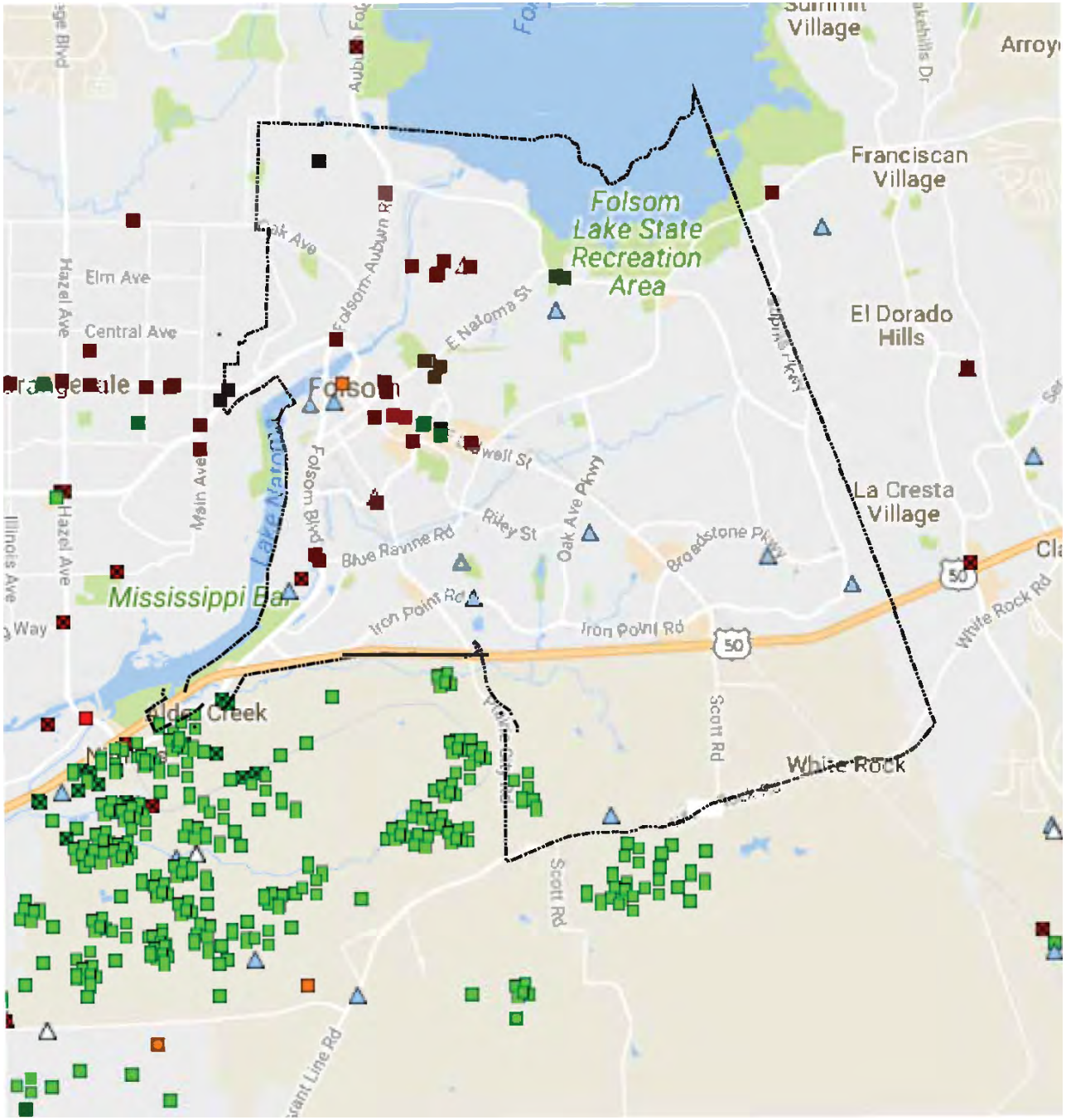

Figure 13-1b

City of Folsom

Contaminated Sites: GeoTracker

Cleanup Sites
- LUST Cleanup Sites
- Cleanup Program Sites
- Military Cleanup Sites
- DTSC Cleanup Sites

- DTSC Hazardous Waste Sites
- Land Disposal Sites

N

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Miles

Created by
Planning Partners 2018.

Additional Sources: Department of Toxic Substances Control, EnviroStor database, 2018.

NATURALLY OCCURRING ASBESTOS

Asbestos is a natural mineral that is a known carcinogen. Inhalation of asbestos may result in lung cancer or a serious lung disease. Eastern Sacramento County is a known location of naturally occurring asbestos (NOA) in the soil. In 2006, the California Geological Survey published the report entitled "Relative Likelihood for the Presence of Naturally Occurring Asbestos in Eastern Sacramento County, California" (CGS 2006). Figure 13-2 maps approximate areas of higher NOA risk as provided by this report. The report notes that much of Folsom and the 2035 Plan Evaluation Area are moderately likely to contain NOA. These are areas underlain with gabbroic rocks, metamorphosed mafic volcanic rocks, and metamorphosed intrusive rocks, which are roughly north central Folsom (just south of Folsom Lake), southeastern Folsom, and all but the westernmost quarter of Folsom, south of Highway 50 (see Figure 13-2). However, the report also notes that "the information used to create the map is not sufficient to determine if NOA will be found at a specific location within the (*Sacramento*) county. A site-specific geologic investigation is required to verify the presence and concentration of NOA" (CGS 2006).

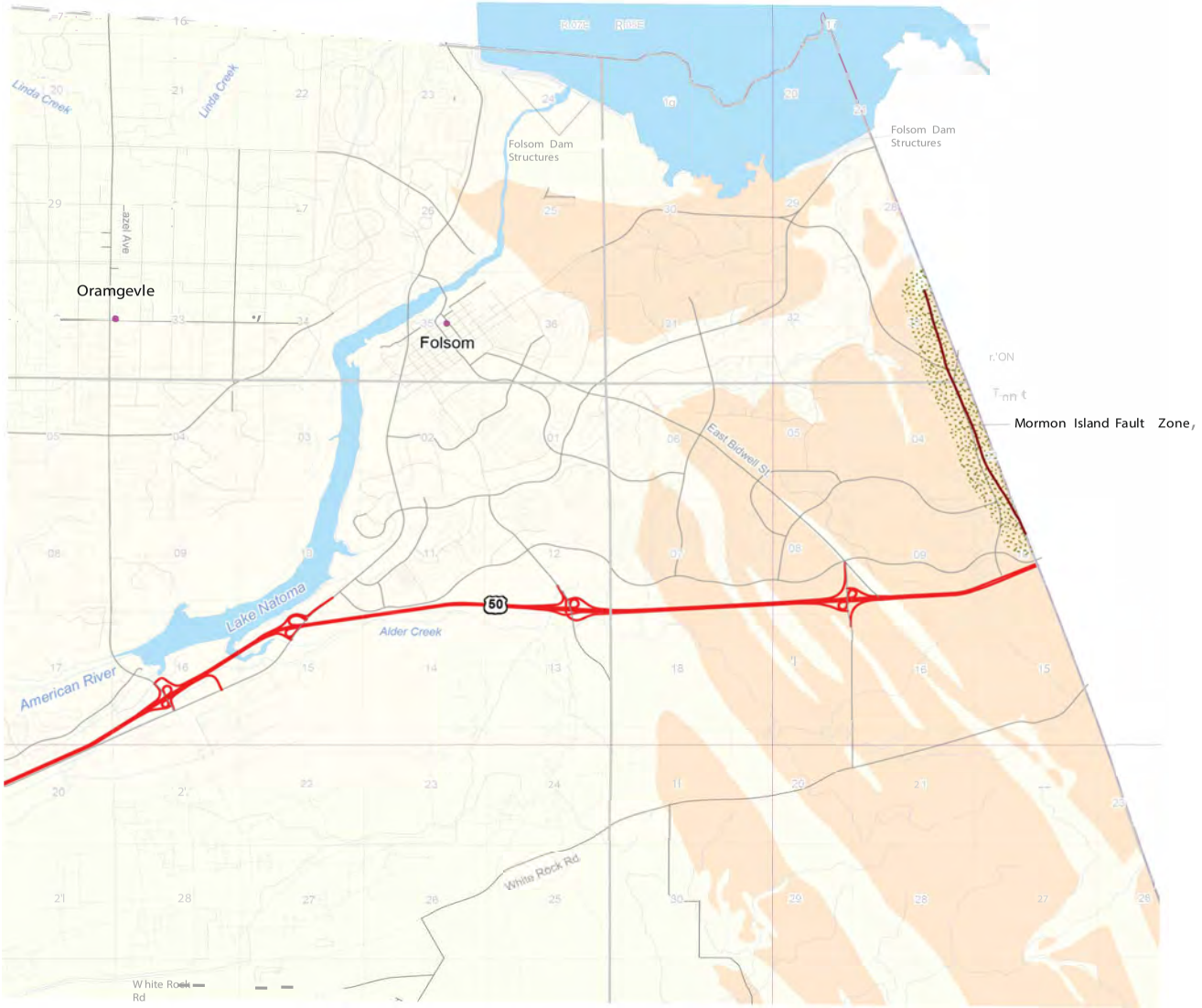
The shearing area created by the Mormon Island Fault Zone, on the eastern edge of Folsom, has a higher likelihood of NOA than immediately surrounding areas. This area has already been developed under the Empire Ranch Specific Plan. There are some large undeveloped areas in east Folsom that could be subject to NOA exposure.

WILDLAND FIRE HAZARDS

The California Department of Forestry and Fire Protection (CDF) maps areas of significant fire hazards in the state. These areas are identified based on weather, terrain, fuels (e.g. type of ground vegetation), and other factors. Wildland fire threats are greatest in mountain and foothill areas, where steep slopes, volatile vegetation, and windy conditions increase fire risk.

Major fires are generally categorized as either a conflagration or wildland/forestland. A conflagration may involve residential or commercial areas and spreads across both natural and constructed barriers. Wildland fire is associated with open range grasslands and into the foothills in the Folsom area. Because of development in rural areas adjacent to and within the Folsom community, the Wildland Urban Interface (WUI) fire is of increasing concern. A WUI fire can burn along the urban/rural interface resulting in major losses of property and structures. (Sacramento County 2016)

A number of factors affect the behavior of wildland and interface fires, including terrain, weather, wind, fuels and seasons. It is well known that fire travels faster uphill than down and is more difficult to fight on steep slopes than on level ground. When weather is hot and the humidity is low, wildland fires can explode with intensity of rapid combustion. Even in the absence of strong winds, a fast-moving fire can generate its own updrafts, particularly in canyons, causing burning brands to be carried high in the air and drop a long distance ahead. This results in spot fires over a wide radius as the wind changes its direction. (Sacramento County 2016)



Areas Moderately Likely to Contain NOA: These areas include those metamorphic and igneous rocks that are moderately likely to contain NOA.

Areas Least Likely to Contain NOA: These areas include those metamorphic, igneous, and sedimentary rocks that are least likely to contain NOA.

Areas of Faulting or Shearing: These areas are zones of faulted or sheared rock that may locally increase the relative likelihood for the presence of NOA within or adjacent to areas moderately likely to contain NOA. The solid lines represent mapped traces of fault and shear zones.

Figure 13-2

City of Folsom

Naturally Occurring Asbestos in the Folsom Area

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Miles

Created by

Planning Partners 2018.

Additional Source:
California Geological Survey, 2006.

The City of Folsom is not immune to numerous types of grass and brush fires and any one of them may accelerate into a large urban interface wildfire. Such a situation could lead to evacuation of large portions of the population and the potential for significant loss of personal property, structures and rangeland. The natural fuels available in the city vary greatly in the rate and intensity of burning. Fires in heavy brush and stands of trees burn with great intensity but more slowly than in dry grass and leaves. Dense fuels will propagate fire better than sparse fuels. The local fire season generally extends from June through late September or early October. (Sacramento County 2016)

During extremely windy conditions, both small and large-scale fires will generate enough smoke to necessitate the closing of key transportation routes, including Highway 50. It may be necessary to close streets and/or re-route traffic to maintain traffic lanes and access for firefighting apparatus. Large parking areas may be cordoned off for the staging of various types of resources needed during large-scale emergencies. (Sacramento County 2016) Wildfire history in the City of Folsom is as follows: In 2003, the Mountain Oak fire burned several acres and came within feet of occupied dwellings. That fire started off the American River Bicycle Train on Bureau of Reclamation managed lands in Natoma Canyon. Driven by winds, it grew quickly and burned up the canyon toward homes on the north part of Folsom. In 2008, the "Parkway" fire in the Folsom Lake State Recreation Area burned 25 acres of land designated as having historical significance. The fire spread to the City of Folsom Corporation Yard destroying one City-owned building and damaging several others. In 2017, a vegetation fire occurred on Carpenter Hill late in the evening of Independence Day. The fire spread toward homes and critical infrastructure, but was contained to approximately five acres. Other wildfires have affected the general area, with the closest large-scale wildfire occurrence being the 2014 King Fire in the community of Pollock Pines located in the neighboring El Dorado County. (City of Folsom 2018)

There are multiple plans in place that address wildfire and urban interface risk in Folsom. The City of Folsom Community Wildfire Protection Plan (April 2013) identifies areas of prime concern, describes fire prevention strategies, describes measures property owners can take to reduce the ignitibility of structures, and identifies best practices for fuel reduction. That plan states that "varied topography, fuel loading, and history of wildland fire ignitions combined with extensive and diverse use activities has many of the elements for a wildfire occurrence of catastrophic proportions" in Folsom.

The Sacramento County Multi-Hazard Mitigation Plan (December 2016) identifies Folsom as having the greatest density of housing subject to wildfire in Sacramento County. Figure 13-3 shows a wildfire map for the City of Folsom as included in the Multi-Hazard Mitigation Plan. The city has many areas that are susceptible to small fires that could grow into some form and size of urban interface fire. These areas can be divided into four main areas: the American River/Lake Natoma corridor, the various parkways and easements, natural areas involving wetlands and dredger tailings, and open fields and rangelands. (Sacramento County 2016)

American River/Lake Natoma Corridor: The American River Parkway and adjacent land on both sides of the river, north of Folsom Boulevard, is an area of high fire threat. This high threat area includes a portion of the Historic District, residential and commercial development on the eastern side of the Folsom-Auburn Road, and some residential land west of Folsom-Auburn Road. Most of the high fire threat designated area is undeveloped. However, the interface of urbanized area and residential development that exists can present a small area of significant risk to life and property from wildland fire.

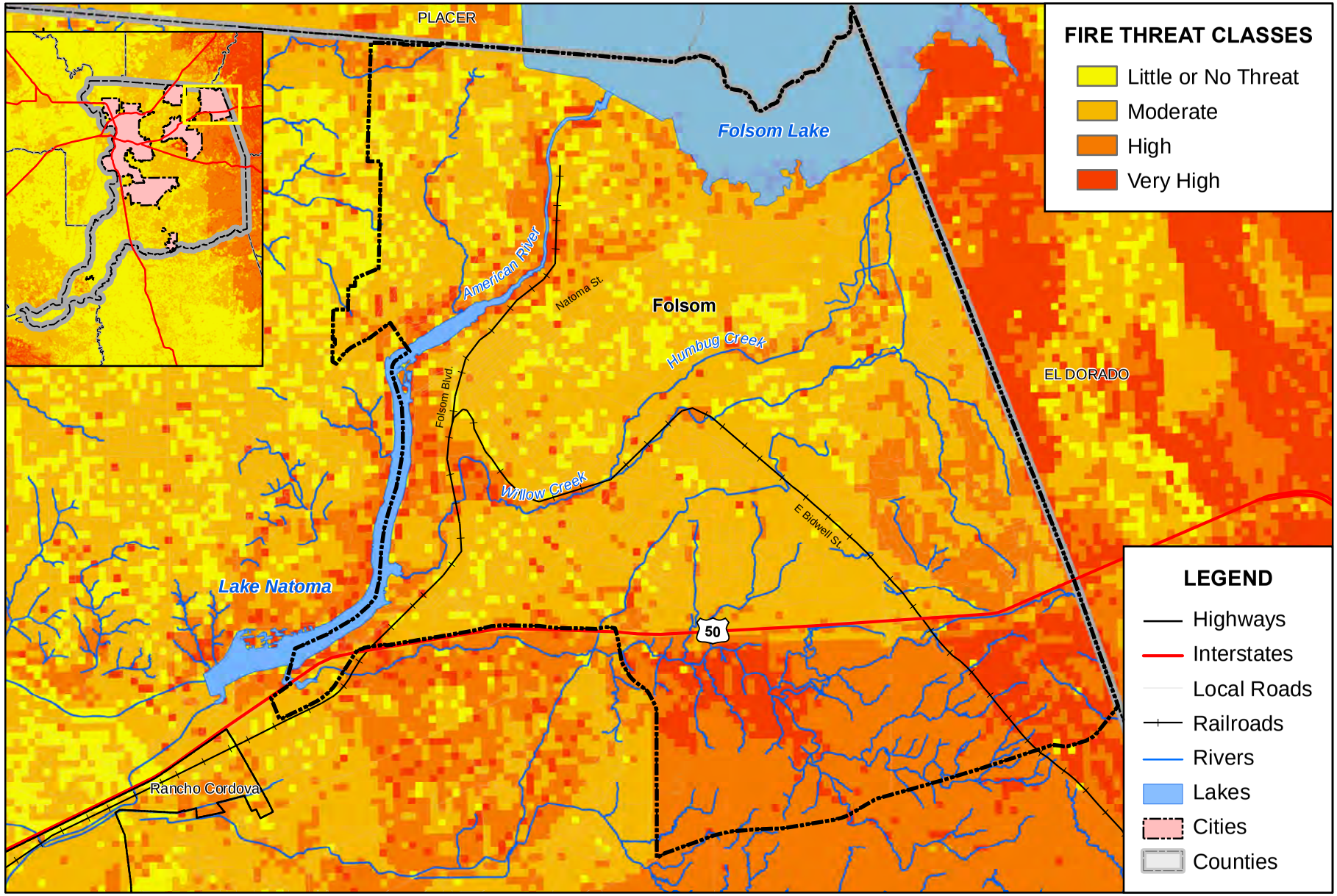

Figure 13-3

City of Folsom

Fire Threat Map

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Created by
Planning Partners 2018.

Additional Sources: Sacramento County GIS, Cal-Atlas, Cal-Fire 2004 Fire Threat Data; Map Date: 05/2016.

Parkways and Easements: Throughout the city, there exist numerous un-maintained private alleyways, easements, and rights-of-way. In many locations, these provide easy access to residential structures or various types of vegetation, which could increase the likelihood that a fire may rapidly spread beyond the capabilities of responding units. Areas of concern include the Hinkle Creek, Willow Creek, Humbug Creek and Blue Ravine Parkway beltways.

Natural Areas: Continuous development of the city has created many landlocked areas, mandatory wetland areas and the preservation of pre-existing dredger tailings. Areas of this nature tend to be surrounded by residential developments and are difficult to access. Their proximity to development provides an opportunity for ideal fire conditions to spread fire via flying brands and consumption of small stands of trees. The Folsom Fire Department has strategically placed fire engines with off-road capabilities to assist with emergency response to these areas.

Open Fields and Rangelands: The east areas of Folsom provide the greatest opportunity for a large-scale fire to start and spread uncontrollably into developed areas or into the foothills of El Dorado Hills. The Folsom Fire Department also considers the developing edge of the area south of Highway 50 to be a wildland/urban interface concern. (Sacramento County 2016)

AIRPORT HAZARDS

There is no airport within the city limits. The nearest airports to the city are Mather, six miles to the west, and Cameron Airpark, six miles to the east. Mather is a former air force base that is now run as a civil aviation airport by Sacramento County. Cameron Airpark is a civil aviation airport run by El Dorado County. The 2035 General Plan Planning Area is not located within the Mather Airport Safety Zones (SACOG 1997) or the Cameron Airpark Safety Zones (El Dorado County Airport Land Use Commission 2012).

13.1.2 REGULATORY SETTING

The following regulations of federal, state, and local agencies govern various aspects of handling and transport of hazardous materials and hazards resulting from wildland fires. These regulations are summarized below and discussed in detail in Appendix C.

FEDERAL LAWS AND REGULATIONS

U.S. Environmental Protection Agency

The U.S. EPA is primarily responsible for enforcement and implementation of federal laws and regulations pertaining to hazardous materials.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)

The CERCLA, commonly referred to as Superfund, provides a Federal "Superfund" to clean up uncontrolled or abandoned hazardous-waste sites as well as accidents, spills, and other emergency releases of pollutants and contaminants into the environment.

Superfund Amendments and Reauthorization Act of 1986 (SARA)

SARA was enacted to amend and reauthorize CERCLA to continue cleanup activities around the country. Several site-specific amendments, definitions clarifications, and technical requirements were added to the legislation, including additional enforcement authorities.

Federal Resource Conservation and Recovery Act of 1976 (RCRA)

RCRA is the nation's hazardous waste control law. It defines hazardous waste, provides for a cradle-to-grave tracking system, and imposes stringent requirements on treatment, storage, and disposal facilities.

Occupational Safety and Health Act of 1970

Congress passed the Occupational Safety and Health Act to ensure employers provide their workers a place of employment free from recognized hazards to safety and health, such as exposure to toxic chemicals, excessive noise levels, mechanical dangers, heat or cold stress, or unsanitary conditions.

Healthy Forest Restoration Act of 2003

The intent of the Healthy Forest Restoration Act is to reduce the risk of destructive wildfires, and can provide funds for fuel treatment in communities at risk adjacent to federal Forest Service and Bureau of Land Management lands.

National Fire Plan

The National Fire Plan was developed in August 2000, following a landmark wildland fire season. Its intent is to actively respond to severe wildland fires and their impacts to communities while ensuring sufficient firefighting capacity for the future.

Disaster Mitigation Act of 2000

The Sacramento County Multi-Hazard Mitigation Plan (MHMP) is designed to meet the requirements of the Disaster Mitigation Act of 2000. Formulation of the MHMP was based on: hazard identification and risk assessment of potential natural hazards that could impact Sacramento County, including the City of Folsom, a review of the County's capability to reduce hazards impacts, and recommendations to further reduce vulnerability to potential disasters.

CALIFORNIA LAWS AND REGULATIONS

California Environmental Protection Agency (Cal/EPA)

The Cal/EPA was created to coordinate state environmental programs, reduce administrative duplication, and address the greatest environmental and health risks. Cal/EPA unifies the State's environmental authority under a single accountable, cabinet-level agency.

California Department of Toxic Substance Control (DTSC)

The DTSC is responsible for regulating hazardous waste facilities and overseeing the cleanup of hazardous waste sites in California.

California State Water Resources Control Board (SWRCB)

Acting through the Regional Water Quality Control Board (RWQCB), the SWRCB regulates surface and groundwater quality pursuant to the Porter-Cologne Water Quality Act, the Federal Clean Water Act, and the Underground Tank Law. Under these laws, RWQCB is authorized to supervise the cleanup of hazardous waste sites referred to it by local agencies in those situations where water quality may be affected.

Hazardous Substance Account Act (HSAA), California Health and Safety Code Section 25300 ET SEQ

This act, the California equivalent to CERCLA, was put in place to authorize California state authorities to order investigation and cleanup of potentially contaminated sites.

Hazardous Materials Release Response Plans and Inventory Act of 1985, California Health and Safety Code Section 25500 ET SEQ

The Hazardous Materials Release Response Plans and Inventory Act, also known as the Business Plan Act, defines hazardous materials as raw or unused materials that are part of a process or manufacturing step.

Hazardous Waste Control Act, Title 26 of the California Code of Regulations

The Hazardous Waste Control Act includes requirements for the proper management of hazardous wastes. The act created the State hazardous waste management program, which is similar to but more stringent than the federal RCRA program.

Environmental Health Standards for the Management of Hazardous Waste, Title 22, Division 4.5 of the California Code of Regulations

State agencies responsible for enforcing federal and state regulations and responding to hazardous materials transportation emergencies include the California Highway Patrol (CHP), the California Department of Transportation (Caltrans), and DTSC. Transport of hazardous materials can only be conducted under a registration issued by DTSC. All material transport takes place under manifest, and compliance with Title 22 requires that transporters take immediate action to protect human health and the environment in the event of spill, release, or mishap.

Emergency Services Act, California Government Code Section 8850 et seq.

Under the Emergency Services Act, the State developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. The Governor's Office of Emergency Services administers the plan, coordinating the responses of other agencies, including EPA, the California Highway Patrol, RWQCBs, air quality management districts, and county disaster response offices.

Hazardous Waste and Substances Sites List

The Hazardous Waste and Substances Sites List (Cortese List) is a planning document required by California Government Code Section 65962.5. It is used by state agencies, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites.

Underground Storage Tank Program

The California Department of Public Health and the SWRCB list hazardous sites of underground storage tanks (UST) listed for remedial action because of unauthorized release of toxic substances. Leak prevention, cleanup, enforcement, and tank testing certification are the elements of the UST Program, which is administered by the SWRCB.

California Integrated Waste Management Act (CIWMB)

This act requires the development and implementation of household hazardous-waste disposal plans. The CIWMB oversees compliance with this act and enforces operational plans for solid-waste facilities.

Toxic Release Contingency Plan, California Government Code Section 8574.16

The Toxic Release Contingency Plan requires that regional and local planning agencies incorporate within their planning the State's effort to respond to emergency toxic releases, and ensure the effective and efficient use of regional and local resources in the areas of traffic and crowd control, firefighting, hazardous materials response and cleanup, radio and communications control, and provision of emergency medical services.

National Pollutant Discharge Elimination System (NPDES) General Permit for Construction

The SWRCB's statewide stormwater general permit for construction activity (Order 2009-0009-DWQ) applies to all land-disturbing construction activities that would disturb more than one acre. Activities subject to the NPDES general permit for construction activity must develop and implement a Stormwater Pollution Prevention Plan (SWPPP) designed to reduce potential impacts to water quality during construction.

Asbestos Airborne Toxics Control Measure (ATCM) for Asbestos-Containing Serpentine

The ATCM for Asbestos-Containing Serpentine prohibits the use of serpentine aggregate or ultramafic rock for surfacing if the asbestos content is 0.25 percent or more asbestos. The Sacramento Metropolitan Air Quality Management District (SMAQMD) enforces the California Air Resources Board's Asbestos ATCM to control dust emissions and human exposure to the asbestos fibers found in serpentine and ultramafic rock.

California Fire Plan

The California Fire Plan is the State's road map for reducing the risk of wildfire. The plan was finalized in early 2010 and revised in April 2016, and directs each CAL FIRE Unit to prepare a locally specific Fire Management Plan.

Wildland-Urban Interface Building Standards

The objective of the Wildland-Urban Interface Fire Area Building Standards, which is included as part of the California Building Code, is to establish minimum standards for materials and material assemblies and provide a reasonable level of exterior wildfire exposure protection for buildings in Wildland-Urban Interface Fire Areas.

LOCAL LAWS AND REGULATIONS

The City of Folsom has adopted ordinances and standard conditions to protect the public from hazardous materials during the construction and operation of urban development. These requirements are found in the Folsom Municipal Code (FMC) and in the City's Standard Construction Specifications.

City of Folsom Community Wildfire Protection Plan

The 2013 City of Folsom Community Wildfire Protection Plan identifies areas of prime concern for wildfire risk, describes fire prevention strategies, describes measures property owners can take to reduce the ignitibility of structures, and identifies best practices for fuel reduction.

Folsom Fire Code (FMC Chapter 8.36)

This chapter adopts the 2015 Edition of the International Fire Code, and includes regulations governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises.

Hazardous Materials Disclosure (FMC Chapter 9.34)

This chapter of the FMC defines hazardous materials and requires filing of a Hazardous Material Disclosure Form by businesses that manufacture, use, or store such materials.

Underground Storage of Hazardous Substances (FMC Chapter 9.35)

This chapter of the FMC establishes standards for the construction and monitoring of facilities used for the underground storage of hazardous substances, and establishes a procedure for issuance of permits for the use of these facilities.

Fire Danger in Open Public Space (FMC Chapter 9.37)

This chapter of the FMC aims to reduce and prevent fire hazards and fire danger in the public open space throughout the city.

Standard Construction Specifications

Requirements of the City's Design and Procedures Manual and Improvement Standards related to asbestos control during grading include:

- 4.10B Custom Home Residential Grading Plan Requirements
- 4.19 Grading Permit Requirements
- 10.4 Erosion and Sedimentation Control

Requirements of the City's Standard Construction Specifications and Details, General Provisions related to environmental hazards include:

- 6.05C Protection of Workers
- 6.05I Protection of Adjacent Property
- 6.06 Asbestos Related Work
- 6.07 Air Pollution Control
- 10.03 Sewers and Appurtenances/Contaminations

Folsom Plan Area Specific Plan/Russell Ranch Adopted Mitigation Measures

Mitigation measures adopted by the City during its approval of the Folsom Plan Area Specific Plan and the Russell Ranch project related to hazards and hazardous materials include:

Folsom Plan Area Specific Plan EIR/EIS

- Mitigation Measure 3A.2-5: Implement A Site Investigation to Determine the Presence of NOA and, if necessary, Prepare and Implement an Asbestos Dust Control Plan.
- Mitigation Measure 3A.8-2: Complete Investigations Related to the Extent to Which Soil and/or Groundwater May Have Been Contaminated in Areas Not Covered by the Phase I and II Environmental Site Assessments and Implement Required Measures.
- Mitigation Measure 3A.8-3a: Require the Project Applicant(s) to Cooperate with Aerojet and Regulatory Agencies to Preserve, Modify, or Close Existing Groundwater Monitoring Wells.
- Mitigation Measure 3A.8-3c: Provide Written Notification to the City that, as required by EPA, DTSC, and the Central Valley RWQCB, -Required Notification Obligations and/or Easements Have Been Fulfilled to Ensure that Construction Activities Do Not Interfere with Remedial Actions.
- Mitigation Measure 3A.8-3d: Land Use Restrictions for Contaminated Soil and Groundwater within Area 40 as depicted on the Remedial Restrictions Area Exhibit 3A.8-9.
- Mitigation Measure 3A.8-5: Prepare and Implement a Blasting Safety Plan in Consultation with a Qualified Blaster.
- Mitigation Measure 3A.9-1: Acquire Appropriate Regulatory Permits and Prepare and Implement SWPPP and BMPs.
- Mitigation Measure 3A.9-3: Develop and Implement a BMP and Water Quality Maintenance Plan.

Russell Ranch Project EIR

- Mitigation Measure 4.2-3: Compliance with NOA measures, if determined necessary.

13.1.3 PROPOSED GENERAL PLAN POLICIES

The following policies from the proposed 2035 General Plan address the handling of hazards and hazardous materials, as well as guide the location, design, and quality of development to minimize impacts to human health and environment from hazardous materials and wildfire hazards.

PUBLIC FACILITIES AND SERVICES ELEMENT

Policy PFS 7.1.1: Adequate Facilities and Services. Strive to provide fire department facilities, equipment and vehicles, and services to adequately meet the needs of existing and future development.

Policy PFS 7.1.2: Fire Response Standards. Maintain adequate fire suppression response capabilities in all areas of the city consistent with the Fire Service Delivery Plan.

Policy PFS 7.1.3: Mutual Aid Agreements. Maintain mutual aid agreements with neighboring jurisdictions in Sacramento, El Dorado, and Placer Counties that ensure the closest and appropriate unit will respond to an emergency.

Policy PFS 7.1.4: Optimal Siting. Require that new fire stations are strategically located to ensure optimal response time and physical barriers are considered in the siting of new stations.

Policy PFS 7.1.5: Fire Flow Requirements. Ensure that adequate water fire-flow capability is provided throughout the city and shall conform to fire flow requirements of the *California Fire Code*.

Policy PFS 7.1.6: Inspections. Ensure the continued compliance of structures with City and State fire and life safety regulations by conducting periodic inspections.

Policy PFS 7.1.7: Built-In Fire Suppression. Minimize dependence on fire department staff and equipment and improve fire safety by requiring installation of built-in fire suppression equipment in all new buildings in accordance with the *California Fire Code*.

Policy PFS 7.1.8: New Development. Require that new development provides all necessary water service, fire hydrants, and roads consistent with Fire Department standards.

Policy PFS 7.1.9: Fire Access Design and Building Materials. Ensure that fire equipment access is integrated into the design of new developments, as well as the use of fire-resistant landscaping and building materials.

Policy PFS 7.1.10: Removal of Fire Hazards. Require property owners to remove fire hazards, including excessive/overgrown vegetation, hazardous structures and materials, and debris.

Policy PFS 7.1.11: Community Education. Encourage residents to be prepared for emergency situations by providing public education and training for disasters.

PARKS AND RECREATION ELEMENT

Policy PR 4.1.1: Coordination with State and Federal Parks. Coordinate with State and County park officials to provide education in programs that inform the community on topics such as local natural resources, conservation efforts, and fire safety.

SAFETY AND NOISE ELEMENT

Policy SN 1.1.1: Emergency Operations Plan. Develop, maintain, and implement an Emergency Operations Plan that addresses life and safety protection, medical care, incident stabilization, property conservation, evacuation, escape routes, mutual aid agreements, temporary housing, and communications.

Policy SN 1.1.2: Community Emergency Response Team. Support the Community Emergency Response Team program to train and prepare residents to mobilize in the event of a disaster.

Policy SN 1.1.3: Cooperation. Coordinate with emergency response agencies, school districts, utilities, relevant nonprofits, and business interests to ensure a coordinated response to and recovery from a disaster.

Policy SN 1.1.4: Multi-Hazard Mitigation Plan. Maintain on-going hazard assessment as part of the Sacramento County Multi-Hazard Mitigation Plan within the city.

Policy SN 2.1.3: Asbestos. Require new development projects in areas containing naturally-occurring asbestos to mitigate the hazards associated with asbestos consistent with State law.

Policy SN 4.1.1: Defensible Space. Require development in the urban-wildland interface to use "defensible space" design and maintenance to protect lives and property from the risk associated with wildfires. Defensible space techniques include planting less flammable species around buildings, such as fire resistant native and adapted species, and the use of mulch to prevent erosion on bare soil.

Policy SN 4.1.2: Coordination. Coordinate with fire protection and emergency service providers to assess wildfire hazards before and after wildfire events. Providers should coordinate efforts to effectively address any wildfire threat.

Policy SN 4.1.3: Community Wildfire Preparedness Plan. Maintain the City of Folsom Community Wildfire Preparedness Plan (CWPP) to help reduce the risk of catastrophic wildfires in the community.

Policy SN 5.1.1: Hazardous Materials Management System. Coordinate with industry, community groups, and government agencies to maintain and implement an effective, workable, and fair hazardous materials management system.

Policy SN 5.1.2: Hazardous Materials Education. Educate the general public and interested parties on the technical and administrative developments in the field of hazardous materials management.

Policy SN 5.1.3: Workplace Safety. Encourage the effective implementation of workplace safety regulations and assure that hazardous material information is available to users and employees.

Policy SN 5.1.4: Transport of Hazardous Materials. Strive to protect residents and sensitive facilities from avoidable incidents in the transportation of hazardous materials in the county.

13.2 ENVIRONMENTAL EFFECTS

13.2.1 SIGNIFICANCE CRITERIA

As set forth in Appendix G, Question VII of the State CEQA Guidelines, the following criteria have been established to quantify the level of significance of an adverse effect related to hazards and hazardous materials evaluated pursuant to CEQA. An impact would exceed an impact threshold under these circumstances:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? *(VII.a)*
- 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? *(VII.b)*
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? *(VII.c)*
- 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? *(VII.d)*

- 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? *(VII.e)*
- 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? (*VII.f*)
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (*VII.g)*
- 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? (*VII.h)*

For an evaluation of the potential effect of interference with emergency response, please refer to Chapter 17, *Transportation and Circulation*, of this Draft PEIR. The impact is identified as being less than significant.

13.2.2 Analysis Methodology

The hazard and public safety evaluation includes a review of natural and man-made hazards in the City of Folsom potentially affected by the implementation of the 2035 General Plan project and the total buildout envisioned under the Plan. The assessment consists of a qualitative review of the existing conditions in the city and determines whether or not the 2035 General Plan policies, in combination with federal, state, and local regulations, would contain adequate measures and provisions to address potential impacts associated with hazards and public safety.

13.2.3 Less-than-significant Impacts

Based on the evaluations set forth below, potential impacts for the following specific topics with respect to hazards and hazardous materials were found to be less than significant. Therefore, they will not be evaluated further in this chapter.

VII. Hazards and Hazardous Materials		
Would the Project:	Less than Significant Impact	No Impact
e) 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?		X
f) 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?		X

Evaluation of Less-than-significant Impacts

Questions (e)(f) Airport Hazards: No Impact. There are no airports or private airstrips within the 2035 Plan Evaluation Area, and the 2035 Plan Evaluation Area is not subject to any airport land use plans. Therefore, there would be no potential safety hazards related to operation of airports or private airstrips. No impact would occur, and no mitigation would be necessary.

13.2.4 POTENTIALLY SIGNIFICANT ENVIRONMENTAL IMPACTS

The following discussion examines the potential impacts of the proposed project based on the impact threshold criteria described above.

Impact HZ-1 Exposure of people to hazards and hazardous materials during construction	
Applicable Regulations	Occupational Safety and Health Act of 1970, Underground Storage Tank Program.
Adopted Mitigation Measures	FPASP Mitigation Measures 3A.2-5, 3A.8-2, 3A.8-5, 3A.9-1, 3A.9-3, Russell Ranch Mitigation Measure 4.2-3.
Proposed GP Policies that Reduce Impacts	Policy SN 2.1.1.
Significance after Implementation of GP Policies	Less than significant; no mitigation required.

Implementation of the proposed 2035 General Plan would result in urban infill and development and other construction activities that could result in the exposure of individuals to hazardous materials during construction. Compliance with existing regulations and implementation of 2035 General Plan policies would reduce the potential impacts resulting from construction related hazardous substances. This would be a less-than-significant impact.

The development of land uses consistent with the 2035 General Plan would result in urban infill and redevelopment that could necessitate the demolition of existing structures. This demolition could result in the exposure of construction workers to hazardous substances, such as asbestos or lead-based paints. Also, workers could be exposed to undocumented hazardous materials during construction within existing streets and alleys. Construction activities associated with the proposed project would involve the use, storage, transport, and disposal of oil, gasoline, diesel fuel, paints, solvents, and other hazardous materials.

Table 13-1 includes existing federal, state, regional, and City regulations that protect the public and the environment from hazards and hazardous materials, and policies from the 2035 General Plan that state the City's intent to protect individuals from hazardous materials released during construction.

Table 13-1 Regulatory Requirements and Proposed 2035 General Plan Goals/Policies Related to Hazardous Materials from Construction

Measure Identification	How the Regulation or Policy Avoids or Reduces Impact
FEDERAL REGULATIONS	
Occupational Safety and Health Act of 1970	Protects construction workers by requiring the enforcement of safety and health standards at the construction site.
STATE REGULATIONS	
Underground Storage Tank Program	Minimizes accidental leaks into the soil or water that could be exposed during construction activities.
NPDES General Permit for Construction	Minimizes impacts to water quality from potential hazardous materials in runoff during construction.
Asbestos Airborne Toxics Control Measure (ATCM)	Minimizes exposure to NOA during construction by requiring testing and dust control measures and mitigation plans.

Table 13-1 Regulatory Requirements and Proposed 2035 General Plan Goals/Policies Related to Hazardous Materials from Construction

Measure Identification	How the Regulation or Policy Avoids or Reduces Impact
REGIONAL REQUIREMENTS	
SMAQMD Rule 905	Limits the emission of asbestos to the atmosphere with asbestos mitigation measures.
CITY REQUIREMENTS	
Underground Storage of Hazardous Substances (FMC Chapter 9.35)	Minimizes risk of leaking from underground storage of hazardous substances by establishing standards for the construction and monitoring of facilities.
Design Standards - 4.10B Custom Home Residential Grading Plan Requirements, 4.19 Grading Permit Requirements, 10.4 Erosion and Sedimentation Control	Requires grading plans for residential lots within the City of Folsom that are located in a geologic unit which is likely to contain naturally occurring asbestos to adhere to requirements established by the SMAQMD prior to approval of any grading plan and/or grading permit.
Standard Construction Specifications - 6.05C Protection of Workers	Protects construction workers by requiring contractors to take every precaution or the safety of all employees to prevent accident or injury.
Standard Construction Specifications - 6.05I Protection of Adjacent Property	Minimizes the risk of accidental hazardous materials release during construction by requiring contractors to locate underground utilities prior to the initiation of work.
Standard Construction Specifications - 6.06 Asbestos Related Work -	Minimizes risks from asbestos exposure by requiring compliance with all asbestos laws, rules, and regulations.
Standard Construction Specifications - 6.07 Air Pollution Control	Minimizes risks from exposure to air pollution by requiring compliance with all pertinent laws, rules, and regulations.
Standard Construction Specifications - 10.03 Sewers and Appurtenances/ Contaminations	Requires contractors that are working with existing sewers to protect workers from disease-causing organisms and other hazardous materials in the sewer drain pipes.
FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS	
Mitigation Measure 3A.2-5	Requires implementation of a site investigation to determine the presence of NOA, and, if necessary, prepare and implement an Asbestos Dust Control Plan.
Mitigation Measure 3A.8-2	Requires the completion of investigations related to the extent to which soil and/or groundwater may have been contaminated and implement required measures to address contaminants prior to construction. If contamination is encountered during construction, requires notification of authorities and remediation.
Mitigation Measure 3A.8-5	Requires preparation and implementation of a blasting safety plan in consultation with a qualified blaster to reduce potential for accidental injury or death related to blasting.
Mitigation Measure 3A.9-1	Requires acquiring regulatory permits and preparation and implementation of SWPPP and BMPs to protect stormwater quality.
Mitigation Measure 3A.9-3	Requires development and implementation of a BMP and water quality maintenance plan.
RUSSELL RANCH PROJECT EIR	
Mitigation Measure 4.2-3	Requires demonstration that NOA does not exist on site, or, if present, compliance with SMAQMD asbestos requirements.
2035 GENERAL PLAN GOALS AND POLICIES	
Policy SN 2.1.1: Asbestos	Requires new development projects in areas containing naturally-occurring asbestos to mitigate the hazards associated with asbestos consistent with State law.

Source: Planning Partners 2017.

Numerous regulations and guidelines have been adopted for demolition activities to ensure the abatement of, and protection from, exposure to asbestos and lead. In California, asbestos and lead abatement must be performed and monitored by contractors with appropriate certifications from the State Department of Health Services. According to federal health and safety standards, applicable federal Office of Safety and Health Administration (OSHA) requirements would be in place to ensure worker safety. Construction activity must also be in compliance with the California OSHA regulations. All demolition that could result in the release of lead and/or asbestos must be conducted according to Cal/OSHA standards. Additionally, implementation of the Standard Construction Specifications and Details cited above would require that appropriate permits and mitigation plans are in place to protect workers from hazards during construction activities.

The *Folsom Plan Area Specific Plan EIR/EIS* and the *Russell Ranch Project EIR* mitigation measures call for new development to undertake a site investigation to determine the presence of NOA and, if necessary, prepare and implement an asbestos dust control plan. This is to prevent construction activity from potentially contaminating the air with dust from asbestos rock and soils during excavation and ground disturbance during land development.

If new development is proposed at or near a documented or suspected hazardous materials site, investigation, remediation, and cleanup of the site would be required before construction could begin. These activities would occur under the supervision of Department of Toxic Substances Control or the Regional Water Quality Control Board, depending on the particular characteristics of each site. Existing mitigation measures require the completion of Phase I Environmental Site Assessments and/or remediation of contaminated sites in the FPASP area. See Impact HZ-2 and HZ-3 for additional discussion on this topic.

Individual projects involving construction activities that disturb one or more acres would require a General Construction Activity Stormwater Permit and a National Discharge Elimination System permit from the SWRCB. Prior to the initiation of grading, the project applicant would be required to prepare and implement a Storm Water Pollution Prevention Plan designed to reduce potential impacts to water quality during construction of the project. For development in the FPASP area, implementation of mitigation measures would require use of erosion- and sediment-control best management practices, reducing the potential for runoff and release of soils, including legacy sources of mercury from project-related construction sites.

With implementation of City of Folsom, SMAQMD, and state ARB health-based standards for the control of NOA and other hazardous wastes during construction, as well as existing mitigation measures for the FPASP area and 2035 General Plan policies, there would be no residual impact. This would be a less-than-significant impact, and no mitigation would be necessary.

Significance of Impact: Less than significant.

Mitigation Measure: None required.

Impact HZ-2 Routine transport, use, or disposal of hazardous materials or accidental release of hazardous materials	
Applicable Regulations	Federal Resource Conservation and Recovery Act; Occupational Safety and Health Act; Hazardous Materials Release Response Plans and Inventory Act; Hazardous Waste Control Act; California Integrated Waste Management Act; Toxic Release Contingency Plan.
Adopted Mitigation Measures	None available.
Proposed GP Policies that Reduce Impacts	Policies SN 1.1.1 - 1.1.4, SN 5.1.1, SN 5.1.3 - 5.1.4
Significance after Implementation of GP Policies	Less than significant; no mitigation required.

Implementation of the proposed 2035 General Plan would lead to urban development and other activities that would result in an increase in the routine transport, use, and/or disposal of hazardous materials in the 2035 Plan Evaluation Area, which could result in the exposure of individuals to these materials or in the accidental release into the environment. Compliance with existing regulations and implementation of 2035 General Plan policies would reduce the potential impacts resulting from hazardous materials. This would be a less-than-significant impact.

The development of land uses consistent with the 2035 General Plan would result in the increase of residential, commercial, and industrial uses. New residential development would result in the increased use, storage, and disposal of household hazardous materials. Development of commercial and industrial uses could result in an increase in the amount of hazardous materials transported, stored, used, and disposed of in the city.

Accidental releases of hazardous materials could pose a risk to human health and impact air quality, surface and groundwater quality, and sensitive biological resources. For example, air quality conditions could worsen due to the release of hazardous pollutants, water quality could be impaired due to leaking underground storage tanks, and sensitive species could be exposed to hazardous material spills.

Table 13-2 includes existing federal, state, regional, and City regulations that protect the public and the environment from hazards and hazardous materials, and policies from the 2035 General Plan that that apply to the safe use, transport, and disposal of hazardous materials and wastes.

Table 13-2 Regulatory Requirements and Proposed 2035 General Plan Goals/Policies Related to the Routine Transport, Use, or Disposal of Hazardous Materials or Accidental Release of Hazardous Materials

Measure Identification	How the Regulation or Policy Avoids or Reduces Impact
FEDERAL REGULATIONS	
Federal Resource Conservation and Recovery Act	Provides for a cradle-to-grave tracking system of hazardous wastes and imposes stringent requirements on treatment, storage, and disposal facilities.
Occupational Safety and Health Act	Establishes standards for workplace health and safety, including exposure to toxic chemicals.
STATE REGULATIONS	
Hazardous Substance Account Act	Responds to the release of hazardous substances and helps pay for cleanups.

Table 13-2 Regulatory Requirements and Proposed 2035 General Plan Goals/Policies Related to the Routine Transport, Use, or Disposal of Hazardous Materials or Accidental Release of Hazardous Materials

Measure Identification	How the Regulation or Policy Avoids or Reduces Impact
Hazardous Materials Release Response Plans and Inventory Act	Requires business and area plans relating to the handling and release of hazardous materials that help mitigate damage from the release of these materials.
Hazardous Waste Control Act	Includes requirements for the proper management of hazardous wastes to minimize health and environmental impacts.
Environmental Health Standards for the Management of Hazardous Waste	Includes requirements for the safe transport of hazardous materials.
California Integrated Waste Management Act	Includes disposal plans for household hazardous waste to minimize impacts to the environment.
Toxic Release Contingency Plan	Requires that regional and local planning agencies are prepared to respond to emergency toxic releases.
CITY REQUIREMENTS	
Fire Code (FMC Chapter 8.36)	Minimizes risk from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises.
Hazardous Materials Disclosure (FMC Chapter 9.34)	Regulates the handling of hazardous materials by requiring the filing of a Hazardous Material Disclosure Form by businesses that manufacture, use, or store such materials.
Underground Storage of Hazardous Substances (FMC Chapter 9.35)	Minimizes risk from underground storage of hazardous substances by establishing standards for the construction and monitoring of facilities used for the underground storage of hazardous substances.
FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS	
None applicable	--
RUSSELL RANCH PROJECT EIR	
None applicable	--
2035 GENERAL PLAN GOALS AND POLICIES	
Policy SN 1.1.1: Emergency Operations Plan	Requires an Emergency Operations Plan to better respond for emergency response to hazardous materials incidents.
Policy SN 1.1.2: Community Emergency Response Team	Supports the provision of training to prepare residents to mobilize in the event of a disaster.
Policy SN 1.1.3: Cooperation	Encourages cooperation to ensure a coordinated response in the event of a disaster.
Policy SN 1.1.4: Multi-Hazard Mitigation Plan	Expands the County Multi-Hazard Functional Plan by incorporating additional provisions for mutual aid agencies within the city to improve emergency prevention, preparedness, and response.
Policy SN 5.1.1: Hazardous Materials Management System	Ensures coordination with industry, community groups, and government agencies to maintain an effective hazardous materials management system
Policy SN 5.1.3: Workplace Safety	Ensures that all hazardous materials used, stored, transported, and disposed of in the county comply with local, state, and federal safety standards
Policy SN 5.1.4: Transport of Hazardous Materials	Emphasizes the protection of residents and sensitive facilities from avoidable incidents in hazardous materials transport

Source: Planning Partners 2017.

The California Highway Patrol, Caltrans, and DTSC are agencies responsible for regulating the transportation of hazardous materials on area roadways, as outlined in Title 22 of the California Code of Regulations. Title 22 requires that transporters take immediate action to protect human health and the environment in the event of spill, release, or mishap. Land uses developed according to the 2035 General Plan that would use hazardous materials on-site would be required to obtain permits and comply with appropriate regulatory agency standards designed to avoid hazardous waste releases and protect the public health.

While the likelihood of hazardous material releases cannot be completely eliminated, the 2035 General Plan Safety and Noise Element contains policies that address the routine use, storage, transport, and disposal of hazardous materials.

Most household and general commercial uses of hazardous materials would be very minor and would not result in a substantial increase in the risk of a hazardous materials incident. Businesses that use or store hazardous materials above reportable quantities would be required to complete a Hazardous Materials Disclosure Form (FMC Chapter 9.35).

The *Folsom Plan Area Specific Plan EIR/EIS* found that while the amount of hazardous materials transported through the FPASP area would increase, the project is required by law to implement and comply with existing hazardous materials regulations.

The City also participates in regular updates of the Sacramento County Multi-Hazard Mitigation Plan and the City of Folsom Emergency Operations Plan, which serve as the City's planned response to emergencies associated with disasters, technological incidents, or other dangerous conditions created by either man or nature.

Implementation of current federal, state, and existing City regulations, as well as the policies of the 2035 General Plan and FPASP mitigation measures may not prevent all potential releases of hazardous materials; however, these regulations would minimize the number and extent of such releases. In combination with existing federal, state, and local regulations, these policies would reduce the risk of hazards to the public, and accidents involving the release of hazardous materials into the environment. This impact would be less than significant; no mitigation would be required.

Significance of Impact: Less than significant.

Mitigation Measure: None required.

Impact HZ-3 Hazards to the public or environment from development at a known hazardous materials site identified pursuant to Government Code Section 65962.5	
Applicable Regulations	Comprehensive Environmental Response, Compensation, and Liability Act; Superfund Amendments and Reauthorization Act of 1986; Occupational Safety and Health Act of 1970; Hazardous Substance Account Act; Hazardous Waste and Substances Sites List; Underground Storage Tank Program; Underground Storage of Hazardous Substances (FMC Chapter 9.35).
Adopted Mitigation Measures	FPASP Mitigation Measures 3A.8-3a, 3A.8-3c, 3A.8-3d.
Proposed GP Policies that Reduce Impacts	Policy SN 5.1.1.
Significance after Implementation of GP Policies	Less than significant; no mitigation required.

Implementation of the proposed 2035 General Plan would lead to urban development that could be located at a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and, as a result, could create a significant hazard to the public or environment. Existing regulatory measures and City procedures would minimize impacts from known contaminated sites. This would be a less-than-significant impact.

Review of the databases (i.e., RWQCB Geotracker, Envirostor) indicates that a number of sites within the 2035 Plan Evaluation Area are listed on the Cortese List developed according to Government Code Section 65962.5.2 (see Figures 13-1a and 13-1b). Activities at these sites may have resulted in contamination of soil and groundwater. Among the sites, some have a history of contamination due to hazardous materials spills, leakage from underground storage tanks, or other releases that are subject to federal and state environmental laws and regulations. Remediation of contaminated soil and groundwater on the Aerojet General Corporation parcel is a separate action that will continue until completed.

Land development allowed under the 2035 General Plan could create a hazard to the public or the environment if development occurs on contaminated sites. While many contaminated sites are likely to have development restrictions prior to cleanup and remediation, the possibility remains that future development under the 2035 General Plan could expose the public and the environment to site contamination hazards. During construction activities, soil disturbance could disperse contamination into the environment so that construction workers could come into contact with, and be exposed to, hazardous materials present in on-site soils.

Table 13-3 lists existing federal, state, regional, and City regulations that protect the public and the environment from hazardous materials sites, and policies from the 2035 General Plan intended to protect the health and safety of city residents from contaminated sites.

Table 13-3 Regulatory Requirements and Proposed 2035 General Plan Goals/Policies Related to Hazardous Materials Sites

Measure Identification	How the Regulation or Policy Avoids or Reduces Impact
FEDERAL REGULATIONS	
Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)	Provides a Federal "Superfund" to clean up uncontrolled or abandoned hazardous-waste sites.
Superfund Amendments and Reauthorization Act of 1986	Amends and reauthorizes CERCLA to continue cleanup activities at hazardous waste sites around the country.
Occupational Safety and Health Act of 1970	Protects construction workers by requiring the enforcement of safety and health standards at the construction site.
STATE REGULATIONS	
Hazardous Substance Account Act	Authorizes the DTSC to order and/or oversee the cleanup of contaminated sites.
Hazardous Waste and Substances Sites List (Cortese List)	Requires a list of potentially contaminated sites in the state and provides information about the location of hazardous materials release sites (California Government Code Section 65962.5).
Underground Storage Tank Program	Lists hazardous sites of underground storage tanks listed for remedial action because of unauthorized release of toxic substances.
CITY REQUIREMENTS	
Underground Storage of Hazardous Substances (FMC Chapter 9.35)	Minimizes risk of leaking from underground storage of hazardous substances by establishing standards for the construction and monitoring of facilities.
Standard Construction Specifications - 6.05C Protection of Workers	Protects construction workers by requiring contractors to take every precaution or the safety of all employees to prevent accident or injury.
FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS	
Mitigation Measure 3A.8-3a	Requires cooperation with regulatory agencies to preserve, modify, or close existing groundwater wells and/or remediation systems for discretionary development to occur on or adjacent to the Area 40 boundary.
Mitigation Measure 3A.8-3c	For affected project activities within the Area 40 boundary, requires notification to the City that notification obligations and easements have been fulfilled for hazardous substances investigations and remediation.
Mitigation Measure 3A.8-3d	Require land use restrictions for contaminated soil and groundwater within Area 40 as depicted on the Remedial Restrictions Area Exhibit.
RUSSELL RANCH PROJECT EIR	
None applicable	--
2035 GENERAL PLAN GOALS AND POLICIES	
Policy SN 5.1.1: Hazardous Materials Management System	Ensures coordination with industry, community groups, and government agencies to maintain an effective hazardous materials management system

Source: Planning Partners 2017.

In addition to various state programs that require the cleanup of contaminated sites, the City would regulate hazardous material concerns and site contamination on a case-by-case basis as part of the development site review process for any future project within the city. All projects under review by

the City must disclose whether the site is located on the Cortese list, or whether project activities would include the handling of hazardous materials. Existing regulations would prohibit development on sites where it has been determined that such construction would further contaminate the surrounding land and jeopardize the health and safety of the city's residents. Further environmental investigation may be required to determine if soils, surface water, or existing structures require remediation, and whether the site would be safe for public uses after remediation.

For the FPASP area, mitigation measures have been adopted to minimize impacts related to Aerojet contamination sites and remedial actions within Area 40. Implementation of mitigation measures would reduce significant potential development constraints due to site listing on the Cortese List to less-than-significant levels because remediation activities, implementation of deed restrictions, and other actions required prior to implementation of the project would be required by DTSC and other agencies as part of the Superfund investigation and remediation activities.

While the proposed 2035 General Plan does not contain policies that explicitly address sites on the Cortese list, existing federal and state regulations, mitigation measures, and the City's development review process would ensure that formal environmental investigations and remediation would occur as necessary. These City practices and compliance with existing regulations would minimize hazards to the public related to hazardous contamination and the reuse of formerly contaminated sites. This impact would be less than significant, and no mitigation would be required.

Significance of Impact: Less than significant.

Mitigation Measure: None required.

Impact HZ-4 Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	
Applicable Regulations	Federal Resource Conservation and Recovery Act; Hazardous Materials Release Response Plans and Inventory Act; Hazardous Waste Control Act; Hazardous Waste and Substances Sites List; Underground Storage Tank Program.
Adopted Mitigation Measures	None applicable.
Proposed GP Policies that Reduce Impacts	None applicable.
Significance after Implementation of GP Policies	Less than significant; no mitigation required.

Implementation of the proposed 2035 General Plan would lead to urban development and the intensification of land uses that could emit hazardous emissions or result in the handling of hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Because existing regulations limit the use of hazardous materials near school sites, and limit the development of proposed schools near existing contamination, this would be a less-than-significant impact.

School sites are considered sensitive uses that need to be protected when planning for new urban development. Because the 2035 General Plan would result in an increased population, it would also increase the number of students that need to enroll in school, and increase the need to construct

additional school facilities. As a result, new school sites could be located near land uses that could be expected to emit hazardous emissions or handle hazardous materials, substances, or waste.

Table 13-4 includes existing federal, state, regional, and City regulations, in addition to policies from the 2035 General Plan intended to protect the health and safety of administration, faculty, and students at existing or proposed schools sites.

Table 13-4 Regulatory Requirements and Proposed 2035 General Plan Goals/Policies Related to Hazardous Materials Near School Sites

Measure Identification	How the Regulation or Policy Avoids or Reduces Impact
FEDERAL REGULATIONS	
Federal Resource Conservation and Recovery Act	Provides for a cradle-to-grave tracking system of hazardous wastes and imposes stringent requirements on treatment, storage, and disposal facilities, and sound closure of hazardous waste
STATE REGULATIONS	
Hazardous Materials Release Response Plans and Inventory Act	Requires business and area plans relating to the handling and release of hazardous materials that help mitigate damage from the release of these materials
Hazardous Waste Control Act	Includes requirements for the proper management of hazardous wastes to minimize health and environmental impacts
Hazardous Waste and Substances Sites List (Cortese List)	Requires a list of potentially contaminated sites in the state and provides information about the location of hazardous materials release sites (California Government Code Section 65962.5)
Underground Storage Tank Program	Minimizes accidental leaks into the soil or water that could be exposed during construction activities
CITY REQUIREMENTS	
Underground Storage of Hazardous Substances (FMC Chapter 9.35)	Minimizes risk of leaking from underground storage of hazardous substances by establishing standards for the construction and monitoring of facilities
Standard Construction Specifications - 6.05I Protection of Adjacent Property	Minimizes the risk of accidental hazardous materials release during construction by requiring contractors to locate underground utilities prior to the initiation of work
Standard Construction Specifications - 6.07 Air Pollution Control	Minimizes risks from exposure to air pollution by requiring compliance with all pertinent laws, rules, and regulations
FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS	
None applicable	--
RUSSELL RANCH PROJECT EIR	
None applicable	--
2035 GENERAL PLAN GOALS AND POLICIES	
None applicable	--

Source: Planning Partners 2017.

School site selection should minimize exposure to hazardous conditions. Also, there are several state regulations that school sites would be subject to that would ensure that hazardous exposures are

controlled at a safe level. Because the proposed land uses identified in the 2035 General Plan are generally conceptual, it cannot be demonstrated that the necessary distance would be implemented between incompatible land uses and the potential school sites. However, the California Department of Education enforces school siting requirements, and new facilities would not be constructed within 1/4 mile of facilities emitting or handling materials based on these requirements. In addition, permitting requirements for individual hazardous material handlers or emitters, including enforcement of Public Resources Code Section 21151.4, would require evaluation and notification where potential material handling and emission could occur in proximity to schools (DOE 2016).

With enforcement of California Department of Education school siting regulations, permitting requirements for individual hazardous material handlers and emitters, and enforcement of Public Resources Code Section 21151.4 during project-level environmental review, future conflicts between hazardous materials handling and emissions and schools would be prevented. This would be a less-than-significant impact, and no mitigation would be necessary.

Significance of Impact: Less than significant.

Mitigation Measure: None required.

Impact HZ-5 Expose people or structures to a significant risk of loss, injury, or death involving wildland fires	
Applicable Regulations	Healthy Forest Restoration Act of 2003; National Fire Plan; Disaster Mitigation Act of 2000; Fire Code (FMC Chapter 8.36); Fire Danger in Open Public Space (FMC Chapter 9.37).
Adopted Mitigation Measures	None available.
Proposed GP Policies that Reduce Impacts	Policies PFS 7.1.1 - 7.1.10, PR 4.1.1, SN 4.1.1 - 4.1.3
Significance after Implementation of GP Policies	Significant; mitigation required.
Mitigation Measures	HZ-5: Reduce wildland fire hazards.
Significance after Mitigation	Less than significant.

Implementation of the proposed 2035 General Plan would lead to urban development and other activities that would increase the need to expand existing fire protection services, and could expose people or structures to a significant risk of loss, injury, or death involving wildland fires. While the 2035 General Plan contains specific policies designed to prevent wildfire hazards related to wildland fuel reduction, and emergency response, open space areas and the wildland/urban interface would still present potential fire hazards. This would be a significant impact.

Both urban and wildland fire hazards exist in the 2035 Plan Evaluation Area. The city has many areas that are susceptible to small fires that could grow into some form and size of urban interface fire. These areas can be divided into four main areas: the American River/Lake Natoma corridor, the various parkways and easements, natural areas involving wetlands and dredger tailings, and open fields and rangelands. The east areas of Folsom provide the greatest opportunity for a large-scale fire to start and spread uncontrollably into developed areas or into the foothills of El Dorado Hills. The Folsom Fire Department also considers the developing edge of the area south of Highway 50 to be a wildland/urban interface problem.

Table 13-5 includes existing federal, state, regional, and City regulations, in addition to policies from the 2035 General Plan related to wildland fire hazards and safety.

Table 13-5 Regulatory Requirements and Proposed 2035 General Plan Goals/Policies Related to Wildland Fire Hazard Safety

Measure Identification	How the Regulation or Policy Avoids or Reduces Impact
FEDERAL REGULATIONS	
Healthy Forest Restoration Act of 2003	Minimizes risk from wildfire by providing funds for fuel treatment in communities at risk adjacent to federal Forest Service and Bureau of Land Management lands.
National Fire Plan	Minimizes wildfire risk by requiring agencies to actively respond to severe wildland fires and ensuring sufficient firefighting capacity for the future.
Disaster Mitigation Act of 2000	Requires preparation of a Multi-Hazard Mitigation Plan to identify potential hazards, including wildfires, and to review the capability of local agencies to reduce hazards impacts.
STATE REGULATIONS	
California Fire Plan	Reduces fire fighting costs and property losses.
Wildland-Urban Interface Building Standards	Requires lands be classified in accordance with whether a very high fire hazard severity is present so that public officials are able to identify measures that will mitigate the rate of spread, and reduce the potential intensity of uncontrolled fires.
CITY REQUIREMENTS	
Fire Code (FMC Chapter 8.36)	Minimizes fire risk in buildings.
Fire Danger in Open Public Space (FMC Chapter 9.37)	Reduces fire hazards and fire danger in the public open space throughout the city.
FOLSOM PLAN AREA SPECIFIC PLAN EIR/EIS	
None applicable	--
RUSSELL RANCH PROJECT EIR	
None applicable	--
2035 GENERAL PLAN GOALS AND POLICIES	
Policy PFS 7.1.1: Adequate Facilities and Services	Seeks to provide adequate fire department facilities and services for existing and future development.
Policy PFS 7.1.2: Fire Response Standards	Requires the maintenance of adequate fire suppression response capabilities in all areas of the city.
Policy PFS 7.1.3: Mutual Aid Agreements	Requires the maintenance of mutual aid agreements with neighboring jurisdictions in Sacramento, El Dorado, and Placer Counties for adequate emergency response.
Policy PFS 7.1.4: Optimal Siting	Requires new fire stations to be located to ensure optimal response time.
Policy PFS 7.1.5: Fire Flow Requirements	Ensures adequate water fire-flow capability is provided throughout the city.
Policy PFS 7.1.6: Inspections	Requires periodic inspections to ensure continued compliance of structures with City and State fire safety regulations.
Policy PFS 7.1.7: Built-In Fire Suppression	Requires installation of built-in fire suppression equipment in all new buildings to improve fire safety.
Policy PFS 7.1.8: New Development	Requires that new development provides all necessary water service, fire hydrants, and roads consistent with Fire Department standards.
Policy PFS 7.1.9: Fire Access Design and Building Materials	Reduces fire hazards by ensuring that fire equipment access is integrated into the design of new development, in addition to the use of fire-resistance landscaping and building materials.

Table 13-5 Regulatory Requirements and Proposed 2035 General Plan Goals/Policies Related to Wildland Fire Hazard Safety

Measure Identification	How the Regulation or Policy Avoids or Reduces Impact
Policy PFS 7.1.10: Removal of Fire Hazards	Requires property owners to remove fire hazards such as overgrown vegetation.
Policy PR 4.1.1: Coordination with State and Federal Parks	Requires coordination with State and County park officials to provide education programs on fire safety.
Policy SN 1.1.4: Multi-Hazard Mitigation Plan	Requires the city to maintain an on-going hazard assessment as part of the Sacramento County Multi-Hazard Mitigation Plan, including assessment of fire hazards.
Policy SN 4.1.1: Defensible Space	Minimizes risk to property from wildland fires by requiring development in the urban-wildland interface to use "defensible space" design and maintenance.
Policy SN 4.1.2: Coordination	Requires coordination with fire protection and emergency service providers to assess wildfire hazards before and after wildfire events.
Policy SN 4.1.3: Community Wildfire Preparedness Plan	Minimizes the risk of wildfires by requiring the maintenance of the City of Folsom Community Wildfire Preparedness Plan.

Source: Planning Partners 2017.

As indicated in Table 13-5, the 2035 General Plan policies, in addition to federal, state, and City policies and regulations, aim to minimize the exposure of city residents and public and private property to the effects of urban and wildland fires.

The *Folsom Plan Area Specific Plan EIR/EIS* found that wildland fire hazards would be minimal since most of the FPASP area is designated as a moderate fire hazard severity zone. Should portions of this area be identified as a very high fire hazard severity zone, the Wildland-Urban Interface building code regulations would be imposed in accordance with state law. With buildout of this area, wildland fire risk would be reduced for urbanized areas no longer adjacent to open space.

The proposed 2035 General Plan goals and policies, in combination with federal, state, and City regulations, would reduce wildfire risk and hazard impacts. However, wildland fire risk would remain, as there are open space areas susceptible to wildfire risk. This would be a significant impact, and the following mitigation would be necessary.

Significance of Impact: Significant.

Mitigation Measure HZ-5:

Add new **Policy SN 4.1.4: Wildland Fire Risk Reduction**.

> To reduce the risk of wildland fire, continue to implement Wildland-Urban Interface Building Standards, vegetative fuels management, evacuation planning, and public education.

Environmental Effects of Measures: Implementation of Mitigation Measure HZ-5 would result in a new policy and implementation plan to reduce wildland fire risks. Implementation of the measure would not result in an expansion of the area within the 2035 Plan Evaluation Area devoted to urbanized land uses, and would not act to increase the intensity of existing or planned land uses. This measure would not directly result in any increased construction activities or increases in wildland fire effects. No environmental effects would occur beyond those identified in this Draft PEIR.

Level of Significance After Mitigation: Less than significant.