Chapter 3.6
Hazards and Hazardous Materials

Introduction

This chapter provides a discussion of the hazards and hazardous materials issues related to the Proposed Project and the 130-Unit Alternative in the Carmel Valley. The chapter includes a definition of hazardous materials and waste, an overview of existing conditions based on available literature, a summary of local, state, and federal policies and regulations related to hazards and hazardous materials that are applicable to the project area, and an analysis of the environmental impacts that could result from the Project and the 130-Unit Alternative. Where feasible, mitigation measures are recommended to reduce the level of impacts.

Impact Summary

Table 3.6-1 below provides a summary of the potential environmental impacts of the Project and the 130-Unit Alternative. As shown in **Table 3.6-1**, the Proposed Project and the 130-Unit Alternative would have some significant adverse impacts related to hazards and hazardous materials within the project area. However, implementation of the mitigation measures described in this Recirculated Draft EIR, would reduce the impacts to less-than-significant levels.

Table 3.6-1. Hazardous Materials Impact Summary

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
A. Public Exposure				
HAZ-1: Upset and Accident Conditions Involving the Release of Hazardous Materials into the Environment	Potentially Significant	Potentially Significant	HAZ-1: Follow the Cypress Fire Protection District and Other Guidelines for Storage and Handling of Hazardous Materials HAZ-2: Immediately Contain Spills, Excavate Spill-Contaminated Soil, and Dispose of Contaminated Soil at an Approved Facility HAZ-3: Develop and Implement Plans to Reduce Exposure of People and the Environment to Hazardous Conditions During Construction Activities	LTS

Impact	Proposed Project Level of Significance	130-Unit Alternative Level of Significance	Mitigation Measure	Level of Significance after Mitigation
			HAZ-4: Test for the Presence of Asbestos or Lead-Based Paint and Remove in Accordance with Occupational Safety and Health Administration (OSHA) and the Monterey Bay Unified Air Pollution Control District (MBUAPCD)Procedures (130-Unit Alternative only) PSU-2: Coordinate with Appropriate Utility Service Providers and Related Agencies to Reduce Service Interruptions	
HAZ-2: Routine Transport, Use, or Disposal of Hazardous Materials	Potentially Significant	Potentially Significant	HAZ-5: Participate in the Local Household Hazardous Waste Collection Program	LTS
HAZ-3: Hazardous Emissions or Hazardous Materials, Substances, or Waste Handling Within One-Quarter Mile of a School	Potentially Significant	Potentially Significant	<u>For the Proposed Project:</u> HAZ-1 through HAZ-3 and HAZ-5 <u>For the 130-Unit Alternative:</u> HAZ-1 through HAZ-5	LTS
HAZ-4: Location of the Project on a Known Hazardous Material Site	LTS	LTS	None Required	–
B. Airport Vicinity				
HAZ-5: Potential Exposure of Hazardous Materials in the Vicinity of an Airport or Airstrip	LTS	LTS	None Required	–
LTS = Less than Significant				

Environmental Setting

The following sections describe existing conditions in the Project study area with regard to hazards and hazardous materials. Information in the following sections was derived from sources in the published hazardous materials literature, 2014 searches of the State Water Resources Control Board's (State Water Board) GeoTracker, the U.S. Environmental Protection Agency's (EPA's) NEPAssist database, and the California Department of Toxic Substances Control's (DTSC's) Envirostor database, and from the prior phase one site assessment reports prepared for the Project.

No additional fieldwork was performed for this Recirculated Draft Environmental Impact Report (EIR).

Research Methods

The following literature was reviewed to assess the hazard and hazardous material conditions found in the Proposed Project and 130-Unit Alternative project area.

- ENGEO. 2004. *Phase One Environmental Site Assessment, Rancho Cañada Golf Club 4860 Carmel Valley Road, Carmel Valley California*. Submitted to Lombardo Land Group-1. Monterey, CA. Project No. 6023.3.001.01. March 2.
- ENGEO. 2006. *Phase One Environmental Site Assessment Update, Rancho Cañada Village, Carmel Valley California*. Prepared for Rancho Cañada Community Partners, LLC. Monterey, CA. Project No. 6023.3.004.01. July 31.

This section describes general environmental conditions in terms of potential sources of hazardous materials in soil or groundwater in the project area.

The environmental conditions documented in the phase one site assessment reports provide a historical background and overview of the project area to assess general types of potential impacts and the likelihood of their occurrence. Information on historical land use was obtained from a review of historical topographic maps (dating from 1913 to 1997) and historical aerial photographs (dating from 1956 to 1981). A search for historical fire insurance maps (Sanborn maps) was conducted, although none were located that pertained to the project site or adjacent properties.

Information on the remaining potential sources of hazardous materials was obtained from a review of federal and state environmental databases and local agency records including additional searches conducted in 2014 to examine potential for additional hazardous conditions not found in the earlier reports.

Definitions

Hazardous materials and hazardous wastes are defined in the California Code of Regulations (CCR) Title 22, Sections 66260 through 66261.10. As defined in Title 22, hazardous materials are grouped into four general categories.

- Toxic (causes human health effects).
- Ignitable (has the ability to burn).
- Corrosive (causes severe burns or damages materials).
- Reactive (causes explosions or generates toxic gasses).

Hazardous materials are generally considered to be substances with certain chemical or physical properties that may pose a substantial present or future hazard to human health or the environment when improperly handled, stored, disposed, or otherwise managed. In general, discarded, abandoned, or inherently waste-like hazardous materials are referred to as hazardous wastes. A hazardous material or waste can be present in liquid, semi-solid, solid, or gaseous form.

Existing Conditions in the Project Area

The 2004 Phase One Environmental Site Assessment (ESA) and subsequent 2006 Phase One ESA update reports were prepared for Assessor Parcel Numbers (APNs) 015-162-016, 015-162-017, 015-162-025, 015-162-026, 015-162-037, 015-162-039, and 015-162-040. These reports include the West Course of the Rancho Cañada Golf Club, which is the overlap area of the Proposed Project and the 130-Unit Alternative. Areas of the 130-Unit Alternative that do not overlap with the Project are not covered by the Phase One ESA report and subsequent update report. These reports are based on data gathered through record searches of the area, including environmental record databases, historical photographs, maps, and through field reconnaissance. Additional environmental databases were reviewed in 2014. None of the environmental databases searched produced records of chemical storage, spills, or contamination on the APNs listed in the reports as being within the project area boundaries.

Historically, the project area had been undeveloped open space until 1976. Since 1976, the project site has supported a commercial golf course with one small restroom on the southwest corner of the site and a mobile office. It is conceivable that persistent agrichemicals may have been applied to the property. Chemical usage associated with golf course landscaping may have resulted in on-site contamination to soil and groundwater.

According to the Phase One ESA, sampling and testing of 40-near surface (3- to 9-inches below the surface) soil samples showed organochlorine pesticides at trace levels, which were below the EPA's Region 9 Preliminary Remedial Goals (PRGs) for residential soils. Organophosphorus pesticides were not detected.

While the Hatton Parcel, a 3-acre parcel in the northwest corner of the project site, was not included in the soil sample testing of the report, it has historically remained undeveloped and presently remains mostly undeveloped as an entryway into the golf course. These past and present land uses are not associated with usage of chemicals that would have caused contamination on the site.

An irrigation water supply well and a groundwater monitoring well were observed on the property. One pad-mounted transformer was observed next to the irrigation water supply well. There was no obvious leaking or staining observed at or near the transformer.

Portions of the 130-Unit Alternative, including Lot 130, are not included in the Phase One ESA. The periphery of the site of the Proposed Project that is part of the 130-Unit Alternative was not included in the Phase One ESA and; therefore, the potential presence of hazardous materials in the soil is unknown. However, the 2014 search of state and federal databases did not indicate any known hazardous sites on the 130-Unit Alternative site.

Existing Conditions in Adjacent Areas

Adjacent parcels consist of a middle school and school bus maintenance facility, the remainder of the Rancho Cañada Golf Course with a clubhouse, the Carmel River, a church, and low- and high-density residential development. As shown in **Table 3.6-2**, the environmental database search of these off-site parcels listed the following parcels within the appropriate American Society for Testing and Materials (ASTM) search distance of the subject property.

None of the facilities identified in the database search are expected to affect the project area given the database information, topographic gradient, regional direction of groundwater flow and the distance from the subject property.

Table 3.6-2. Summary of Potential Hazardous Materials Near the Project Site

Name	Address	Distance (miles)	Direction	Elevation	Violation/Contamination
Carmel Middle School	4380 Carmel Valley Road	0.125–0.025	WSW	Equal/Higher	No reported violations
Pupil Transportation Facility	Carmel Valley Road	0.25–0.5	ENE	Equal/Higher	No reported violations
Carmel Center Cleaners	11 Cross Road Mall	0.25–0.05	WSW	Lower	No reported violations
Monterey Regional Waste Discharge System	4380 Carmel Valley Road	0.125–0.25	NNW	Equal/Higher	No reported violations
Rancho Cañada Maintenance	Carmel Valley Road	0.25–0.05	NE	Equal/Higher	LUST- case closed
Tosco Facility #4598	544 Carmel Rancho Blvd	0.5–1.0	WNW	Lower	LUST- case closed
Western Dealer Holding Company	544 Carmel Rancho Blvd[1]	0.44	NW	Higher	Active permitted UST Low risk to project area
Chevron Station	3645 Rio Road	0.43	W	Equal/Lower	Active permitted UST Low risk to project area
Carmel Shell	7 Carmel Center Place	0.41	W	Equal/Lower	Active permitted UST Low risk to project area

Source: ENGEO 2004; State Water Resources Water Quality Control Board 2014; California Department of Toxic Substances Control 2014.

[1] The State Water Board GeoTracker shows the same address as the Tosco Facility #4598, but different location for Western Dealers Holding Company site. The location shown for this site is used for distance, direction and elevation.

LUST = leaky underground storage tank.

UST = underground storage tank.

The Carmel Middle School was reported in the Facility Index System (FINDS), which contains both facility information and references to other sources of information that contain more detail. Listing in FINDS is not indicative of chemical contamination. The school was also listed on the HAZNET database, which compiles data that is extracted from the copies of hazardous waste manifests, received each year by the Department of Toxic Substances Control (DTSC). The HAZNET database reported that the disposal of wastes from this facility has included asbestos containing waste and other organic solids. No violations or chemical contamination resulting from improper disposal or storage has been reported.

The Pupil Transportation Facility, located adjacent to the middle school has been listed on the Hazardous Substance Storage Container Database (HIST UST). This database contains a historical listing of underground storage tanks (USTs). Historically, the facility has had a total of three underground storage tanks that contained unleaded and diesel fuels. No major leaks requiring clean up and listing on the leaky underground storage tank (LUST) database have been reported for this site. Furthermore, the USTs were removed in 1997, and aboveground storage tanks currently serve the facility.

Carmel Center Cleaners is a dry-cleaning facility that has been listed on the Resource Conservation and Recovery Act (RCRA) Info database (RCRAInfo). RCRAInfo database tracks events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. The facility has also been listed on the Drycleaners database, which lists drycleaner related facilities that have EPA identification numbers. The Carmel Center Cleaners has been listed on these two databases because of the chemicals involved in dry cleaning. No violations or chemical contamination resulting from improper disposal or storage has been reported for this facility on any of the listed databases.

The Monterey Regional Waste Management District facility located on the middle school property has been listed on the Waste Discharge System (WDS) and HAZNET databases. The WDS database lists Regional Water Quality Control Board (Regional Water Board) sites that have been issued waste discharge requirements. The facility has been issued a waste discharge requirement, but has no reported violations or chemical contamination resulting from improper disposal or storage for either database.

The Rancho Cañada Golf Course maintenance facility has been identified in the databases as a HAZNET, Cortese, and a LUST site. The Cortese Hazardous Waste and Substance Site List (CORTESE) lists sites that are designated by the State Water Board, Integrated Waste Board, and the DTSC. The LUST Information System is a database that contains an inventory of reported leaking underground storage tank incidents. The UST was installed on the maintenance facility in 1976 and removed in 1993 and contained a mixture of regular and unleaded gasoline. Impact on the surrounding soil was considered negligible and the facility received closure status in 1993. Currently the facility includes two above-ground storage tanks, yard maintenance equipment, and numerous pesticide and fungicide chemicals. No further investigations or violations have been reported.

The Tosco facility has also been listed on the LUST database. The UST located on this facility reported a leak in 1998 in which testing confirmed groundwater contamination. The site became eligible for closure March 2013, and the case was closed in January 2014 (State Water Resources Control Board 2014).

Three permitted UST sites are open within 0.5 mile of the Proposed Project and 130-Unit Alternative sites (State Water Resources Control Board 2014). These sites include Western Dealer Holding Company, Chevron Station, and Carmel Shell. Based on the topography of the area and location of these three facilities, these facilities pose low to no hazardous risk to the Proposed Project and 130-Unit Alternative sites in the event of an accident or leak.

Phase One Findings

The Phase One ESA reports conclude that there are no recognized environmental conditions associated with the use of the property that would require general cleanup or demolition in preparation of a changed land use. Furthermore, no documentation or physical evidence was discovered to indicate soil or groundwater contamination. Review of the State Water Board's GeoTracker database, the EPA's NEPAssist database and the DTSC's Envirostor database in 2014 show low to no risk for the potential of an accidental hazardous spill to contaminate the site.

Regulatory Setting

This section discusses the local, state, and federal policies and regulations that are relevant to the analysis of the hazardous materials issues of the Proposed Project and 130-Unit Alternative.

Federal Policies and Regulations

The principal federal regulatory agency is the EPA. The two key federal regulations pertaining to hazardous wastes are described below.

Resource Conservation and Recovery Act (RCRA)

The RCRA enables the EPA to administer a regulatory program that extends from the manufacturing of hazardous materials to their disposal, regulating the generation, transportation, treatment, storage, and disposal of hazardous waste at all facilities and sites in the nation.

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

The CERCLA, also known as Superfund, was passed to facilitate the cleanup of the nation's toxic-waste sites. In 1986, the CERCLA was amended by the Superfund Amendment and Reauthorization Act (SARA) Title III (community right-to-know laws), which states that past and present owners of land contaminated with hazardous substances can be held liable for the entire cost of the cleanup, even if the material was dumped illegally when the property was under different ownership.

Other applicable federal regulations are contained primarily in Titles 29, 40, and 49 of the Code of Federal Regulations (CFR).

State Policies and Regulations

In California, state regulations are equal to or more stringent than federal regulations. The state has been granted primary oversight responsibility by the EPA to administer and enforce hazardous waste management programs. State regulations have detailed planning and management requirements to ensure that hazardous wastes are handled, stored, and disposed of properly to reduce risks to human health and the environment. Several key laws pertaining to hazardous wastes are discussed below.

Hazardous Materials Release Response Plans and Inventory Act

The Hazardous Materials Release Response Plans and Inventory Act, also known as the Business Plan Act, requires businesses using hazardous materials to prepare a plan that describes their facilities, inventories, emergency response plans, and training programs. Hazardous materials are defined as raw or unused materials that are part of a process or manufacturing step and not considered hazardous wastes. Health concerns pertaining to the release of hazardous materials, however, are similar to those relating to hazardous wastes.

Hazardous Waste Control Act (HWCA)

The HWCA created the State Hazardous Waste Management Program, which is similar to, but more stringent than, the federal RCRA program. The HWCA is implemented by regulations contained in Title 26 of the CCR, which describes requirements for the proper management of hazardous wastes, including criteria for the following.

- Identification and classification
- Generation and transportation
- Design and permitting of recycling, treatment, storage, and disposal facilities
- Treatment standards
- Operation of facilities and staff training
- Closure of facilities and liability requirements

These regulations list more than 800 potentially hazardous materials and establish criteria for identifying, packaging, and disposing of such wastes. Under the HWCA and Title 26, the generator of hazardous waste must complete a manifest that accompanies the waste from the generator to the transporter to the ultimate disposal location. Copies of the manifest must be filed with the DTSC.

Uniform Codes

The Uniform Fire Code (UFC) (e.g., Fire Code, Building Code) regulates the site's storage and use of hazardous materials at commercial and industrial facilities. The UFC states the quantity of materials that can be stored and when additional protective measures are required to mitigate a hazard. The Uniform Building Code (UBC) regulates how protective measures within a structure will be built and/or implemented.

Emergency Services Act

Under the Emergency Services Act, the state developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. Quick response to incidents involving hazardous materials or hazardous waste is a key part of the plan, which is administered by the California Office of Emergency Services (OES). The California OES coordinates the responses of other agencies, including the EPA, the California Highway Patrol, Regional Water Boards, air quality management districts, and county disaster response offices.

California Occupational Safety and Health Administration Standards

Worker exposure to contaminated soils, vapors that could be inhaled, or groundwater containing hazardous constituents would be subject to monitoring and personal safety equipment requirements established in Title 8 of the California Occupational Safety and Health Administration (Cal-OSHA) regulations. The primary intent of the Title 8 requirements is to protect workers, but compliance with some of these regulations would also reduce potential hazards to non-construction workers and project area occupants because required controls related to site monitoring, reporting, and other activities would be in place.

Other Laws and Regulations

Other laws pertaining to hazardous materials include the Safe Drinking Water and Toxic Enforcement Act (Proposition 65) and the California Government Code, Section 2.65962.5, which require the Office of Permit Assistance to compile a list of potentially contaminated sites throughout the state.

Local Policies and Regulations

Current County Plans and Policies

2010 Monterey County General Plan

The 2010 General Plan provides a general direction for future growth throughout the unincorporated areas of the County. The 2010 General Plan's objective is to protect the public from risks associated with hazardous materials throughout the County in a manner that promotes human safety. The following goals of the 2010 General Plan apply to the Proposed Project and 130-Unit Alternative.

Fire Hazards

Goal S-4: Minimize the risks from fire.

Emergency Preparedness

Goal S-5: Assure the County is prepared to anticipate, respond, and recover from emergencies.

2013 Carmel Valley Master Plan

The 2013 CVMP is part of the 2010 General Plan. As such, the policies outlined in the 2013 CVMP and summarized below must be considered in conjunction with the 2010 General Plan.

> *Policy CV-4.4:* The County shall require emergency road connections as necessary to provide controlled emergency access as determined by appropriate emergency service agencies (Fire Department, OES). The County shall coordinate with the emergency service agencies to periodically update the list of such connections.

Emergency Response Planning

The County has adopted a comprehensive plan dealing with emergency response, including response to emergency earthquake, major fire, and flooding situations. The current Monterey County Emergency Plan is reviewed and updated yearly

Prior County Plans and Policies

The relevant policies in prior County plans are summarized below for informational purposes only.

1982 Monterey County General Plan

The 1982 *Monterey County General Plan* (1982 General Plan) was adopted by the Monterey County Board of Supervisors (Board) in 1982 and is periodically amended. The 1982 General Plan provides a general direction for future growth throughout the unincorporated areas of the County. The 1982

General Plan's objective is to promote balanced growth throughout the County in a manner that protects the County's exquisite but fragile natural resources. Miscellaneous Hazards and Emergency Preparedness

Goal 18: to minimize risks from chemical usage

Objective 18.1: Reduce the risk from hazardous chemicals to an acceptable level by regulating the storage of hazardous chemicals.

Impact Analysis

Methods for Analysis

Assessment of the risks to the environment and workers from hazards and hazardous materials from the Proposed Project and 130-Unit Alternative are based on the following information.

- Review of the Phase One ESA and subsequent update reports (ENGEO 2004, 2006).
- Review of the GeoTracker database (State Water Resources Control Board 2014).
- Review of EPA's NEPAssist (U.S. Environmental Protection Agency 2014).
- Review of the DTSC's Envirostor Database (California Department of Toxic Substances Control 2014).
- Review of the Proposed Project and 130-Unit Alternative in regard to compliance with state and local ordinances and regulations pertaining to hazards and hazardous materials.

Criteria for Determining Significance

In accordance with CEQA, State CEQA Guidelines, 2010 General Plan's plans and policies, and2013 Carmel Valley Master Plan's plans and policies, and agency and professional standards, a project impact would be considered significant if it would:

A. Public Exposure

- Create a significant hazard to the public or the environment through the routine transport, use, disposal, or accidental release of hazardous materials.
- 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 that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 that would create a significant hazard to the public or the environment as a result.

B. Airport Vicinity

- For a project located on a site which is included within an airport land use plan, within two miles of a public airport or public use airport, or private airstrip would the project result in a safety hazard for people residing or working in the project area.

Impacts and Mitigation Measures

A. Public Exposure

Impact HAZ-1: Upset and Accident Conditions Involving the Release of Hazardous Materials into the Environment (less than significant with mitigation)

Proposed Project

Although construction of the Proposed Project would require excavation and movement of large quantities of soils, the Phase One ESA and subsequent update performed on the project site by ENGEO (2004, 2006) and the 2014 environmental database searches did not indicate hazardous materials conditions on the site. While the original Phase One ESA report and the update did not include testing of soil samples from parcels on the northwest corner of the project area, the report update indicated that there are no Recognized Environmental Conditions (RECs) on the property that would create a hazard to the public and environment (ENGEO 2006).

The Proposed Project would include importation of up to 100,000 cubic yards of soil. As described in Chapter 2, *Project Description*. The source of the offsite fill is unknown at this time; and as a result, the following assumptions for the offsite fill will become conditions of approval for the Proposed Project.

- Fill will be free of petroleum or any hazardous constituents that might otherwise pose a risk to people or the environment.
- Fill will not be obtained from any location wherein substantial pollutant emissions will affect sensitive receptors.
- Fill will not be obtained from the Odello site or any site in proximity or adjacent to the proposed housing location or near any sensitive receptor in lower Carmel Valley.

As a result, no hazardous material concerns are raised concerning the importation of fill. Construction of the Proposed Project could expose construction workers, the public or the environment to hazardous materials through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Small quantities of potentially toxic substances (e.g., petroleum and other chemicals used to operate and maintain construction equipment) would be used and disposed of at the project site and transported to and from the site during construction. Accidental releases of small quantities of these substances could contaminate soils and degrade the quality of surface water and groundwater, resulting in a public safety hazard.

In addition, if there are underground utility lines located within the project site, this could present a potential hazard to construction workers during excavation and construction. This impact would be *potentially significant*. Implementation of the **Mitigation Measures HAZ-1, HAZ-2, and HAZ-3**, described below, would reduce the impact to a *less-than-significant* level. **Mitigation Measure PSU-2**, described in Chapter 3.10, *Public Services*, *Utilities, and Recreation*, outlining procedures to avoid unintentional utility service disruptions during construction, would also contribute to the reduction of Impact HAZ-1.

130-Unit Alternative

The fill material for the 130-Unit Alternative site would originate from the project site. Because the Phase One ESA prepared by ENGEO (2006) did not include the entire 130-Unit Alternative site, unknown contaminated soils could be encountered during earthmoving activities on Lot 130and other areas that were not included in the Phase One ESA. However, 2014 searches of environmental databases did not identify any areas of high concern for hazardous material and thus the potential to encounter hazardous materials on the site is low. Therefore, as a precaution, construction activities associated with the 130-Unit Alternative, including Lot 130, could potentially expose workers or the environment to significant impacts from unknown hazardous substances in the soil.

Similar to the Proposed Project, construction activities associated with the 130-Unit Alternative, including Lot 130, could expose construction workers, the public or environment to hazardous materials through a reasonably foreseeable upset and accident conditions involving the release of hazardous materials. During construction, toxic substances (e.g., petroleum) would be used to operate equipment. Therefore, the accidental release of small quantities of petroleum could pose a risk to the public and the environment. This would be a *potentially significant* impact. However, implementation of **Mitigation Measures HAZ-1, HAZ-2, and HAZ -3** would reduce this impact to a *less-than-significant* level.

Removal of the structures on Lot 130 could expose construction workers to asbestos and lead-based paints if the structures were built prior to 1970s. Because the construction date is unknown, this analysis assumes that there's potential to encounter asbestos and lead-based paint during demolition activities on Lot 130. Therefore, there is potential for workers to be accidentally exposed to asbestos and lead-based paint during demolition/construction activities on Lot 130. This impact would be *potentially significant*. However, with the implementation of **Mitigation Measure HAZ-4**, this impact would be reduced to a *less-than-significant* level.

Similar to the Proposed Project, the presence of unknown underground utility lines on the 130-Unit Alternative site, including Lot 130, could present a potential hazard to construction workers and environment during the construction phase. This impact is *potentially significant*. However, with the implementation of **Mitigation Measures HAZ-1, HAZ-2, and HAZ-3**, the impact would be minimized to a *less-than-significant* level. **Mitigation Measure PSU-2**, described in Chapter 3.10, *Public Services, Utilities, and Recreation*, outlining procedures to avoid unintentional utility service disruptions during construction, would also contribute to the reduction of Impact HAZ-1.

Mitigation Measure HAZ-1: Follow the Cypress Fire Protection District and Other Guidelines for Storage and Handling of Hazardous Materials

The County will require that contractors transport, store, and handle hazardous materials required for construction in a manner consistent with relevant regulations and guidelines, including those recommended and enforced by the Cypress Fire Protection District (CFPD).

Mitigation Measure HAZ-2: Immediately Contain Spills, Excavate Spill-Contaminated Soil, and Dispose of Contaminated Soil at an Approved Facility

In the event of a spill of hazardous materials in an amount reportable to the CFPD (as established by fire department guidelines), the contractor will immediately control the source of the leak and contain the spill. If required by the CFPD or other regulatory agencies,

contaminated soils will be excavated and disposed of offsite at a facility approved to accept such soils.

Mitigation Measure HAZ-3: Develop and Implement Plans to Reduce Exposure of People and the Environment to Hazardous Conditions During Construction Activities

The County will require the applicant to develop plans to prevent the pollution of surface water and groundwater and to promote the health and safety of workers and other people in the project vicinity. These programs will include an operations and maintenance plan, a site-specific safety plan, and a fire prevention plan, in addition to the Storm Water Pollution Prevention Plan (SWPPP) required for hydrology impacts. The programs are required by law and will require approval by several responsible agencies. Required approvals are as follows: the SWPPP will be approved by the Regional Water Board; the site-specific safety plan and the operations and maintenance plan will be approved by Cal-OSHA; and the fire safety plan will be approved by the CFPD.

The County will also require the applicant to develop and implement a hazardous materials management plan that addresses public health and safety issues by providing safety measures, including release prevention measures; employee training, notification, and evacuation procedures; and adequate emergency response protocols and cleanup procedures.

Finally, the County will require the applicant and its designated contractors to comply with Cal-OSHA, as well as federal standards, for the storage and handling of fuels, flammable materials, and common construction-related hazardous materials and for fire prevention. Cal-OSHA requirements can be found in the California Labor Code, Division 5, Chapter 2.5. Federal standards can be found in Occupational Safety and Health Administration Regulations, Standards—29 CFR.

Mitigation Measure HAZ-4: Test for the Presence of Asbestos or Lead-Based Paint and Remove in Accordance with OSHA and the Monterey Bay Unified Air Pollution Control District (MBUAPCD) procedures (130-Unit Alternative only)

Before demolition begins, the contractor(s) will conduct sampling in locations where asbestos-containing materials or lead-based paint are anticipated, to identify whether potential hazards exist and whether special precautions to prevent workers from exposure to lead-based paint or asbestos are necessary during structure demolition. If friable asbestos materials are identified during structure inspections, these materials will be safely removed and properly disposed of using procedures established by OSHA and the MBUAPCD. Workers will be protected through the use of proper protective equipment. Standard procedures will be used for capturing lead-based paint during structure demolition and preventing it from being released into the environment.

Impact HAZ-2: Routine Transport, Use, or Disposal of Hazardous Materials (less than significant with mitigation)

Proposed Project

Upon build-out, the Proposed Project would include residential and open-space land uses. Residential land uses have the potential to create a hazard to the environment through the routine transport, use, or disposal of hazardous materials, in the form of household hazardous wastes.

Normal landscaping operation techniques for the active park and landscape areas may involve pesticides, fertilizers, and fungicides. However, the existing land use of the project area as a golf course involves a much higher level of landscape management. The creation of the proposed development would reduce the intensity and amount of area that would be actively landscaped. Thus, the Proposed Project would reduce the amount of landscape chemicals applied to the area compared to the existing baseline conditions. Impacts resulting from landscaping would be *less than significant*.

Under the Proposed Project, *potentially significant* impacts resulting from the routine, transport, use or disposal of hazardous materials could be associated with household hazardous wastes. However, implementation of **Mitigation Measure HAZ-5** would reduce the impact to a *less-than-significant* level.

130-Unit Alternative

Similar to the Proposed Project, the 130-Unit Alternative would reduce the intensity and amount of area actively landscaped and use of landscaped chemicals applied to the area. The 130-Unit Alternative would have a *potentially significant* impact from the routine, transport, use or disposal of household hazardous waste. However, with implementation of **Mitigation Measure HAZ-5** the impact would be reduced to a *less-than-significant* level.

Mitigation Measure HAZ-5: Participate in the Local Household Hazardous Waste Collection Program

The County will require residents living within the Rancho Cañada Village to participate in the Household Hazardous Waste Collection Program run by the Monterey Regional Waste Management District, to ensure that household hazardous wastes are disposed of appropriately. Details about the program can be found on the District's website, located at: www.mrwmd.org.

Impact HAZ-3: Hazardous Emissions or Hazardous Materials, Substances, or Waste Handling Within One-Quarter Mile of a School (less than significant with mitigation)

Proposed Project

The Carmel Middle School is located immediately adjacent to the project site. Hazardous emissions, use, and transport associated with the construction and operation of the Proposed Project could have a *potentially significant* impact on the nearby school. However, implementation of **Mitigation Measures HAZ-1, HAZ-2 HAZ-3, and HAZ-5**, described above, would reduce this potential impact to a *less-than-significant* level.

130-Unit Alternative

Similar to the Proposed Project, hazardous emissions, use, and transport associated with construction and operation of the 130-Unit Alternative could have a *potentially significant* impact on Carmel Middle School. Implementation of **Mitigation Measures HAZ-1 through HAZ-5** would minimize the potential risk to a *less-than-significant* level.

Impact HAZ-4: Location of the Project on a Known Hazardous Material Site (less than significant)

Proposed Project

According to the Phase One ESA and subsequent update reports prepared for the Project and the 2014 search of environmental databases, APNs 015-162-016, 015-162-017, 015-162-025, 015-162-026, 015-162-037, 015-162-039, and 015-162-040 have not been listed on any publicly available or practically reviewable standard local, state, or federal environmental records or databases. Therefore, the proposed development would not be located on a known hazardous materials site that would pose a hazard to the public or environment. Several nearby locations have been included on a list of hazardous materials sites, but are not expected to affect the Proposed Project parcels. Therefore, this impact would be *less than significant*. No mitigation is required.

130-Unit Alternative

Review of the State Water Board GeoTracker (2014), the EPA's NEPAssist (2014) and the DTSC's Envirostor database showed that the 130-Unit Alternative site, including Lot 130, is not on a known hazardous material site list. The state and federal agency tools graphically show hazardous waste sites on the Toxic Substances Control Act list, brownfield sites, Superfund sites, and other RCRA site lists. The 130-Unit Alternative site is not shown on the federal or state websites. Similar to the Proposed Project, there are several nearby locations on a list of hazardous materials sites, that are not expected to affect the 130-Unit Alternative site. Therefore, this impact would be *less than significant*. No mitigation is required.

B. Airstrip Vicinity

Impact HAZ-5: Potential Exposure of Hazardous Materials in the Vicinity of an Airport or Airstrip (less than significant)

Proposed Project

The Proposed Project is not located within 2 miles of any airport or private airstrip. The closest airport is the Monterey Peninsula Airport, which is located approximately 4 miles north of the project area. This impact would be *less than significant*. No mitigation is required.

130-Unit Alternative

Similar to the Proposed Project, the 130-Unit Alternative and Lot 130 are not located within 2 miles of an airport of private airstrip, and the closest airport is located 4 miles north of the site. This impact would be *less than significant*. No mitigation is required.