3.8 - Hazards and Hazardous Materials

3.8.1 - Introduction

This section describes the existing hazards and hazardous materials setting and potential effects from project implementation on the site and its surrounding area. Descriptions and analysis in this section are based on information contained in the Phase I Environmental Site Assessment prepared on May 7, 2012, by Michael Brandman Associates and included in this EIR as Appendix G, Phase I Environmental Site Assessment.

3.8.2 - Environmental Setting

Hazardous Materials and Hazardous Wastes

A substance is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. The health effects from exposure to hazardous materials vary, based on factors that include the quantity to which the person is exposed, the frequency of exposure, the exposure pathway, and individual susceptibility.

The California Code of Regulations (CCR) defines a hazardous material as a substance that, because of physical or chemical properties, quantity, concentration, or other characteristics, may either (1) cause an increase in mortality or an increase in serious, irreversible, or incapacitating, illness or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of, or otherwise managed (CCR, Title 22, Division 4.5, Chapter 10, Article 2, Section 66260.10).

Hazardous wastes are similarly defined. In particular, hazardous wastes are hazardous materials that no longer have practical use, such as substances that have been discarded, discharged, spilled, contaminated, or are being stored prior to proper disposal. According to Title 22 of the CCR, hazardous materials and hazardous wastes are classified according to four properties: toxicity, ignitability, corrosively, and reactivity (CCR, Title 22, Chapter 11, Article 3). Toxicity, ignitability, corrosivity, and reactivity are defined in the CCR, Title 22, Sections 66261.20–22261.24.

Grasslands Site

Phase I Environmental Site Assessment

A Phase I Environmental Site Assessment (Phase I ESA), dated May 7, 2012, was prepared by MBA to determine the presence or absence of hazardous materials on the Grasslands site. The findings of the Phase I ESA are summarized below.

Records Search

On May 2, 2012, at the request of MBA, Environmental Data Resources, Inc. (EDR) performed a search of federal, state, and local databases listing contaminated sites, brownfield sites (a development site having the presence or potential presence of hazardous substance, pollutant, or

contaminant), underground storage tank (UST) sites, waste storage sites, toxic chemical sites, contaminated well sites, clandestine drug lab sites, and other sites containing hazardous materials. The record search results are discussed below. The complete EDR report can be viewed in its entirety in Appendix G.

Project Site

The Grasslands site was not listed on any of the federal, state, or local databases searched by EDR.

Surrounding Land Uses

Table 3.8-1 summarizes recorded sites within 1 mile of the Grasslands site. The Phase I ESA indicated that none of these sites posed a risk to the project site because of distance and geographic location.

Table 3.8-1: Records Search Summary

Database Type	Definition of Database	Type of Record	Agency	No. of Records within 1 Mile of Project Site[1]
NPL	National Priorities List	EPA's list of sites that warrant investigation under CERCLA and if, necessary need remedial action.	U.S. Environmental Protection Agency	1
CERCLIS	ENVIROSTOR	Identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List [NPL]); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites.	California Department of Toxic Substances Control	1
FUDS	Formally Used Defense Sites Properties	Listing includes locations of Formerly Used Defense Sites Properties where the U.S. Army Corps of Engineers is actively working or will take necessary cleanup actions.	U.S. Army Corp. of Engineers	1

Note:
[1] The physical location of each of these sites is detailed in the EDR report, found in Appendix G.
Source: EDR Report, 2010.

Site Reconnaissance

As a part of the Phase I ESA, site reconnaissance was conducted by MBA on May 3, 2012. During the site visit, the Grasslands site was surveyed for any signs of potential contamination or hazardous materials in the area. The only issue of concern identified during the site reconnaissance was the

presence of a pole-mounted transformer observed on the northwest corner of the subject property near the intersection of County Road 104 and County Road 35. Transformers often contain polychlorinated biphenyls (PCBs). PCBs are mixtures of synthetic chemicals with similar chemical structures. PCBs can range from oily liquids to waxy solids. Because of their non-flammability, chemical stability, high boiling point, and electrical insulating properties, PCBs were used in hundreds of industrial and commercial applications, including electrical, heat transfer, and hydraulic equipment; as plasticizers in paints, plastics, and rubber products; in pigments, dyes, and carbonless copy paper; and many other applications. More than 1.5 billion pounds of PCBs were manufactured in the United States prior to cessation of production in 1977.

Historic Uses

As a part of the Phase I ESA (Appendix G), historical aerial photographs and topographic maps were reviewed for historic uses of the Grasslands site. Evident historical uses consisted of agricultural operations and the nearby Wilson Park Davis Communications Annex. Such uses were not determined to present hazardous concerns.

Wildland Fires

As indicated by the Yolo County General Plan, areas within the valley floor such as the Grasslands site generally lack topography and complex fuel loads that lead to severe fire behavior. Figure HS-6 of the Yolo County General Plan indicates that the Grasslands site is not located in a Fire Hazard Severity Zone as identified by the California Department of Forestry and Fire Protection (CalFire). Nonetheless, the General Plan does identify that dry grass and vegetation, such as those present in Grasslands Regional Park, are susceptible to wildfires.

Beamer/Cottonwood Site

The Beamer/Cottonwood site consists of an undeveloped parcel of land adjacent to residential neighborhoods and public services office buildings and facilities.

Records Search

Pursuant to CEQA, the California Department of Toxic Substances Control (DTSC) maintains a Hazardous Waste and Substances Sites List (Cortese List). As part of the Cortese List, DTSC also tracks "Calsites," which are mitigation or brownfield sites (previously used for industrial purposes) that are not currently being worked on by DTSC. Before placing a site on the backlog, DTSC ensures that all necessary actions have been taken to protect the public and environment from any immediate hazard posed by the site. The Beamer/Cottonwood site is not included in the DTSC Cortese List and the closest listed site is located in Davis, California, which is approximately 10.5 miles northwest of the Beamer/Cottonwood site.

Site Reconnaissance

MBA personnel visited the Beamer/Cottonwood site on July 23, 2012. No evidence of hazards or hazardous materials was observed onsite.

Historic Uses

No evidence of previous development is present at Beamer/Cottonwood site. The site was likely used for agricultural activities prior to its incorporation into the City of Woodland.

Wildland Fires

The Woodland General Plan indicates that the threat of wildland fires within developed areas of the City is minimal, but that undeveloped lots, such as the Beamer/Cottonwood site, can contain vegetation that poses fire hazards.

3.8.3 - Regulatory Framework

Federal

Resource Conservation and Recovery Act

The 1976 Federal Resource Conservation and Recovery Act (RCRA) and the 1984 RCRA Amendments regulate the treatment, storage, and disposal of hazardous and non-hazardous wastes. The legislation mandated that hazardous wastes be tracked from the point of generation to their ultimate fate in the environment. This includes detailed tracking of hazardous materials during transport and permitting of hazardous material handling facilities.

The 1984 RCRA amendments provided the framework for a regulatory program designed to prevent releases from USTs. The program establishes tank and leak detection standards, including spill and overflow protection devices for new tanks. The tanks must also meet performance standards to ensure that the stored material will not corrode the tanks. Owners and operators of USTs had until December 1998 to meet the new tank standards. As of 2001, an estimated 85 percent of USTs complied with the required standards.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 introduced active federal involvement to emergency response, site remediation, and spill prevention, most notably the Superfund program. The act was intended to be comprehensive in encompassing both the prevention of, and response to, uncontrolled hazardous substances releases. The act deals with environmental response, providing mechanisms for reacting to emergencies and to chronic hazardous material releases. In addition to establishing procedures to prevent and remedy problems, it establishes a system for compensating appropriate individuals and assigning appropriate liability. It is designed to plan for and respond to failure in other regulatory programs and to remedy problems resulting from action taken before the era of comprehensive regulatory protection.

National Fire Protection Association (NFPA) 780, National Electrical Code (NEC)

With respect to electrical hazards, a thorough knowledge of the NEC is required to install any electrical power system, including PV systems. The NEC covers the installation of electrical conductors, equipment, and raceways; signaling and communications conductors and equipment; and optical fiber cables for public and private premises. The activities of the project may require special

permission for the Yolo County authority having jurisdiction for the enforcement of this Code. Article 690 of the NEC specifically covers installation and operational requirements for solar PV systems.

State

California Health and Safety Code

The California Environmental Protection Agency has established rules governing the use of hazardous materials and the management of hazardous wastes. California Health and Safety Code Sections 25531, et seq. incorporate the requirements of Superfund Amendments and Reauthorization Act and the Clean Air Act as they pertain to hazardous materials. Health and Safety Code Section 25534 directs facility owners storing or handling acutely hazardous materials in reportable quantities to develop an RCRA. The Resource Management Program must be submitted to the appropriate local authorities, the designated local administering agency, and the U.S. Environmental Protection Agency (EPA) for review and approval.

CEQA and the Cortese List

The Cortese List (Hazardous Waste and Substances Site List) is a planning document used by the state, local agencies, and developers to comply with CEQA requirements to consider Government Code Section 5962.5 in evaluating proposed development projects. Section 65962.5 states that the list should contain all hazardous waste facilities subject to corrective action, all hazardous waste property or border zone property designations, all information received on hazardous waste disposals on public land, all hazardous substance release sites listed pursuance to Government Code Section 25356, and all sites that were included in the former Abandonment Site Assessment Program.

California Environmental Protection Agency (Cal EPA)

Government Code Section 65962.5 requires the California Environmental Protection Agency (Cal EPA) to develop a Cortese List at least annually. The Department of Toxic Substances Control is responsible for a portion of the information on the list, and other local and state government agencies are required to provide additional information. Cal EPA operates the Air Resources Board, the Department of Pesticide Regulation, Department of Toxic Substances Control, Integrated Waste Management Board, Office of Environmental Health Hazard Assessment, and the State Water Resources Control Board. The function of each is discussed below.

Air Resources Board (ARB): To promote and protect public health, welfare and ecological resources through the effective and efficient reduction of air pollutants in recognition and consideration of the effects on the economy of the State.

Department of Toxic Substances Control (DTSC): The Department's mission is to restore, protect and enhance the environment, to ensure public health, environmental quality and economic vitality, by regulating hazardous waste, conducting and overseeing cleanups, and developing and promoting

pollution prevention. DTSC protects residents from exposures to hazardous wastes. DTSC operates programs to:

- Deal with the aftermath of improper hazardous waste management by overseeing site cleanups.
- Prevent releases of hazardous waste by ensuring that those who generate, handle, transport, store, and dispose of wastes do so properly.
- Take enforcement actions against those who fail to manage hazardous wastes appropriately.
- Explore and promote means of preventing pollution, and encourage reuse and recycling.
- Evaluate soil, water and air samples taken at sites, and develop new analytical methods.

California Occupational Safety and Health Agency (CalOSHA)

CalOSHA sets and enforces standards that insure safe and healthy working conditions for California's workers. The Division of Occupational Safety & Health is charged with the jurisdiction and supervision over workplaces in California that are not under federal jurisdiction. CalOSHA regulates issues involving unsafe workplace conditions, worker exposure to chemicals, illness due to workplace exposure, or improper training.

State Regulatory Programs Division (SRPD)

The SRPD oversees the technical implementation of the State's Unified Program; a consolidation of six environmental programs at the local level, and conducts reviews of Unified Program agencies to ensure their programs are consistent statewide, conform to standards, and deliver quality environmental protection at the local level. SRPD also carries out the State's hazardous waste recycling and resource recovery program designed to facilitate recycling and reuse of hazardous waste. SRPD conducts a corrective action oversight program that assures any releases of hazardous constituents at generator facilities that conduct onsite treatment of hazardous waste are safely and effectively remediated, and oversees the hazardous waste generator and onsite waste treatment surveillance and enforcement program carried out by local Unified Programs.

Photovoltaic Product Disposal and End-of-life Regulation

Regulation of solar PV products' end-of-life disposal is based on the RCRA and on the California Hazardous Waste Control Law (HWCL). If solar panels are determined to be hazardous waste by the regulatory authority, the requirements of RCRA and HWCL would regulate their handling, recycling, reuse, storage, treatment, and disposal. Decommissioned or defective solar panels are currently considered hazardous waste by regulators if they do not meet the EPA Toxicity Characteristic Leaching Procedure standards (this determination varies depending on the technology used). Silicon-based panels typically last 20 to 25 years, and proactive recycling can eliminate health and environmental risks of water stream and water contamination for municipalities.

Local

County of Yolo

General Plan

The General Plan establishes the following goals and policies associated with public that are applicable to the proposed project:

- **Goal HS-4:** Protect the community and the environment from hazardous materials and waste.
- **Policy HS-4.1:** Minimize exposure to the harmful effects of hazardous materials and waste.
- **Policy HS-4.2:** Inspect businesses regularly for compliance with their Hazardous Materials Inventory and Hazardous Materials Business Emergency Response Plan.
- **Policy HS-4.3:** Encourage the reduction of solid and hazardous wastes generated in the county.
- **Action HS-A46:** Provide adequate separation between areas where hazardous materials are present and sensitive uses. The following land uses are considered sensitive receptors for the purpose of exposure to hazardous materials: residentially designated land uses; hospitals, nursing/convalescent homes, and similar board and care facilities; hotels and lodging; schools and day care centers; and neighborhood parks. Home occupation uses are excluded.
- **Action HS-A47:** New development and redevelopment in areas previously used for agricultural, commercial, or industrial uses shall ensure that soils, groundwater, and buildings affected by hazardous material releases from prior land uses, as well as lead paint and/or asbestos potentially present in building materials, will not have the potential to affect the environment or health and safety of future property owners or users, and any affected areas shall be properly abated. A Phase I Environmental Site Assessment (ESA) to American Society for Testing and Materials (ASTM) standards shall be required where appropriate and a Phase II ESA may be required in certain circumstances based on the recommendations/results of the Phase I. Where the Phase I report has identified agricultural cultivation prior to the 1980s, a shallow soil investigation shall be performed at the property in accordance with DTSC guidance for sampling agricultural properties.
- **Action HS-A48:** Develop a GIS-based map from the information submitted in the filed Hazardous Materials Inventories and Hazardous Materials Business Emergency Response Plans so that emergency responders are aware of potential dangers and can prepare accordingly.
- **Action HS-A49:** Promote public education about the safe disposal of used syringes and needles, household hazardous waste, such as motor oil, florescent bulbs, sharps/syringes, and batteries, including the locations of disposal sites.
- **Action HS-A50:** Cooperate with other agencies in the prevention and control of potential oil spills, including coordination with the State Oil Spill Program (SOSP). The SOSP shall be incorporated into local emergency and safety plans, standards, and ordinances.
- **Action HS-A51:** Complete the remediation and reclamation of the County's former burn dump sites.

- **Goal HS-6:** Provide timely and effective emergency response to reduce the potential loss of life and property.
- **Action HS-A53:** Develop a disaster response program to enhance the short-term and long-range recovery of affected areas, assist in the return to normal life for local residents, and expedite the reconstruction of homes, businesses, and public facilities.
- **Action HS-A55:** Implement the programs and procedures in the Yolo Operational Area Multi-Hazard Mitigation Plan.
- **Action HS-A58:** Create an inventory of significant urban, rural, and natural hazards and provide standards for avoidance and/or mitigation of such hazards in an emergency.
- **Action HS-A60:** Ensure well-organized and efficient coordination between government, health, and community emergency response agencies.

City of Woodland

General Plan

The General Plan establishes the following goals and policies associated with public that are applicable to the proposed project:

- **Policy 8.E.1:** The City shall ensure that the use and disposal of hazardous materials in the city complies with local, state, and federal safety standards.
- **Policy 8.E.3:** The City shall review all proposed development projects that manufacture, use, or transport hazardous materials for compliance with the County Hazardous Waste Management Plan.
- **Policy 8.E.4:** The City shall strictly regulate the storage of hazardous materials and wastes.
- **Policy 8.E.7:** The City shall require that applications for discretionary development projects that will generate hazardous wastes or utilize hazardous materials include detailed information on hazardous waste reduction, recycling, and storage.
- **Policy 8.E.14:** The City shall develop and maintain complete and accurate information on the types, quantities, sources, and management of all hazardous wastes generated in Woodland to aid in management planning and emergency response.
- **Policy 8.F.2:** The City shall continue to coordinate emergency preparedness, response, recovery, and mitigation activities with Yolo County, special districts, service agencies, voluntary organizations, other cities within the county, surrounding cities and counties, and state and federal agencies.
- **Policy 8.F.5:** The City shall work with the County to ensure an emergency operations center is available when needed to coordinate emergency response, management, and recovery activities.

3.8.4 - Methodology

Michael Brandman Associates (MBA), with information and research provided by Environmental Data Resources (EDR), prepared a Phase I ESA (refer to Appendix G) to document potential hazardous conditions on the project site and surrounding land uses. The Phase I ESA was prepared in accordance with the American Society for Testing and Materials "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E 1527-05." The Phase I ESA consisted of a review of local, state, and federal regulatory agency lists as complied by EDR; a review of historic aerial photographs and topographic maps; a review of previously prepared reports regarding hazardous conditions on the site; and site reconnaissance. MBA personnel performed site reconnaissance of the project site on May 2, 2012 to document existing conditions and potential environmental hazards. Assessment of the proposed project is based on the information contained within the Phase I ESA.

3.8.5 - Thresholds of Significance

According to Appendix G, Environmental Checklist, of the CEQA Guidelines, hazards and hazardous materials impacts resulting from the implementation of the proposed project would be considered significant if the project would:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

d) 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? (Refer to Section 7.0, Effects Found Not To Be Significant.)

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working the project area? (Refer to Section 7.0, Effects Found Not To Be Significant.)

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Refer to Section 7, Effects Found Not To Be Significant.)

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Refer to Section 7, Effects Found Not To Be Significant.)

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

3.8.6 - Project Impacts and Mitigation Measures

This section discusses potential impacts associated with the development of the project and provides mitigation measures where appropriate.

Transport or Disposal of Hazardous Materials

Impact HAZ-1:	**The project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.**

Impact Analysis

Grasslands Site

Construction of the project at the Grasslands site would involve the use of hazardous materials, such as fuels and greases to fuel and service construction equipment. Such substances may be stored in temporary aboveground storage tanks or sheds located on the site. The fuels stored onsite would be in a locked container within a fenced and secure temporary staging area. The County and its contractors would follow construction best management practices (BMPs), including the use of hazardous and non-hazardous materials according to manufacturer instructions and directions, proper containment and disposal of hazardous wastes at a permitted facility, and a construction personnel training program. These BMPs would be designed to minimize the potential for and the effects of spills of hazardous or non-hazardous materials. All hazardous materials and wastes would be handled, transported, and disposed of according to all applicable federal, state, and local regulations. These regulations are codified in Title 8, 22, and 26 of the California Code of Regulations, and their enabling legislation contained in Chapter 6.95 of the California Health and Safety Code. The PV panels would contain crystalline and amorphous silicon (c-Si), a semiconductor used in solar cells to convert solar energy into electricity. Silicon-based solar PV cell production involves many of the same materials and hazards as those used in the microelectronics industry, with the highest toxicity levels found in production and disposal. Although c-Si material poses no significant hazard during the project construction phase, careful consideration should be made for the disposal or reuse of solar PV cells in accordance with applicable federal, state, and local regulations.

With the mandatory compliance with applicable federal, state, and Yolo County regulations pertaining to the transport, use, handling, or disposal of hazardous materials, impacts would be less than significant during the construction phase.

Operation and maintenance of the proposed project is not expected to require hazardous materials or to generate hazardous waste. The transformers that would be located at each project site substation would use biodegradable oil-based esters or similar substances, which according to the U.S.

Occupational Safety and Health Administration (OSHA) are not considered a hazardous material. Disposal of this oil would occur in accordance with all applicable regulations.

If a fire were to occur at the site, there could be a potential release of hazardous materials into the air and soil resulting in a potentially significant impact to people and the environment. However, solar panels are fire resistant, as they are constructed largely out of steel, glass, aluminum, or components housed within steel enclosures. The panels do not contain cadmium. The underside of each SunPower module has an ethyl vinyl acetate (EVA) back sheet, which attaches the PV cells to the underside of the impact resistant tempered glass. The EVA sheet constitutes about 10 percent by weight of a typical module; the other 90 percent of the module is glass, aluminum frame material, silicon and miscellaneous materials. The material safety data sheet (MSDS) for EVA states that the solid polymer can be combusted only with difficulty. The MSDS also states that vinyl acetate is not a developmental toxin in animals and the effect of vinyl acetate on reproduction in animals is not considered significant.

The EVA back sheet is coated with Tedlar® polyvinyl fluoride, which is a thermoplastic fluoropolymer used to reduce flammability of the PV module back sheet. The MSDS for Tedlar® states that the material does not readily burn or support combustion and is stable at temperatures up to 399 degrees Fahrenheit. The MSDS notes that no information on the ecotoxicology of Tedlar® is available; however, toxicity is expected to be low because of negligible solubility in water. Because of the fire resistance of PV panels combined with the lack of hazardous or toxic materials in panel constituents, impacts related to the release of hazardous or toxic materials during a fire at the site would be less than significant. In summary, the PV facility and environmental education center would not produce hazardous waste substances during project operation. As such, the transport, use, handling, or disposal of hazardous materials related to the project would result in less than significant impacts during the operations phase.

Beamer/Cottonwood Site

Similar to activities at the Grasslands site, construction of the PV facility at the Beamer/Cottonwood site would involve the use of hazardous materials, such as fuels and greases to fuel and service construction equipment. Proper storage of such materials, implementation of BMPs, and mandatory compliance with applicable federal, state, and Yolo County regulations pertaining to the transport, use, handling, or disposal of hazardous materials, would ensure impacts would be less than significant during the construction phase.

Similar to the Grasslands site, operation and maintenance of the proposed project is not expected to require hazardous materials or to generate hazardous waste. As such, the transport, use, handling, or disposal of hazardous materials related to the project would result in less than significant impacts during the operations phase.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

Grasslands Site

No mitigation is necessary.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

Accident Conditions Involving Release of Hazardous Materials

Impact HAZ-2:	**The project would not create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment.**

Impact Analysis

This impact evaluates the proposed project's potential to create hazards caused by accident conditions involving release of hazardous materials.

Grasslands Site

Construction of the project at the Grasslands site would involve the use of heavy construction equipment, which would use hazardous materials such as oils, fuels, and other potentially flammable substances that are typically associated with construction activities. Use of such hazardous materials would include a risk of an accidental spill or leak of the materials into the environment.

Yolo County Department of Environmental Health Services requires any facility that stores 55 gallons of a hazardous liquid material, 500 pounds of a hazardous solid material, or 200 cubic feet of a hazardous gaseous material to file and maintain a Hazardous Materials Business Plan. Activities associated with operations of the proposed project are expected to handle and store only nominal quantities of hazardous and potentially hazardous materials. These amounts are not anticipated to exceed the previously mentioned thresholds established by the Yolo County Department of Environmental Health Services and, therefore, would not require the filing of a Business Emergency Response Plan. In the event that it is deemed necessary to store quantities of hazardous or potentially hazardous materials in excess of the above thresholds, a Business Emergency Response Plan would be required.

With adherence to and compliance with all applicable federal, state, and local regulations addressing the handling, transportation, and disposal of hazardous and non-hazardous waste, the potential for reasonably foreseeable upset or accident conditions involving the release of any hazardous materials would be less than significant.

Beamer/Cottonwood Site

Similar to the Grasslands Site, the amounts of hazardous materials used at the Beamer/Cottonwood site are not anticipated to exceed the previously mentioned thresholds established by the Yolo County Department of Environmental Health Services and, therefore, would not require the filing of a Business Emergency Response Plan. In the event that it is deemed necessary to store quantities of hazardous or potentially hazardous materials in excess of the above thresholds, a Business Emergency Response Plan would be required.

With adherence to and compliance with all applicable federal, state, and local regulations addressing the handling, transportation, and disposal of hazardous and non-hazardous waste, the potential for reasonably foreseeable upset or accident conditions involving the release of any hazardous materials would be less than significant.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

Grasslands Site

No mitigation is necessary.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

Hazardous Materials Located Near Schools

Impact HAZ-3:	**The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.**

Impact Analysis

Grasslands Site

No existing or proposed schools are located within 0.25 mile of the project site. The nearest school to the project site is Marguerite Montgomery Elementary School (1441 Danbury Street in Davis), which is located approximately 2.90 miles northwest of the site. In addition, the Davis Migrant Children's Center is located approximately 1.10 miles southeast of the project site. Based upon the nature of the proposed project, as well as the quantities and types of hazardous materials that could be used on the project site, the potential for the proposed project to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school would be minimal. Therefore, no potential impact associated with hazardous emissions or materials within a school would occur.

Beamer/Cottonwood Site

There are two schools are located within 0.25 mile of the Beamer/Cottonwood site. The nearest school to the project site is Greengate School (285 West Beamer Street), which is located approximately 0.16 mile south of the site, and Rhoda Maxwell Elementary School (50 Ashley Ave), which is located approximately 0.16 mile southwest of the site. Based upon the nature of the proposed project, as well as the quantities and types of hazardous materials that could be used on the project site, the potential for the proposed project to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school would be minimal. Therefore, no potential impact associated with hazardous emissions or materials within a school would occur.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

Grasslands Site

No mitigation is necessary.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.

Wildfires

Impact HAZ-4:	**The project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.**

Impact Analysis

Grasslands Site

As indicated by the Yolo County General Plan, areas within the valley floor, such as the Grasslands site, generally lack topography and complex fuel loads that lead to severe fire behavior. Figure HS-6 of the Yolo County General Plan indicates that the Grasslands site is not located in a Fire Hazard Severity Zone as identified by the California Department of Forestry and Fire Protection (CalFire). Nonetheless, the General Plan does identify that dry grass and vegetation, such as that present in Grasslands Regional Park, are susceptible to wildfires.

The Grasslands site would continue to be served by the No Man's Land Fire Protection District, which contracts with the City of Davis to provide service. Development of the Grasslands site would place a PV facility and environmental education center within Grasslands Regional Park. Such uses would not be considered urban and would not place an urbanized use adjacent to existing wildlands. The project does not involve the placement of residences intermixed with wildlands. Development of

the proposed project would be in accordance with all applicable state and local regulations regarding fire hazards, including Yolo County fire ordinances. As such, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. Impacts would be less than significant.

Beamer/Cottonwood Site

The Beamer/Cottonwood site is located in an urbanized area and is surrounded by residential homes and County buildings and facilities. As such, the project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

Level of Significance Before Mitigation

Less than significant impact.

Mitigation Measures

Grasslands Site

No mitigation is necessary.

Beamer/Cottonwood Site

No mitigation is necessary.

Level of Significance After Mitigation

Less than significant impact.