

## 4.7 HAZARDS AND HAZARDOUS MATERIALS

This section of the Environmental Impact Report (EIR) describes effects of hazards and hazardous materials that would result from implementation of the proposed project. Information used to prepare this section came from the resources listed below and is provided in Appendix G to this EIR.

- Propel Vallejo General Plan 2040 and Sonoma Boulevard Specific Plan, 2016.
- ENGEO Incorporated, Cooke Property Vallejo, California Phase I Environmental Site Assessment, November 15, 2016.

### 4.7.1 ENVIRONMENTAL SETTING

This section presents information on hazards and hazardous materials conditions on the project site. The current condition was used as the baseline against which to compare potential impacts associated with implementation of the project.

The 2016 Phase I Environmental Site Assessment (ESA) was conducted in accordance with (1) the United States Environmental Protection Agency (U.S. EPA) Standards and Practices for All Appropriate Inquiries ((AAI), 40 CFR Part 312) and (2) guidelines established by the American Society for Testing and Materials (ASTM) in the *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process / Designation E 1527-13* (ASTM Standard Practice E 1527-13). ASTM Standard Practice E 1527-13 defines a Recognized Environmental Condition (REC) as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. No RECs were identified for the project site.

An updated regulatory database search of the Department of Toxic Substances Control (DTSC)'s Envirostor website (<http://www.envirostor.dtsc.ca.gov/public/>) and the State Water Resources Control Board's Geotracker website (<http://geotracker.waterboards.ca.gov/>) were performed to identify hazardous material regulated facilities on or in the vicinity of the project site. This section of the EIR incorporates the information contained within the 2016 Phase I ESA and the results of the regulatory database searches performed in January 2019.

### PRESENT AND PAST ON-SITE AND OFF-SITE USES

The project site is an existing vacant, undeveloped property. There are no buildings or structures on the site. Based on review of historical aerial photographs and topographic maps, the project site was previously used as agricultural and grazing land since at least 1937.

The Solano County Fairgrounds were developed northwest of the project site as early as 1952. Residences were developed west of the project site as early as 1968. Parcels to the south and east of the project site were developed as residential and commercial uses as early as 1982.

## Site Observations

During the site visit for the Phase I ESA, the project site was undeveloped land. No wells or drums were found within the project site during the site visit.

- **Chemical Storage and Use.** No hazardous materials or petroleum products were observed on the project site during the 2016 Phase I ESA. Similarly, no above-ground storage tanks or evidence of existing underground storage tanks were observed during the site visit.
- **Odors.** No odors indicative of hazardous materials or petroleum material impacts were detected at the time of the site visit.
- **Pits, Pools, Lagoons.** No pits, ponds or lagoons were observed within the project site at the time of the site visit.
- **Polychlorinated Biphenyls.** No polychlorinated biphenyls (PCB)-containing materials, including transformers, were observed within the project site during the site visit.
- **Asbestos and Lead-Based Paint.** An asbestos and lead-based paint survey was not conducted as part of the 2016 Phase I ESA. However, there are no structures on the project site. Therefore, asbestos-containing materials and lead-based paint materials do not occur.

## Indoor Air Quality

An evaluation of indoor air quality, mold, or radon was conducted as a part of the Phase I ESA. According to the Phase I ESA, the California Department of Health Services has conducted studies of radon risks throughout the State, sorted by zip code. Results of the studies indicate that 3 tests were conducted within the property zip code, with no tests exceeding the current Cal EPA action level of 4 picocuries per liter.

In accordance with ASTM E2600-10 (Tier 1) (*Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*), there are no potential petroleum hydrocarbon sources for vapor intrusion within 1/10 mile of the project site or volatile organic compound (VOCs) sources within 1/3 mile of the project site.

Toxic Air Contaminants are discussed in Section 4.2.3 of Chapter 4.2: Air Quality. Impacts were determined to be less than significant.

## Wildland Fire Hazards

Wildfires are large-scale brush and grass fires in undeveloped areas. Wildfires are often caused by human activities, such as equipment use and smoking, and can result in loss of valuable wildlife habitat, soil erosion, and damage to life and property. The level of wildland fire risk is determined by several factors, including:

- Frequency of critical fire weather;
- Percentage of slope;
- Existing fuel (vegetation, ground cover, building materials);

- Adequacy of access to fire suppression services; and
- Water supply and water pressure.

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped the relative wildfire risk in areas of large population by intersecting residential housing density with proximate fire threat according to three risk levels, namely Moderate, High, and Very High. The City of Vallejo is categorized as a Local Responsibility Area (LRA) by CAL FIRE; therefore, the City is not categorized as a Fire Hazard Severity Zone (FHSZ).<sup>1</sup>

## City of Vallejo Emergency Operation Plan

The purpose of the City of Vallejo Emergency Operation Plan (EOP) is to provide a process for emergency management and response to extraordinary emergency situations associated with natural, technological and human-caused emergencies or disasters within the City. The EOP is developed in accordance with the principles of the Governor's Office of Emergency Services (Cal OES) Standardized Emergency Management Systems (SEMS). The EOP identifies the City's emergency planning, organization, and response policies and procedures and incorporates a standardized structure in order to integrate the elements and functions of multiple agencies in the event of an emergency. The EOP identifies City actions in conjunction with a broad range of contingencies, spanning from relatively minor incidents to extraordinary events and large-scale disasters, from preparation through recovery. Departmental responsibilities and Standard Operating Procedures (SOPs) are identified as well as mechanisms for priority setting, interagency cooperation, and the efficient flow of resources and information.

## Environmental Records Review

As part of the Phase I ESA, a review of federal, State, and local regulatory agency databases provided by Environmental Data Resources (EDR) was conducted to evaluate the likelihood of contamination incidents at and near the project site. The database sources and the search distances are in general accordance with the requirements of ASTM E 1527-13.

The project site is not on the federal, State, or local ASTM Standard or supplemental sources or databases. The Phase I ESA identified 14 nearby facilities on the database within the ASTM Standard minimum search radii. These nearby facilities are listed below:

- Avery Green Motors at 80 Admiral Callaghan Lane
- Oil Changer Inc. #624 at 794 Admiral Callaghan Lane
- Valero Gas & Food at 501 Fairgrounds Drive
- Safeway Store #989 at 774 Admiral Callaghan Lane
- Vallejo Corners Dry Cleaners at 950 Admiral Callaghan Lane

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<sup>1</sup> California, State of, Department of Forestry and Fire Protection. Solano County Draft Fire Hazard Severity Zones in LRA. 2007. Available at: [http://frap.fire.ca.gov/webdata/maps/solano/fhszl06\\_1\\_map.48.pdf](http://frap.fire.ca.gov/webdata/maps/solano/fhszl06_1_map.48.pdf). Accessed January 29, 2019

- Redwood Cleaners is located at 784 Admiral Callaghan Lane
- Target Store #331 at 950 Admiral Callaghan Lane
- Shell Service Station #126 at 708 Admiral Callaghan Lane
- Tell Rental Inc. at 711 Admiral Callaghan Lane
- Vallejo Toyota at 1001 Admiral Callaghan Lane
- Taylor Classic Motors at 101 Admiral Callaghan Lane
- Tosco – Facility #6209 at 223 Fairground Drive
- Chevron Station at 200 Fairground Drive
- Solano County Fairground at 900 Fairground Drive

Based on the distances to the identified database sites, regional topographic gradient, and the EDR findings, it is unlikely that these 14 facilities would pose an environmental risk to the proposed project. There were no additional facilities identified in the regulatory database search performed in January 2019 other than those addressed in the 2016 Phase I ESA.

## 4.7.2 REGULATORY SETTING

The management of hazardous materials and hazardous wastes is regulated at the federal, State, and local levels, including, among others, through programs administered by the U.S. EPA; agencies within the California Environmental Protection Agency (CalEPA), such as the Department of Toxic Substances Control (DTSC); federal and State occupational safety agencies; and the Solano County Environmental Health Division. Regulations pertaining to flood hazards are discussed in Chapter 4.8, Hydrology and Water Quality) and regulations for geologic and soil-related hazards are discussed in Chapter 4.5, Geology and Soils.

At the federal level, the U.S. EPA is the principal regulatory agency, while at the State level, DTSC is the primary agency governing the storage, transportation, and disposal of hazardous wastes. The San Francisco RWQCB has jurisdiction over discharges into waters of the State. The Federal Occupational Safety and Health Administration (OSHA) and the State Cal/OSHA regulate many aspects of worker safety.

### FEDERAL

#### **Toxic Substances Control Act/Resource Conservation and Recovery Act/Hazardous and Solid Waste Act**

The Federal Toxic Substances Control Act of 1976 and Resource Conservation and Recovery Act (RCRA) established a program administered by the U.S. EPA that regulates the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA was amended in 1984 by the Hazardous and Solid Waste Act, which affirmed and extended the “cradle to grave” system of regulating hazardous wastes, meaning that all hazardous wastes are tracked and strictly regulated from generation to disposal.

Hazardous waste generators are required to report use or transport of hazardous wastes to the U.S. EPA. Generators range from small producers such as dry cleaners and automobile repair facilities to larger producers such as hospitals and manufacturing operations.

### **Comprehensive Environmental Response, Compensation, and Liability Act/ Superfund Amendments and Reauthorization Act**

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, was enacted by Congress on December 11, 1980. This law (U.S. Code Title 42, Chapter 103) provides broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA establishes requirements concerning closed and abandoned hazardous waste sites; provides for liability of persons responsible for releases of hazardous waste at these sites; and establishes a trust fund to provide for cleanup when no responsible party can be identified. CERCLA also enables the revision of the National Contingency Plan (NCP). The NCP (Title 40, Code of Federal Regulation [CFR], Part 300) provides the guidelines and procedures needed to respond to releases and threatened releases of hazardous substances, pollutants, and/or contaminants. The NCP also established the National Priorities List. CERCLA was amended by the Superfund Amendments and Reauthorization Act on October 17, 1986. There are no Superfund sites within or near the project site.

### **Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) and the National Priorities List**

The U.S. EPA also maintains the Comprehensive Environmental Response Compensation (CERCLIS) and Liability Information System list. This list contains sites that are either proposed to be or on the National Priorities List (NPL), as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The NPL is a list of the worst hazardous waste sites that have been identified by Superfund. There are no NPL sites on the project site, listed NPL sites within one mile of the project site, or delisted NPL sites within 0.5 miles of the project site (ENGE0, 2016). According to the U.S. EPA website tracking NPL sites there are no NPL sites within the City of Vallejo (EPA, 2019).<sup>2</sup>

### **Emergency Planning and Community Right-to-Know Act**

The federal Emergency Planning and Community Right-To-Know Act (EPCRA) was enacted to inform communities and residents of chemical hazards in their area. Businesses are required to report the locations and quantities of chemicals stored on-site to both State and local agencies. EPCRA requires the U.S. EPA to maintain and publish a digital database list of toxic chemical releases and other waste management activities reported by certain industry groups and federal facilities. This database, known as the Toxic Release Inventory, gives the community information needed to hold companies accountable for their chemical management.

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<sup>2</sup> United States Environmental Protection Agency (U.S. EPA), 2019. National Priorities List (NPL) Sites- by State. Available: <https://www.epa.gov/superfund/national-priorities-list-npl-sites-state#CA> Accessed: July 23, 2019.

## Hazardous Materials Transportation Act

The U.S. Department of Transportation (DOT) receives authority to regulate the transportation of hazardous materials from the Hazardous Materials Transportation Act, as amended and codified (49 U.S.C. 5101 et seq.). The DOT is the primary regulatory authority for the interstate transport of hazardous materials and establishes regulations for safe handling procedures (i.e., packaging, marking, labeling, and routing).

In California, Section 31303 of the California Vehicle Code states that any hazardous material being moved from one location to another must use the route with the least travel time. In practice this regulation pertains to major roads and highways, although secondary roads are permitted to be used for local delivery. This results in I-80 being used to transport hazardous materials; however, local roadways including Admiral Callaghan Lane and Turner Parkway could be used. These policies are enforced by both the California Highway Patrol and Caltrans.

## Clean Water Act/SPCC Rule

The Clean Water Act (CWA) (33 U.S.C. Section 1251 et seq., formerly the Federal Water Pollution Control Act of 1972), was enacted with the intent of restoring and maintaining the chemical, physical, and biological integrity of the waters of the United States. The CWA requires states to set standards to protect, maintain, and restore water quality through the regulation of point source and certain non-point source discharges to surface water. Those discharges are regulated by the National Pollutant Discharge Elimination System (NPDES) permit process (CWA Section 402). In California, NPDES permitting authority is delegated to, and administered by, the nine Regional Water Quality Control Boards (RWQCBs). The proposed project is within the jurisdiction of the San Francisco Bay RWQCB.

Section 402 of the Clean Water Act authorizes the California SWRCB to issue NPDES General Construction Storm Water Permit (Water Quality Order 99-08-DWQ), referred to as the "General Construction Permit." Construction activities can comply with and be covered under the General Construction Permit provided that they:

- Develop and implement a Storm Water Pollution Prevention Plan (SWPPP) which specifies Best Management Practices (BMPs) that will prevent all construction pollutants from contacting storm water and with the intent of keeping all products of erosion from moving off-site into receiving waters;
- Eliminate or reduce non-storm water discharges to storm sewer systems and other waters of the nation; and
- Perform inspections of all BMPs.

NPDES regulations are administered by the RWQCB. Projects that disturb one or more acres are required to obtain NPDES coverage under the General Construction Permit.

As part of the CWA, the U.S. EPA oversees and enforces the Oil Pollution Prevention regulation contained in Title 40 of the CFR, Part 112 (Title 40 CFR, Part 112), which is often referred to as the “SPCC rule” because the regulations describe the requirements for facilities to prepare, amend, and implement Spill Prevention and Countermeasures (SPCC) Plans. A facility is subject to SPCC regulations if a single oil (or gasoline, or diesel fuel) storage tank has a capacity greater than 660 gallons, the total above ground oil storage capacity exceeds 1,320 gallons, or the underground oil storage capacity exceeds 42,000 gallons, and if, due to its location, the facility could reasonably be expected to discharge oil into or upon the “Navigable Waters” of the United States.

## **Occupational Safety and Health Administration (OSHA)**

Congress passed the Occupational and Safety Health Act (OSHA) to ensure worker and workplace safety. Their goal was to make sure 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. To establish standards for workplace health and safety, OSHA also created the National Institute for Occupational Safety and Health as the research institution for the Occupational Safety and Health Administration. The Administration is a division of the U.S. Department of Labor that oversees the administration of OSHA and enforces standards in all states. OSHA standards are listed in Title 29 CFR Part 1910.

OSHA’s Hazardous Waste Operations and Emergency Response Standard applies to five groups of employers and their employees. This includes any employees who are exposed or potentially exposed to hazardous substances (including hazardous waste) and who are engaged in clean-up operations; corrective actions; voluntary clean-up operations; operations involving hazardous wastes at treatment, storage, and disposal facilities; and emergency response operations.

## **STATE**

### **California Environmental Protection Agency (CalEPA)**

CalEPA has jurisdiction over hazardous materials and wastes at the State level. DTSC is the department of CalEPA responsible for implementing and enforcing California’s own hazardous waste laws, which are known collectively as the Hazardous Waste Control Law. DTSC regulates hazardous waste in California primarily under the authority of the federal RCRA and the California Health and Safety Code (primarily Division 20, Chapters 6.5 through 10.6, and Title 22, Division 4.5). Although similar to RCRA, the California Hazardous Waste Control Law and its associated regulations define hazardous waste more broadly and regulate a larger number of chemicals. Hazardous wastes regulated by California but not by the U.S. EPA are called “non-RCRA hazardous wastes.” Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning. Government Code Section 65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services lists of contaminated drinking water wells, sites listed by the State Water Resources Control Board (SWRCB) as having underground storage tank leaks and have

had a discharge of hazardous wastes or materials into the water or groundwater, and lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material.

Enforcement of directives from DTSC is handled at the local level, in this case the Solano County Department of Resource Management, Environmental Health Division. The Regional Water Quality Control Board also has the authority to implement regulations regarding the management of soil and groundwater investigation.

### **California Department of Forestry and Fire Protection (CAL FIRE)**

The California Department of Forestry and Fire Protection (CAL FIRE) has mapped fire threat potential throughout California. CAL FIRE ranks fire threats based on the availability of fuel and the likelihood of an area burning (based on topography, fire history, and climate). The rankings include no fire threat, moderate, high, and very high fire threat.

### **California Fire Code**

California Code of Regulations, Title 24, also known as the California Building Standards Code, contains the California Fire Code (CFC), included as Title 24, Part 9. The CFC includes provisions and standards for emergency planning and preparedness, fire service features, fire protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution.

### **Hazardous Materials Release Response Plans and Inventory Act of 1985**

The California Health and Safety Code, Division 20, Chapter 6.95, known as the Hazardous Materials Release Response Plans and Inventory Act or the Business Plan Act, requires businesses using hazardous materials to prepare a plan that describes their facilities, inventories, emergency response plans, and training programs. Businesses must submit this information to the County Environmental Health Division. The Environmental Health Division verifies the information and provides it to agencies responsible for protection of public health and safety and the environment. Business Plans are required to include emergency response plans and procedures in the event of a reportable release or threatened release of a hazardous material, including, but not limited to, all of the following:

- Immediate notification to the administering agency and to the appropriate local emergency rescue personnel.
- Procedures for the mitigation of a release or threatened release to minimize any potential harm or damage to persons, property, or the environment.
- Evacuation plans and procedures, including immediate notice, for the business site.

Business Plans are also required to include training for all new employees, and annual training, including refresher courses, for all employees in safety procedures in the event of a release or threatened release of a hazardous material.



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## **Hazardous Waste Control Act**

The Hazardous Waste Control Act created the State hazardous waste management program, which is similar to but more stringent than the federal RCRA program. The Act is implemented by regulations contained in Title 26 of the CCR, which describes the following required aspects for the proper management of hazardous waste: identification and classification; generation and transportation; design and permitting of recycling, treatment, storage, and disposal facilities; treatment standards; operation of facilities and staff training; and closure of facilities and liability requirements. These regulations list more than 800 materials that may be hazardous and establish criteria for identifying, packaging, and disposing of such waste. Under the Hazardous Waste Control Act and Title 26, the generator of hazardous waste must complete a manifest that accompanies the waste from generator to transporter to the ultimate disposal location. Copies of the manifest must be filed with the DTSC.

## **California Vehicle Code**

Section 353 of the California Vehicle Code (CVC) and Title 49, Code of Federal Regulations (CFR), Section 171.8, define a hazardous material as a substance or material which is capable of posing an unreasonable risk to health, safety, and property when transported in a vehicle. Additionally, hazardous substances, marine pollutants, and elevated temperature materials are also hazardous materials. Hazardous materials can be liquids, solids, or gases. Some examples are explosives, gasoline, hydrochloric acid, propane, and acetylene.

The rules for transporting hazardous materials are outlined in Title 49, CFR. These regulations apply to the transportation of HM in both intrastate and interstate commerce. State laws and regulations reference or adopt many of these federal regulations and are applicable, with some exceptions, to all persons transporting hazardous materials on public roads. This includes transportation for commercial purposes, transportation by state or local governments, and private individuals. Federal hazardous materials regulations are contained in Title 49, CFR, Parts 171-180; and state hazardous materials regulations are contained in Title 13, California Code of Regulations, Sections 1160-1167 (CHP, 2019).

## **California Department of Transportation and California Highway Patrol**

Two state agencies have primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies: the California Department of Transportation (Caltrans) and the California Highway Patrol (CHP). Caltrans manages more than 50,000 miles of California's highway and freeway lanes, provides intercity rail services, permits more than 400 public-use airports and special-use hospital heliports, and works with local agencies. Caltrans is also the first responder for hazardous material spills and releases on highway and freeway lanes and intercity rail services.

The CHP enforces hazardous materials and hazardous waste labeling and packing regulations designed to prevent leakage and spills in transit and to provide detailed information to cleanup crews in the event of an accident. Vehicle and equipment inspection, shipment preparation, container identification, and

shipping documentation are all part of the CHP's responsibility, and it conducts regular inspections of licensed transporters to ensure regulatory compliance.

In addition, the State of California regulates the transportation of hazardous waste originating or passing through the state. Common carriers are licensed by the CHP pursuant to the California Vehicle Code, Section 32000. This section requires licensing for every motor (common) carrier who transports, for a fee, in excess of 500 pounds of hazardous materials at one time and every carrier, if not for hire, who carries more than 1,000 pounds of hazardous material of the type requiring placards. Common carriers conduct a large portion of the business in the delivery of hazardous materials.

## **Unified Hazardous Waste and Hazardous Materials Management Regulatory Program**

The Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program) required the administrative consolidation of six hazardous materials and waste programs (Program Elements) under one agency, a Certified Unified Program Agency (CUPA). The Program Elements consolidated under the Unified Program are Hazardous Waste Generator and On-site Hazardous Waste Treatment Programs (a.k.a. Tiered Permitting); Aboveground Petroleum Storage Tank SPCC; Hazardous Materials Release Response Plans and Inventory Program (a.k.a. Hazardous Materials Disclosure or "Community-Right-To-Know"); California Accidental Release Prevention Program (Cal ARP); Underground Storage Tank (UST) Program; and Uniform Fire Code Plans and Inventory Requirements.

The Unified Program is intended to provide relief to businesses complying with the overlapping and sometimes conflicting requirements of formerly independently managed programs. The Unified Program is implemented at the local government level by CUPAs. Most CUPAs have been established as a function of a local environmental health or fire department. Some CUPAs have contractual agreements with another local agency, a participating agency, which implements one or more Program Elements in coordination with the CUPA.

The Solano County Department of Environmental Management (SCDEM) is the CUPA for all cities and unincorporated area within the County, which includes this project site. The SCDEM issues permits to and conducts inspections of businesses that use, storage, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons, 500 pounds, or 200 cubic feet of a compressed gas at any time. The SCDEM also implements the hazardous Material Management Plans (Business Plans) that include an inventory of hazardous materials used, handled, or stored at any business in the County. In addition, regulated activities (e.g., businesses using hazardous materials) are managed by the SCDEM in accordance with applicable regulations such as Hazardous Materials Release Response Plans and Inventories (Business Plans), the California Accidental Release Prevention Program, and the California Uniform Fire Code: Hazardous material Management Plan and Hazardous Material Inventory Statements.

## **Department of Toxic Substance Control (DTSC)**

DTSC is a department of Cal EPA and is the primary agency in California that regulates hazardous waste, cleans up existing contamination, and looks for ways to reduce the hazardous waste produced in California. DTSC regulates hazardous waste in California primarily under the authority of the federal RCRA and the California Health and Safety Code (primarily Division 20, Chapters 6.5 through 10.6, and Title 22, Division 4.5). Other laws that affect hazardous waste are specific to handling, storage, transportation, disposal, treatment, reduction, cleanup, and emergency planning. Government Code Section 65962.5 (commonly referred to as the Cortese List) includes DTSC-listed hazardous waste facilities and sites, Department of Health Services lists of contaminated drinking water wells, sites listed by the SWRCB as having UST leaks and have had a discharge of hazardous wastes or materials into the water or groundwater, and lists from local regulatory agencies of sites that have had a known migration of hazardous waste/material.

## **California Office of Emergency Services (OES)**

To protect the public health and safety and the environment, the California OES is responsible for establishing and managing statewide standards for business and area plans relating to the handling and release or threatened release of hazardous materials. Basic information on hazardous materials handled, used, stored, or disposed of (including location, type, quantity, and the health risks) needs to be available to firefighters, public safety officers, and regulatory agencies. The information must be included in these institutions' business plans to prevent or mitigate the damage to the health and safety of persons and the environment from the release or threatened release of these materials into the workplace and environment.

These regulations are covered under Chapter 6.95 of the California Health and Safety Code Article 1 – Hazardous Materials Release Response and Inventory Program (Sections 25500 to 25520) and Article 2 – Hazardous Materials Management (Sections 25531 to 25543.3). CCR Title 19, Public Safety, Division 2, Office of Emergency Services, Chapter 4 – Hazardous Material Release Reporting, Inventory, and Response Plans, Article 4 (Minimum Standards for Business Plans) establishes minimum statewide standards for Hazardous Materials Business Plans (HMBP). These plans shall include the following: (1) a hazardous material inventory in accordance with Sections 2729.2 to 2729.7; (2) emergency response plans and procedures in accordance with Section 2731; and (3) training program information in accordance with Section 2732. Business plans contain basic information on the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of in the State. Each business shall prepare a HMBP if that business uses, handles, or stores a hazardous material or an extremely hazardous material in quantities greater than or equal to the following: 500 pounds of a solid substance, 55 gallons of a liquid, 200 cubic feet of compressed gas, a hazardous compressed gas in any amount, or hazardous waste in any quantity.

## **California Occupational Safety and Health Administration**

The California Occupational Safety and Health Administration (Cal/OSHA) is the primary agency responsible for worker safety in the handling and use of chemicals in the workplace. Cal/OSHA standards are generally more stringent than federal regulations. The employer is required to monitor worker

exposure to listed hazardous substances and notify workers of exposure (8 CCR §§337-340). The regulations specify requirements for employee training, availability of safety equipment, accident-prevention programs, and hazardous substance exposure warnings.

In addition, Cal/OSHA regulates medical/infectious waste, including management of sharps, requirements for containers that hold or store medical/infectious waste, labeling of medical/infectious waste bags/containers, and employee training.

## California Department of Public Health

California's medical waste disposal regulations are overseen by the California Department of Public Health, Environmental Management Branch. The Medical Waste Management Program within the Environmental Management Branch regulates the generation, handling, storage, treatment, and disposal of medical waste. The Medical Waste Management Program also implements the large quantity generator inspector inspection program. A large quantity generator is a medical waste generator that generates more than 200 pounds of medical waste per month in any month of a 12-month period. A small quantity generator is a medical waste generator that generates less than 200 pounds per month of medical waste. Small quantity generators are subject to all of the requirements under Chapter 4 of the Medical Waste Management Act, Health and Safety Code section 117915 through 117946. Medical waste must be picked up by a registered medical waste hauler or if appropriate sent for treatment through a mail-back program.

## Solano County and City of Vallejo Local Hazard Mitigation Plans

As required by FEMA and California Governor's Office of Emergency Services, Solano County and the City of Vallejo have prepared Local Hazard Mitigation Plans (LHMPs). The purpose of the LHMPs is to assess risk to natural hazards, implement actions to reduce losses, and maintain eligibility for federal mitigation funds in accordance with the Disaster Mitigation Act of 2000. The Solano County LHMP was prepared in 2012 and is currently in the process of being revised. The City of Vallejo's LHMP was prepared in 2010 by VSFCO and also is currently in the process of being revised. In addition to the LHMPs, both Solano County and the City of Vallejo have developed Emergency Operations Plans (EOPs), which describe the emergency response organizational structure and response actions in the event of natural or man-made disasters.

## REGIONAL AND LOCAL

### Propel Vallejo General Plan 2040 and Sonoma Boulevard Specific Plan

Project relevant General Plan policies and actions for hazards and hazardous materials are addressed below.

Policy CP-2.3: *Fire Prevention and Response Services.* Ensure the provision of fire prevention and emergency response services that minimize fire risks and protect life and property.

Action CP-2.3B Expand training programs for local residents and business owners.

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Action CP-2.3E	Work with property owners and public agencies to ensure that plant growth is managed to minimize fire danger.
Policy MTC-2.3:	<i>Emergency Response Routes.</i> Ensure adequate emergency vehicle access in all areas of Vallejo.
Action MTC-2.3A	Develop and adopt a map of emergency response routes that considers alternative options based on the potential for traffic congestion at peak commute times.
Action NBE-5.1D	Collaborate with the Greater Vallejo recreation District, Solano Land Trust, and other public agencies to ensure that open spaces are maintained so that ground fuels do not promote the spread of wildfire.
Action NBE-5.1F	Work with local gas, electric, cable, water, sewer, and other utility providers to help and ensure their ability to function (or be quickly restored) following an outage.
Action NBE-5.2A	Continue to provide Community Emergency Response Team (CERT) training to residents and business community members.
Action NBE-5.3B	Continue to require development to comply with building and safety codes and continue to route plans and drawings to all relevant City departments for review.
Policy NBE-5.4:	<i>Project Location and Design.</i> Prohibit development in any area where it is determined that the potential risk from natural hazards cannot be mitigated to acceptable levels.
Action NBE-5.4A	Continue to require geotechnical studies for land use proposals to determine engineering measures that may be necessary to adequately mitigate any seismic, flooding, sea-level rise, landslide, erosion, or related risk.
Action NBE-5.4B	Continue to require drainage and erosion control measures for landslide-prone or geologically hazardous hillside areas to minimize risks to downhill areas.
Action NBE-5.4C	Continue to use the development review process to ensure that development is planned and constructed to resist the encroachment of uncontrolled fire.
Action NBE-5.4E	Work with property owners to facilitate the retrofitting of existing structures to reduce the potential for damage during earthquakes.

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Policy NBE-5.5:	<i>Hazard Awareness.</i> Promote public awareness of hazards and resources available to help property and business owners improve safety and prepare for emergencies.
Action NBE-5.5A	Continue to partner with neighborhood and community organizations to conduct emergency preparedness exercises.
Action NBE-5.5B	Update “high fire hazard severity zone” maps as necessary and provide landowners with information on minimum defensible space requirements for development in affected areas.
Action NBE-5.10A	Continue to require remediation of hazardous material releases from previous land uses prior to the initiation of any redevelopment activities.
Policy NBE-5.11:	<i>Risk Reduction.</i> Reduce the risk of hazardous materials accidents, spills, and vapor releases, and minimize the effects of such incidents if they occur.
Action NBE-5.11A	Continue to require the preparation of Hazardous Materials Business Plans for new uses that will handle hazardous materials, including inventory of materials by type, quantities, and conditions of storage and transportation, assessment of potential hazards associated with the materials, and steps to be taken to minimize risks and in the event of a spill.
Action NBE-5.11B	Continue to require that businesses using hazardous materials maintain safe distances from sensitive uses, such as homes and schools.
Action NBE-5.11D	Continue to require compliance with all hazardous waste transport standards established by State and federal agencies.
Action NBE-5.11E	Continue to require that all facilities where hazardous materials are used, handled, or stored are designed and constructed to minimize the possibility of environmental contamination and off-site impacts.
Action NBE-5.11F	Collaborate with county, State, and federal agencies to ensure that facilities where hazardous materials are used, handled, or stored are regularly inspected and that applicable regulations are enforced.
Policy NBE-5.12:	<i>Public Awareness.</i> Ensure that residents and businesses can obtain up-to-date information about hazardous materials handling, storage, and regulations in the community.

Action NBE-5.12A:	Publicize household hazardous waste collection events, and provide residents with information on safe disposal procedures for household waste such as paint, motor oil, and batteries.
Action NBE-5.12B	Enforce community disclosure (Right to Know) laws that inform property owners of the presence of hazardous materials nearby.
Action NBE-5.12C	Work with rail and waterborne cargo transporters and the California Public Utilities Commission (CPUC) to ensure safe conditions for the loading, unloading, and transport of hazardous materials through Vallejo.

### City of Vallejo Municipal Code

Chapter 7.66 (Hazardous Materials Disclosure) of the City of Vallejo Municipal Code requires that all businesses disclose the presence of hazardous materials handled, stored, used or disposed at the location of the business to the City Fire Chief. This allows the firefighters responding to fires or other emergencies in structures that store hazardous materials to be prepared and respond appropriately to protect their lives and the lives of those in the community. In addition, Section 7.40.150 – of the City of Vallejo Municipal Code defines hazardous materials and references CERCLA, RCRA, Clean Water Act, health and safety codes, and 49 USC Section 1802 et seq of the Hazardous Materials Transportation Act HMTA, which is discussed under Federal Regulations above. As discussed in that section, the U.S. DOT is the primary regulatory authority for the interstate transport of hazardous materials and establishes regulations for safe handling procedures (i.e., packaging, marking, labeling, and routing). In addition, Section 31303 of the California Vehicle Code related to transportation of hazardous materials would be applicable.

### 4.7.3 STANDARDS OF SIGNIFICANCE

The following significance criteria for hazards and hazardous materials were derived from the Environmental Checklist in the State CEQA Guidelines Appendix G. The project would result in a significant impact if it would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.

- For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, result in a safety hazard or excessive noise for people residing or working in the project area.
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires.

#### 4.7.4 PROJECT IMPACTS AND MITIGATION

**IMPACT HAZ-1**      **WOULD THE PROJECT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?**  
**(LESS THAN SIGNIFICANT IMPACT)**

The types of uses and facilities allowed within the project site may generate, store, use, distribute, or dispose of hazardous materials such as heavy metals, household chemicals, petroleum, oils, solvents, paints, pesticides, and fertilizers. *Table 4.7-1: Hazardous Material Usage Within the Project Site*, summarizes typical hazardous material types by land use category. The proposed Costco store will include 30 fueling dispensers that will be supplied by underground storage tanks. The proposed project would not create a significant impact through the transport, use, or disposal of hazardous materials since all uses and facilities are required to comply with all applicable federal, State, and regional regulations which are intended to avoid impacts to the public or environment. If during the formal design review process the City determines that a prospective user may generate inordinate quantities or unusual hazardous waste material, the proposed project may be subject to further review prior to approval.

**Table 4.7-1: Hazardous Material Usage Within the Project Site**

Land Use	Hazardous Materials
Single Family Residential Units	Heavy metals (e.g. ,electronic components), household chemicals, paints, pesticides, petroleum, oil, lubricants, thinners, fertilizers, and solvents.
Commercial – retail and gas station	Aerosols, cleaners, heavy metals, fuels, heating oils, household chemicals, paints, pesticides, petroleum, oil, lubricants, thinners, fertilizers and solvents.
Open Space	None anticipated

The transportation, use, and disposal of these materials would be subject to local, state, and federal laws, as well as Vallejo General Plan 2040 Nature and Built Environment Goals and Policies intended to minimize the risk of exposure to hazardous materials. The proposed project is not anticipated to create a significant impact related to the transport, use, or disposal of the fuels. The dispensers would comply with all state



requirements regarding spill prevention and all nozzles would have a vapor recovery systems. All fuel would be transported in accordance with Section 353 of the California Vehicle Code (CVC), in Title 13, California Code of Regulations, Sections 1160-1167 and Title 49, Code of Federal Regulations (CFR), Parts 171-180. These sections set for requirements that define a hazardous material and the mechanisms to help ensure safe transport that must be employed. Consistency with these laws and policies would limit hazards to the public from the transportation, use, and disposal of these materials. As discussed above, the use of these hazardous materials would be incidental to the operation of the commercial and residential uses and would be similar to uses found in most commercial and residential areas with the exception of the gas station.

The gas station is designed with controls such as vapor locks and double-walled underground tanks to minimize and avoid potential hazards associated with the release of hazardous materials. The gas station operated by Costco will incorporate the design measures discussed below under Impact HAZ-2. As such, the risks associated with the use of these materials would be similarly small. While the proposed project would involve the transportation, use, and disposal of some hazardous materials (mostly related to fuel transport for the proposed gas station), compliance with local, state, and federal regulations and County policies would ensure that the proposed project would result in less than significant impacts and no mitigation is required.

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**IMPACT  
HAZ-2**

**WOULD THE PROJECT 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?**

**(LESS THAN SIGNIFICANT IMPACT)**

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The 2016 Phase I ESA investigation included a review of local, State, and federal environmental record sources, standard historical sources, aerial photographs, fire insurance maps and physical setting sources, a reconnaissance of the project site to review use and current conditions and to check for the storage, use, production or disposal of hazardous or potentially hazardous materials, and interviews with persons and agencies knowledgeable about current and past site use. The reconnaissance and records research did not find documentation or physical evidence of soil or groundwater impairments associated with the past and present use of the project site.

A review of regulatory databases maintained by County, State, and federal agencies found no documentation of hazardous materials violations or discharge on the project site. A review of regulatory agency records and available databases did not identify any documented soil or groundwater contamination associated with abutting properties that would be expected to impact the project site. The Phase I ESA did not identify any RECs associated with the project site.

Although no hazardous materials are known to occur within the project site, the proposed project does include a Costco gas station that would include 30 fueling dispensers. The dispensers would be supplied by underground storage tanks and would require refilling with diesel fuel and gasoline to ensure

continued supplies are available to Costco customers. There is the potential that some fuel may spill during normal operation of the gas station and there is a small potential that a structural failure of the USTs or connecting plumbing could weaken and leak into surrounding soils. A release of diesel or gasoline into the environment would be considered a significant impact and mitigation is required. In addition to the operation safeguards described in Chapter 3.0, Project Description that will be included as conditions of approval, the project will be required to implement Mitigation Measure HAZ-1 which requires specific design requirements for the gas station equipment and safety features. The mitigation measure also specific measures for storm drainage to prevent untreated surface water runoff from the gas station area from entering adjacent environmentally sensitive areas such as the perennial stream located in the southwest corner of the site.

## Mitigation Measure:

**MM HAZ-1: Gas Station Design Requirements.** Prior to the issuance of building permits for the Costco gas station, the project applicant shall to the satisfaction of the Planning & Development Services Director or designee, demonstrate that the following measures have been incorporated into the applicable plans and project designs to the satisfaction of the Planning & Development Services Director or their designee. All design features requiring verification of installation shall be verified and approved by the appropriate City representative prior to initiation of fueling station operations.

1. The tank and piping monitoring system shall be designed to meet the federal underground storage tank leak detection standards of 95 percent probability of detection and 5 percent probability of false alarm. California State Water Resources Control Board also certifies the system under LG-113.
2. The project shall be designed to utilize durable petroleum-resistant sealant joint sealers to seal the concrete control joints to prevent petroleum products from entering the underlying soil at the concrete joints.
3. The storm drainage system for the fueling facility area shall be designed in accordance with State of California Best Management Practices for water quality treatment standards. Stormwater from the fueling area will be isolated and will be directed away from the perennial stream (located in the southeastern corner of the project site) to a catch basin and processed through an oil/water separator prior to discharge to the storm drain system or bioretention basin.
4. The underground tank and piping control units shall be housed inside the controller enclosure. The enclosure shall contain the power console, the dispenser interface unit, the submersible pump variable speed controllers, and the monitoring system console. An air conditioner mounted on the side of the enclosure shall have a preset thermostat to maintain a safe operating temperature.
5. The underground storage tanks and all containment sumps, including the dispenser sumps shall be double-walled fiberglass for its corrosion resistance and plasticity. The

double-walled storage tank system shall include a hydrostatic interstitial space sensor that monitors the primary and secondary tank walls. An interstitial sensor shall be installed to immediately shut down the product delivery system and activate a visual/audible alarm if a tank wall is compromised, the.

6. The underground storage tanks shall be secured in place with anchoring straps (tie-downs) connected to concrete hold down deadmen. The entire tank excavation hole shall be backfilled with pea gravel and capped with an 8-inch-thick reinforced concrete slab (overburden). The tie-downs, together with the overburden, shall be designed to overcome any possible buoyancy factors and resist buckling under hydrostatic pressures.
7. All product, vapor and vent piping shall be non-corrosive and provide three levels of protection. All product piping shall be monitored with pressure line leak detection. All piping shall be double-walled to provide secondary containment. All fiberglass piping shall be additionally monitored under vacuum per California 2481 regulations such that if a breach is detected in the vacuum, the product delivery system will shut down and system will sound audible alarm.
8. All piping connections to the tanks and dispensers shall be flexible to prevent rupture from any form of ground movement.
9. The project shall be designed such that all piping slopes to the sumps at the underground storage tanks. If a piping leak occurs, the gasoline shall flow through the secondary pipe to the sump, where a sensor is triggered to immediately shut down the system and activate an audible/visual alarm.
10. All tanks and dispensers shall be equipped with latest Phase I and Phase II Enhanced Vapor Recovery (EVR) vapor recovery air pollution control equipment technology per the California Air Resources Board regulations and associated Executive Orders.
11. Emergency shutoff switches shall be installed next to the controller enclosure and in locations near the dispensers, as dictated by the fire code.
12. The UST monitoring system incorporates automatic shutoffs. If gasoline is detected in the sump at the fuel dispenser, the dispenser shuts down automatically and an alarm is sounded. If a problem is detected with a tank, the tank is automatically shut down and an alarm is sounded.
13. Each fuel dispenser includes several safety devices. Specifically, each dispenser sump is equipped with an automatic shutoff valve to protect against vehicle impact.
14. Closed-circuit television monitor cameras shall be aimed to show all fueling positions, the tank slab, and equipment enclosures. Equipment enclosures shall be mounted on canopy columns adjacent to the fuel islands. A split-screen monitor shall be located in the Costco warehouse to allow for full-time monitoring of the fueling operation. All images shall be recorded by the camera system.

15. A monitoring system to detect leaks from the tank and piping system that is programmed to activate visual/audible alarms in the event of an alarm condition shall be installed. One visual/audible alarm shall be located on the outside of the controller enclosure and a second visual/audible alarm shall be located in the Costco warehouse entry/exit area. The monitoring system shall be designed so that if power is lost to the monitoring console the facility is shut down and will not operate.
16. An independent security company shall monitor the Costco Wholesale warehouse alarm system. The alarm system shall acknowledge an alarm condition at the fueling facility and notify Costco management staff of an alarm condition should it occur after operating hours.

The proposed project also would be subject to state and local regulations related to OES requirements under Chapter 6.95 of the California Health and Safety Code Article 1 – Hazardous Materials Release Response and Inventory Program (Sections 25500 to 25520) and Article 2 – Hazardous Materials Management (Sections 25531 to 25543.3). CCR Title 19, Public Safety, Division 2, Office of Emergency Services, Chapter 4 – Hazardous Material Release Reporting, Inventory, and Response Plans, Article 4 (Minimum Standards for Business Plans) which establishes minimum statewide standards for Hazardous Materials Business Plans (HMBP). In accordance with requirements, these plans are required to include the following: (1) a hazardous material inventory in accordance with Sections 2729.2 to 2729.7; (2) emergency response plans and procedures in accordance with Section 2731; and (3) training program information in accordance with Section 2732. In addition, the proposed project would be required to comply with OSHA standards are listed in Title 29 CFR Part 1910. Conformance to these regulations and implementation of Costco’s Operational Safeguards as conditions of project approval and Design Features listed Mitigation Measure HAZ-1 above, would be required for the life of the project and would reduce impacts from accident or upset conditions to less than significant.

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**IMPACT  
HAZ-3**

**WOULD THE PROJECT EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?**

**(LESS THAN SIGNIFICANT IMPACT)**

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The nearest schools to the project site are Cooper Elementary School approximately 0.6 miles to the west, and Joseph H. Wardlaw Elementary School located approximately 0.8 miles to the southeast. Jesse Bethel High School, the nearest high school is approximately 0.9 mile southeast of the project site. Hogan Middle School, the nearest middle school, is approximately 1.7 miles southeast of the project site. The project does not propose any industrial uses which could generate hazardous emissions or involve the handling of hazardous materials, substances, or waste in significant quantities that would have an impact to surrounding schools. The types of hazardous materials that would be routinely handled (e.g., household cleaners, paints, pesticides, petroleum, oil, lubricants, thinners, fertilizers, and solvents) are similar to those that typically occur in residential and commercial land uses. Fuel for the proposed gas station would

be transported to the site. Delivery access to the site from surrounding freeways would be similar to the current access routes for the existing Costco gas station located just north of the project site. Transporting fuel to the proposed project site would not result in the delivery of fuel any closer to schools than under the existing conditions. An existing pre-school is located less than 0.25 mile from the project site, however the proposed project would not transport fuels any closer than the existing gas station located approximately 700 feet to the west of the existing pre-school. The access routes from the nearest I-80 freeway on-ramps and off-ramps are at Redwood Parkway and Columbus Parkway. Deliveries would then use Admiral Callaghan Lane to access the project site. As discussed in impact HAZ-2, above, all fuel would be transported in accordance with Section 353 of the California Vehicle Code (CVC), in Title 13, California Code of Regulations, Sections 1160-1167 and Title 49, Code of Federal Regulations (CFR), Parts 171-180. These sections set for requirements that define a hazardous material and the mechanisms to help ensure safe transport that must be employed. Compliance with these local, state, and federal regulations as well as County policies would ensure that the proposed project would result in less than significant impacts in this regard and no mitigation is required.

**IMPACT  
HAZ-4**

**WOULD THE PROJECT BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?**

**(NO IMPACT)**

The project is not included on a hazardous site list compiled pursuant to California Government Code Section 65962.5.<sup>3</sup> According to the Phase I ESA, there were no RECs (as defined by ASTM Practice E 1527 13) identified in association with the project site. No impact would occur.

**IMPACT  
HAZ-5**

**FOR A PROJECT LOCATED WITHIN AN AIRPORT LAND USE PLAN OR, WHERE SUCH A PLAN HAS NOT BEEN ADOPTED, WITHIN TWO MILES OF A PUBLIC AIRPORT OR PUBLIC USE AIRPORT, WOULD THE PROJECT RESULT IN A SAFETY HAZARD OR EXCESSIVE NOISE FOR PEOPLE RESIDING OR WORKING IN THE PROJECT AREA?**

**(NO IMPACT)**

There are no private or public airport facilities near the project site. The nearest airport to the site is the Napa County Airport, located approximately six miles to the northwest. No impact would occur.

<sup>3</sup> California, State of, Department of Toxic Substances Control, DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List). Available at: [http://www.dtsc.ca.gov/SiteCleanup/Cortese\\_List.cfm](http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm). Accessed January 29, 2019.

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**IMPACT**                    **WOULD THE PROJECT IMPAIR IMPLEMENTATION OF OR PHYSICALLY**  
**HAZ-6**                    **INTERFERE WITH AN ADOPTED EMERGENCY RESPONSE PLAN OR**  
                                  **EMERGENCY EVACUATION PLAN?**  
                                  **(NO IMPACT)**

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The project would not impair or physically interfere with an adopted emergency response or evacuation plan. The City's General Plan Policy CP-2.3 and associated actions support the Fire Department in terms of ensuring that fire prevention and emergency response services are adequate to minimize fire risks and protect life and property.

The City of Vallejo Emergency Operation Plan (EOP) was prepared by the City to guide the integration and coordination within other governmental agencies that are required during an emergency to serve the existing and future public safety needs in the City. The EOP identifies evacuation routes, emergency facilities, and City personnel, and describes the overall responsibilities of federal, State, regional, Operational Area, and City entities. No revisions to the adopted EOP would be required as a result of the proposed project. Primary access to all major roads would be maintained during construction and operation of the proposed project. No impacts would occur.

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**IMPACT**                    **WOULD THE PROJECT EXPOSE PEOPLE OR STRUCTURES, EITHER DIRECTLY**  
**HAZ-7**                    **OR INDIRECTLY, TO A SIGNIFICANT RISK OF LOSS, INJURY OR DEATH**  
                                  **INVOLVING WILDLAND FIRES?**  
                                  **(LESS THAN SIGNIFICANT IMPACT)**

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The project site is not within a Fire Hazard Severity Zone (FHSZ) designated by CAL FIRE. The project site is in a developed area that is not adjacent to any wildland areas. The nearest Vallejo Local Responsibility Area with a high fire hazard is approximately 0.5 miles to the north at Columbus Parkway. The nearest State Responsibility area with high fire hazard risk area is approximately 1.75 miles to the north, just outside the Vallejo city limits.<sup>4</sup> It should be noted that nuisance fires have occurred on the project site as a result of trespassing, encampments, and other illegal activities occurring on the project site. The nuisance fires as a result of these illegal activities are not related to wildfire threats and would be substantially reduced once the site is developed.

Under State and local law, all new construction in a very high FHSZ are required to be compliant with construction regulations (Chapter 7A) of the California Building Code, including requirements for buildings in the course of construction. Although the project site is not located in an FHSZ, the City would review all building plans for conformity with State and local statutes, ordinances, and regulations relating to the prevention of fire, the storage of hazardous materials, and the protection of life and property against fire,

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<sup>4</sup> Vallejo General Plan 2040, Map NBE-4: Wildfire Risk Areas, Page 4-28.

explosion, and exposure to hazardous materials. Adherence to regulations already in place through the development application and review process at the City would preclude potential impacts.

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### 4.7.5 CONCLUSION

The 2016 Phase I ESA and updated regulatory database search (January 2019) did not identify any hazardous material concerns for the project site. In addition, the proposed uses are not anticipated to generate or store hazardous materials in significant quantities. However, per Mitigation Measure HAZ-1, a facility that stores or uses a regulated substance, which exceeds the threshold for that substance specified by Health and Safety Code Section 25532(I), would be required to prepare and implement a RMP.

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### 4.7.6 CUMULATIVE IMPACTS

Most hazards and hazardous materials impacts from development are site-specific and if properly designed would not result in additive worsening of the environment or public health and safety. Cumulative development would be subject to site-specific hazards and/or hazardous materials constraints; pursuant to federal, State, and local regulations.

The incremental effects of the project related to hazards and hazardous materials, if any, are anticipated to be minimal, and any effects would be site-specific. Therefore, the project would not result in incremental effects to hazards or hazardous materials that could be compounded or increased when considered together with similar effects from other past, present, and reasonably foreseeable probable future projects. The project would not result in cumulatively considerable impacts to or from hazards or hazardous materials.

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### 4.7.7 REFERENCES

Propel Vallejo General Plan 2040 and Sonoma Boulevard Specific Plan, 2016.

ENGEO Incorporated, Cooke Property Vallejo, California Phase I Environmental Site Assessment, November 15, 2016.

United States Environmental Protection Agency (U.S. EPA), 2019. National Priorities List (NPL) Sites- by State. Available: <https://www.epa.gov/superfund/national-priorities-list-npl-sites-state#CA>  
Accessed: July 23, 2019.

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