



4.7 HAZARDS AND HAZARDOUS MATERIALS

<i>Would the project:</i>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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 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?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓	
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?			✓	
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		✓		
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?			✓	

a) *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 proposed project would not create a significant hazard to the public/environment involving hazardous materials. Future on-site uses may handle materials that are considered hazardous, though these materials would be limited to solvents, paints, chemicals used for cleaning and building maintenance, and landscaping supplies. These materials would not be substantially different from household chemicals and solvents. No uses would be located on-site that would be engaged in the transport, use or disposal of hazardous materials. Therefore, project implementation would not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials.



Fire Access Road Alternative

Similar to the project, the Fire Access Road Alternative would result in a less than significant impact, as the Fire Access Road Alternative would result in similar land uses as the proposed project.

Mitigation Measures: No mitigation measures are required.

- b) ***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 With Mitigation Incorporated. The proposed project uses are not anticipated to result in the creation of health hazards following compliance with health and safety regulations. The proposed uses would not use, generate, or dispose of hazardous materials in large quantities. The existing nine structures located on the project site may contain asbestos containing materials (ACMs) and/or lead-based paints (LBPs). Prior to demolition, an asbestos survey of each structure would be conducted by a qualified environmental professional (Mitigation Measure HHM-1). Also, LBPs may be present and a qualified environmental professional would be required to confirm the presence or absence of LBPs (HHM-2). Should LBPs be present, proper disposal at an appropriate permitted disposal facility would be required, should demolition occur.

As stated above, hazardous materials used in construction and operation of the proposed project would be subject to Town, State, and Federal regulations. With implementation of recommended Mitigation Measures HHM-1 and HHM-2, impacts would be reduced to less than significant levels.

Fire Access Road Alternative

Similar to the project, the Fire Access Road Alternative would result in a less than significant impact with implementation of Town, State, and Federal regulations pertaining to hazardous materials as well as Mitigation Measures HHM-1 and HHM-2 regarding potential on-site ACMs and LBPs. The Fire Access Road Alternative would result in similar construction activities and future land uses as the proposed project. Therefore, impacts would be reduced to less than significant levels.

Mitigation Measures:

- HHM-1 Prior to demolition activities, an asbestos survey shall be conducted by a qualified environmental professional to determine the presence or absence of asbestos. If present, asbestos removal shall be performed by a State-certified asbestos containment contractor in accordance with the Toxic Substance Control Act (TSCA), (15 U.S.C. Section 2601 et. seq.) Title 2 – Asbestos Hazard Emergency Response for handling asbestos.
- HHM-2 If during demolition of the structures, paint is separated from the building material (e.g., chemically or physically), the paint waste shall be evaluated independently from the building material by a qualified



environmental professional to determine its proper management. According to the Department of Toxic Substances Control, if paint is not removed from the building material during demolition (and is not chipping or peeling), the material may be disposed of as construction debris (a non-hazardous waste). The landfill operator shall be contacted in advance to determine any specific requirements they may have regarding the disposal of lead-based paint materials, if necessary.

c) *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. There are no schools located within 0.25-miles of the project site. The nearest school is the Mammoth Montessori Children's School located approximately 0.5 miles to the southeast of the project and Mammoth Elementary School located approximately 0.55 miles to the south of the project site. As concluded in Response 4.3(b), the proposed project would not exceed the established air emissions standards, thus, would not emit hazardous emissions. Additionally, the project would not handle hazardous or acutely hazardous materials, substances or waste; refer to Response 4.7(a).

Fire Access Road Alternative

Similar to the project, the Fire Access Road Alternative would result in a less than significant impact, as the proposed site boundaries would remain the same as the proposed project.

Mitigation Measures: No mitigation measures are required.

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?*

No Impact. The project site was not listed in the on-line regulatory databases provided by the Department of Toxic Substances Control (DTSC) and the State Water Resource Control Board (SWRCB).^{1,2} Therefore, the project would not be located on a site included on a list of hazardous materials, and no impact would occur in this regard.

Fire Access Road Alternative

Similar to the project, the Fire Access Road Alternative would result in no impact, as the proposed site boundaries would remain the same as the proposed project. Therefore, the Fire Access Road Alternative is not located on a site included on a list of hazardous materials, and no impact would occur in this regard.

¹ Department of Toxic Substances Control, *EnviroStor Database*, <http://www.envirostor.dtsc.ca.gov/public/>, accessed June 5, 2008.

² State Water Resource Control Board, *GeoTracker*, <http://geotracker.swrcb.ca.gov/>, accessed June 5, 2008.



Mitigation Measures: No mitigation measures are required.

- e) ***For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?***

Less Than Significant Impact. The project site is not located within an airport land use plan or within 2.0 miles of a public airport or private airstrip. The nearest airport is the Mammoth Yosemite Airport, which is located approximately 6.5 miles east of the project site. Therefore, project implementation would not result in a significant safety hazard for people working or traveling in the project area.

Fire Access Road Alternative

Similar to the project, the Fire Access Road Alternative would result in a less than significant impact, as the proposed site boundaries would remain the same as the proposed project.

Mitigation Measures: No mitigation measures are required.

- 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?***

Less Than Significant Impact. Refer to Response 4.7(e).

Fire Access Road Alternative

Refer to Response 4.7(e).

Mitigation Measures: No mitigation measures are required.

- g) ***Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Less Than Significant Impact With Mitigation Incorporated. The primary emergency evacuation route is SR-203/Main Street to U.S. Highway 395. Secondary evacuation is provided by the Scenic Loop extending from Minaret Road to U.S. Highway 395. During the summer months, two additional routes are available including Sherwin Creek Road and the Sawmill Cutoff, both of which are graded dirt roads. The project is required to comply with applicable Town of Mammoth Lakes Fire Protection Districts' (MLFPD) codes for emergency vehicle access.

Implementation of the proposed project would include the future Intrastar 7B Road, which would provide future fire access to the project site. In addition, the project would not impede emergency access to SR-203/Main Street or surrounding properties during construction or operation, since construction activities would be contained on-site. However, in the event that the Intrastar 7B Road is not constructed during project development, the project would implement the Fire



Access Road Alternative (PS-1); refer to Section 4.13(a), Fire Services. Therefore, with implementation of Mitigation Measure PS-1, project implementation would not physically interfere with the adopted emergency response plan or result in inadequate emergency access.

Fire Access Road Alternative

With implementation of the Fire Access Road Alternative, impacts pertaining to adequate fire access would be less than significant. The proposed land uses would remain similar to the proposed project. In the event that the future Intrastar 7B Road is not constructed, the Fire Access Road Alternative would be implemented (PS-1). The Fire Access Road Alternative involves the construction of a fire access road from the current proposed entry at SR-203/Main Street into the eastern portion of the project site. Upon construction of the Fire Access Road Alternative, impacts pertaining to on-site fire access would be reduced to less than significant levels.

Mitigation Measures: Refer to Section 4.13(a), Mitigation Measure PS-1.

- 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?***

Less Than Significant Impact. The Town and surrounding area have been rated as having a very high fire potential. Thus, implementation of the proposed project could expose people or a structure to risk involving wildland fires, as would be true for any development within the Town. The proposed project is subject to compliance with the Uniform Fire Code, which was amended by the Mammoth Lakes Fire Protection District and adopted as the Town Fire Code. Further, the project design and construction would be reviewed by the Mammoth Lakes Fire Protection District, in conjunction with the applications for a use permit and building permit, in order to ensure that Fire Code regulations are met. Project implementation would result in a less than significant impact regarding the exposure of people or structures to a significant risk involving wildland fires, following compliance with Fire Code and Fire Protection District requirements. Refer to Section 4.13, Public Services, for detailed information regarding Fire Protection Services provided by the Town.

Fire Access Road Alternative

Similar to the project, the Fire Access Road Alternative would result in a less than significant impact with compliance with Fire Code and Fire Protection District requirements, as the proposed site boundaries would remain the same as the proposed project. Additionally, the future land uses would remain similar to those proposed by the project. Refer to Section 4.13, Public Services, for detailed information regarding Fire Protection Services provided by the Town.

Mitigation Measures: No mitigation measures are required.



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