

## **5.11 HAZARDOUS MATERIALS**

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### **Hazardous Materials – Environmental Setting**

#### **INTRODUCTION**

The following section summarizes hazardous materials that could present a risk to human health or the environment resulting from development of the *Wolf House Inn*. Risk could result from grading and construction activities or future occupancy and use of the proposed development.

The California Health and Safety Code<sup>1</sup> defines *hazardous materials* in broad terms: “a hazardous material is any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and the environment if released into the workplace or the environment”. Expanding on this definition, a hazardous material is a substance or combination of substances that, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may either (1) cause or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating irreversible illness; or (2) pose a substantial present or potential hazard to human health and safety, or the environment when improperly treated, stored, transported, or disposed. Hazardous materials may also include waste that has been abandoned, discarded, or recycled on the property, and as a result would represent a continuing hazard to the proposed development. Hazardous materials also include any soil or imported fill (i.e., soil placed on the site from another location) found to be contaminated.

#### **SITE HISTORY AND HAZARDOUS MATERIALS**

Site history is summarized from the amended project description and reports produced by Environmental Data Resources, Inc.<sup>2 3</sup> The 2.5-acre northern parcel proposed for development is separated from the developed area containing Jack London Village by the confluence of Asbury and Sonoma Creeks. Unlike the parcels bordering to the south, the northern parcel has remained undeveloped except for a paved parking lot and dirt lot constructed on four to ten feet of fill placed on the site in the early 1970s. Prior to that time, aerial photographs indicate the site was an open field.

Since the site has not been used for heavy industry, any contamination on the site is most likely due to past historical activities related to the mill, winery and railroad, or from any contaminated fill placed on the property. There could be residual contamination associated with vehicle parking on the property, but no underground storage tanks are documented on the property. Since there are no on-site

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<sup>1</sup> *California Health and Safety Code*, available online at <http://www.leginfo.ca.gov/calaw.html>

<sup>2</sup> *Aerial Photo Decade Package, Historical Topographic Maps*, Environmental Data Resources Inc., December 9, 2005.

<sup>3</sup> *Amended Project Description, Wolf House Inn Jack London Village PLP02-0045, 14211 Arnold Drive, Glen Ellen, CA 95442*, Sonoma County, October 10, 2005

structures, the risk from exposure to any hazardous building materials such as asbestos or lead is negated. However, the proposed project would include site grading and require removal of asphalt paving and gravel, as well as disturbance of any imported or native soils that could contain contamination.

### **ENVIRONMENTAL SITE INVESTIGATION AND ASSESSMENT**

A search of environmental databases found the nearest listed site with known contamination is Shone's Country store, located approximately 0.5 miles north of the project site on the opposite bank of Sonoma Creek.<sup>4</sup> This property is reported on the Cortese list and is included in the leaking underground storage tank (LUST) database. Records indicate a gasoline spill occurred and MTBE was detected in groundwater. A remediation plan including groundwater testing was developed in 1994 and the case was subsequently closed in 1999 by the Sonoma County Environmental Health Department.

Two other gas stations are located along Arnold Drive south of the Sonoma Developmental Center: Sam's Market and Gas Station, and J&W Automotive. However, these were not reported in any environmental database and would be located down slope of the property, effectively preventing any contamination from migrating upward through the aquifer onto the subject property.

Pursuant to the Environmental Checklist recommendation that fill soils be evaluated for any potential contamination, samples were collected from eight holes hand augured across the site.<sup>5</sup> Samples were tested for organochlorine pesticides by United States Environmental Protection Agency (EPA) Method 8081A, metals by EPA Methods 6010B and the 7400 series, and volatile organic compounds (VOCs) by EPA Method 8260B. Total petroleum hydrocarbons (TPH) as gasoline, TPH as diesel, and TPH as motor oil, as well as benzene, toluene, ethyl benzene, and xylenes (BTEX) were also evaluated using EPA Method 8015B. These chemical compounds were considered the most probable contaminants.

Digging and sampling implements were decontaminated between each collection by scrubbing with a solution of water and non-phosphate detergent, and double rinsing with tap water followed by a final rinse with distilled water. Curtis and Tompkins Laboratory of Berkeley, California, a State-certified testing laboratory, completed the analytical testing. Results of testing are summarized and discussed below, while complete testing results are included in the appendices.

Fill soils are comprised of fluvial sediments ranging from sand to cobble size, with sandy gravel being most common. A few asphalt pieces were encountered in the upper 18 inches of soil beneath the gravel parking lot. However, no other debris such as metal fragments, concrete or plastic were encountered in the auger holes, except for some nails and metal encountered in the upper 18 inches of fill at the terrace edge adjacent to the open culvert along the north side of the property. A discarded transmission housing and car battery were observed below the top of the creek bank, but there was no visible staining or leakage.

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<sup>4</sup> *Radius Map with Geocheck*, Environmental Data Resources Inc., December 8, 2005.

<sup>5</sup> Site reconnaissance, hand excavation, and soil sampling were performed by Questa Engineering, Inc. staff on December 20, 2005.

## **CHEMICALS AND MATERIALS OF CONCERN**

Eight soil sample tests were conducted on the north parcel of the project site. **Exhibits 5.11-1 and 5.11-2** show the results of soil sample tests for chemicals and metals of concern to regulatory agencies as well as indicate the Regional Water Quality Control Board (RWQCB) Environmental Screening Level (ESL). For testing purposes, the analytical laboratory combined the eight samples into one composite sample for testing. Soil samples composited from the upper three feet of fill across the site indicate trace levels of hydrocarbons within the existing fill pad.

Under most circumstances, the presence of a chemical in soil, soil gas or groundwater at concentrations below the corresponding ESL can be assumed to not pose a significant, long-term (chronic) threat to human health and the environment.<sup>6 7</sup> Additional evaluation will generally be necessary at sites where a chemical is present at concentrations above the corresponding ESL.<sup>8</sup> Active remediation may or may not be required, however, depending on site-specific conditions and considerations.<sup>9</sup> ESLs and RWQCB Guidelines are discussed later in the Regulatory Setting portion of this section.

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<sup>6</sup> *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, California Regional Water Quality Control Board, San Francisco Bay Region, February 2005.

<sup>7</sup> ESLs are further discussed in the Regulatory Setting portion of this section.

<sup>8</sup> *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, California Regional Water Quality Control Board, San Francisco Bay Region, February 2005.

<sup>9</sup> *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, California Regional Water Quality Control Board, San Francisco Bay Region, February 2005.

**Exhibit 5.11-1**  
**Summary Soil Testing for Total Petroleum Hydrocarbons**

<b>Contaminant</b>	<b>QC1</b>	<b>QC2</b>	<b>QC3</b>	<b>QC4</b>	<b>QC5</b>	<b>QC6</b>	<b>QC7</b>	<b>QC8</b>	<b>Environmental Screening Level (ESL) RWQCB Guideline for Shallow Soil (&lt;3m) Residential Site - Potential Drinking Water Aquifer (mg / kg)</b>
TPH-Gasoline	ND	ND	ND	ND	ND	ND	ND	ND	100
TPH-Diesel	20	4.4	13	5.4	16	8.8	17	8.1	100
TPH-Motor Oil	160	30	78	38	33	32	84	31	500
Benzene	ND	ND	ND	ND	ND	ND	ND	ND	0.044
Toluene	ND	ND	ND	ND	ND	ND	ND	ND	2.9
Ethylbenzene	ND	ND	ND	ND	ND	ND	ND	ND	3.3
Xylenes	ND	ND	ND	ND	ND	ND	ND	ND	2.3

Source: Questa Engineering, Inc., February 2006

Concentrations of total petroleum hydrocarbons (TPH) as diesel were found to range from 4.4 mg / kg in sample QC2 to 20 mg / kg in sample QC1, while TPH as motor oil were found to range from 30 mg / kg in QC2 to 160 mg / kg in QC1. The QC1 location is near the southeast corner of the gravel parking area, while QC2 is located on a terrace between the top of the riverbank and northeast corner of the parking lot. These concentrations are well below the Regional Water Quality Control Board (RWQCB) environmental screening levels for shallow soils in residential areas of 100 mg / kg for TPH-middle distillates (diesel) and 500 mg / kg for TPH-motor oil.<sup>10</sup> No gasoline or BTEX was detected in any of the samples analyzed, nor were volatile organic compounds or organochlorine pesticides.

<sup>10</sup> Summary Table A of Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater, California Regional Water Quality Control Board, San Francisco Bay Region, February 2005.

**EXHIBIT 5.11-2**  
**Summary Soil Testing for Metals**

<b>Contaminant</b>	<b>QC1-QC4, Composite (mg / kg)</b>	<b>QC5-QC8, Composite (mg / kg)</b>	<b>Environmental Screening Level (ESL)</b>  <b>RWQCB Guideline for Shallow Soil (&lt;3m) Residential Site - Potential Drinking Water Aquifer (mg / kg)</b>	<b>Title 22 Hazardous Waste Levels Total Threshold Limit Concentrations (mg / kg)</b>
Antimony	ND	ND	6.1	500
Arsenic	4.9	<b>8.0</b>	5.5	500
Barium	110	110	750	10,000
Beryllium	0.55	0.56	4.0	75
Cadmium	ND	ND	1.7	100
Chromium	<b>71</b>	48	58	2,500
Cobalt	<b>11</b>	<b>12</b>	10	8,000
Copper	13	12	230	2,500
Lead	9.4	9.6	150	1,000
Mercury	0.12	0.79	3.7	20
Molybdenum	ND	ND	40	3,500
Nickel	41	41	150	2,000
Selenium	ND	ND	10	100
Silver	ND	ND	20	500
Thallium	ND	ND	10	700
Vanadium	45	53	110	2,400
Zinc	33	35	600	5,000

ND - not detected, **Boldface** font exceeds ESL.

Source: Questa Engineering, Inc., February 2006.

**Exhibit 5.11-2** summarizes testing results for metals in on-site fill soils. Heavy metals such as lead, cadmium, and mercury are known to be detrimental to human health and can cause significant impairment of the nervous system and brain function following toxic exposure. Testing found concentrations of arsenic, chromium and cobalt exceed the ESLs, but concentrations are well below levels established by Title 22 of the California Code of Regulations shown in **Exhibit 5.11-2**.<sup>11</sup> The

<sup>11</sup> *Characteristics of Toxicity*, Title 22, Section 66261.24, California Code of Regulations.

highest concentration of total chromium of 71 mg / kg detected in the soil exceeded the ESL of 58 mg / kg; while the concentration of arsenic in a composite including the parking area was found to be 8mg / kg, exceeding the ESL of 5mg / kg. Cobalt exceeded the ESL by 1 mg / kg. All other metal concentrations were below the ESLs and typical of background levels within the San Francisco Bay Region. Levels of arsenic detected are within the normal background range for the San Francisco Bay region, referenced at 5 to 20 mg / kg in publications by Lawrence Berkeley National Laboratory and as referenced in the RWQCB ESL document.<sup>12 13</sup> Elevated levels of chromium and cobalt are also present in sedimentary rocks of the area as well as sediments and soil deposits derived from the rock materials. In the LBNL study, upper limits of background concentrations were 120 mg / kg for chromium and 25 mg/kg for cobalt. Levels detected on-site are consistent with background levels and deemed acceptable in import fill soils. Detected concentrations of arsenic, total chromium, and cobalt do not represent an increased health risk from native soil, sediment, and bedrock concentrations.

Testing results indicate no significant contamination of fill soils on the site. The only documented contamination in the site area is MTBE and TPH as gasoline in the vicinity of Shone's County Store, approximately 0.5 miles north of the site, which does not have any effect on the project site.

### **CURRENT CONTAMINATION LEVELS AND HEALTH RISKS**

Prior to testing, the most likely source of contamination was considered to be from fill soils on the property. However, subsequent testing found no significant contamination of fill soils, although levels of cobalt, chromium, and arsenic exceed RWQCB ESLs. There is also no substantial evidence of remnant contamination from wood preservatives and other materials that may be associated with the old mill and railroad. Concentrations of metals such as arsenic, chromium, copper, lead and mercury are within typical background level concentrations within the Coast Ranges. Testing also found no significant levels of pesticides present at the project site.

None of the businesses within the neighboring Jack London Village are included in the Sonoma County Hazardous Business or Waste Plan Programs. As such, they are not permitted to store or handle hazardous material quantities equal to or greater than 55 gallons for liquids, 200 standard cubic feet for compressed gases, and 500 pounds for solids. Neighboring businesses in the Jack London Village are discussed in *Chapter 3.0 Description of the Proposed Project*. The risk of hazardous materials exposure to visitors and workers from these businesses is considered minimal.

### **REGULATORY SETTING**

#### ***Federal and State Regulatory Oversight Agencies***

At the federal level, the chief environmental regulator is the U.S. Environmental Protection Agency (EPA), Region IX for Northern California. The California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) is chiefly responsible for regulation, handling, use, and disposal of toxic materials while the State Water Resources Control Board (SWRCB) regulates

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<sup>12</sup> *Analysis of the Background Distributions of Metals in Soil from the Lawrence Berkeley National Laboratory*: University of California (Berkeley), Lawrence Berkeley Laboratory, 2002.

<sup>13</sup> *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, California Regional Water Quality Control Board, San Francisco Bay Region, February 2005.

discharge of potentially hazardous materials to waterways and aquifers. Programs intended to protect workers from exposure to hazardous materials and from accidental upset are covered under the Occupational Health and Safety Administration (OSHA) at both the federal level and at the State level through the California Department of Occupational Safety and Health (CAL / OSHA), as well as through the California Department of Health Services (DHS). The Air Resources Board (ARB) or the Bay Area Air Quality Management District (BAAQMD) regulate air quality.

### ***Local Regulatory Oversight Agencies and Programs***

Hazardous materials and environmental contaminants are regulated locally through the Sonoma County Environmental Health Division (SMCEHD) or the Sonoma County Department of Emergency Services (DES). These agencies work in conjunction with the Sonoma County Permit and Resource Management Department (PRMD) to establish compliance with laws regulating the storage, use, and disposal of hazardous materials. First responders to hazardous material emergencies for the area could include the Glen Ellen Fire Department, located at 13445 Arnold Drive, or the nearby Mayacamas Volunteer Fire Department, located at 3252 Trinity Road in Glen Ellen. Hazardous material specialists such as the Sonoma County Hazardous Materials Response Team may also respond. State law requires that first responders have a minimum 40 hours of training in accordance with the Occupational Safety and Health Administration (OSHA) Hazardous Waste Operations and Emergency Response (HAZWOPER) standard.

### ***Certified Unified Program Agency***

The Hazardous Materials (HazMat) Division of the Sonoma County Department of Emergency Services (DES) is responsible for the County's Certified Unified Program Agency (CUPA). CUPA programs include the Hazardous Materials Business Plan Program, Hazardous Waste Generator Program, Underground Tank Program, Accidental Release Program, and the portions of the Uniform Fire Code that address hazardous materials. This program includes inspections of businesses and review of permit conditions and procedures for the handling, storage, use and disposal of hazardous materials. The Hazardous Materials Business Plan is used to keep track of the use of hazardous materials by businesses in accordance with both State and federal laws. The Hazardous Waste Generator Program is based on the Hazardous Waste Control Law found in the California Health and Safety Code Division 20, Chapter 6.5 and regulations found in the California Code of Regulations, Title 22, Division 4.5.

### ***Sonoma County Environmental Health Division***

The Sonoma County Environmental Health Division administers the Local Oversight Program, the Septic Tank / Chemical Toilet Waste Pumping & Disposal Program, and the Stormwater Management Program. The Local Oversight Program (LOP) oversees the investigation and cleanup of fuel releases from underground storage tanks in all areas of the county with the exception of the cities of Santa Rosa and Healdsburg. Sites are entered into the LOP when a release from an underground tank is reported. The Septic Tank / Chemical Toilet Waste Pumping & Disposal Program provides for the permitting, monitoring, and surveillance of septic tanks, chemical toilets, and vaults, as well as abandonment and disposal of septic waste within Sonoma County. The Stormwater Management Program is designed to reduce urban runoff from polluting local waterways through use of Best Management Practices, monitoring, and other techniques. The Environmental Health Division also administers the State of California's Medical Waste Program. The Sonoma County Agricultural Commissioner regulates potentially hazardous pesticide and herbicides.

### **California Hazardous Waste Standards**

The Code of California Regulations (Title 26 Toxics) establishes levels of hazardous materials and hazardous waste within the State of California. These standards, including the Total Threshold Limit Concentrations (TTLC) and Soluble Threshold Limit Concentrations (STLC), establish statutes for hazardous waste concentration levels. These statutes are enforced by the California Environmental Protection Agency, Department of Toxic Substances Control (DTSC) for sites with soil contamination and by the Regional Water Quality Control Boards for sites with groundwater or surface water contamination. Information on sites with a history of hazardous waste can be found through a search of environmental databases and file review at local and state oversight agencies.

### **Hazardous Material and Hazardous Waste Site Databases**

Regulatory agencies maintain databases of properties and businesses affected by hazardous waste use and hazardous waste contamination or properties and businesses where there is significant risk from contamination due to use, storage or disposal of hazardous materials, underground fuel tanks, or other hazards. Databases with information on hazardous materials include the federal Superfund list started through the Comprehensive Environmental Response, Conservation, and Liability Act (CERCLA), the United States EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS), HAZNET, the leaking underground storage tank information system (LUST), and the Cortese list. These databases are also a primary source of information for legal disclosures, such as Phase 1 Environmental Site Assessments, and may often facilitate interagency cooperation.

### **Environmental Screening Level Guidelines**

While there are many environmental control programs, there are few standards for determining exposure risks due to contamination. The Regional Water Quality Control Board (RWQCB) has established certain environmental screening guidelines for commercial, industrial, and residential developments.<sup>14</sup> According to the RWQCB publication, environmental screening levels (ESLs) are to be used as guidelines:

*The Tier 1 ESLs presented in the lookup tables are NOT required, regulatory "cleanup standards". Use of the ESLs as actual cleanup levels should be evaluated in view of the overall site investigation results and the cost / benefit of performing a more detailed environmental risk assessment. The ESLs are intended to be conservative for use at the vast majority of impacted sites in developed areas... ESLs for chemicals that are known to be highly biodegradable in the environment may in particular be overly conservative for use as final cleanup levels. For example, final soil ESLs for Total Petroleum Hydrocarbon (TPH) and many non-carcinogenic, petroleum-related compounds (e.g., xylenes) are driven by the protection of groundwater quality. If long-term monitoring demonstrates that actual impacts to groundwater are insignificant then less stringent soil (and groundwater) screening levels may be warranted... Soil ESLs do not consider potential water- or wind-related erosion and deposition of contaminants in a sensitive ecological habitat. They also do not consider issues potentially related to anticipated Total Maximum Daily Load regulations (TMDLs). This may especially be of concern for metals and*

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<sup>14</sup> *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, California Regional Water Quality Control Board, San Francisco Bay Region, February 2005.

*pesticides that are only moderately toxic to humans but highly toxic to aquatic and terrestrial biota (e.g., copper).*

**Hazardous Material Transportation Standards**

Transportation of hazardous materials on the highways is regulated through the federal Department of Transportation (DOT) and the California Department of Transportation (Caltrans). This includes a system of placards, labels, and shipping papers required to identify the hazards of shipping each class of hazardous materials. Existing federal and State laws address risks associated with the transport of hazardous materials. These laws include regulations outlined in the Hazardous Materials Transportation Act administered by the DOT. Caltrans is mandated to implement the regulations established by the DOT, which is published as the federal Code of Regulations, Title 49, commonly referred to as 49 CFR. The California Highway Patrol (CHP) enforces these regulations. Regulations of hazardous materials and wastes include the manufacture of packaging and transport containers; packing and repacking; labeling; marking or placarding; handling; spill reporting; routing of transports; training of transport personnel; and registration of highly hazardous material transport.

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### **Hazardous Materials – Significance Criteria**

According to the *State CEQA Guidelines*, the proposed project would result in a significant hazardous materials 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 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, resulting in a safety hazard for people residing or working in the project area;
- Be located within the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the project area; or
- 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.
- 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. (see *Impact 5.10-5 Wildland Fire* in **Section 5.10 Public Services**)

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## **Hazardous Materials – Impacts and Mitigation Measures**

### **LESS-THAN-SIGNIFICANT IMPACTS**

Based on the findings of the initial study (*Appendix A Initial Study*) together with additional analyses completed as a part of this EIR it has been determined that the proposed *Wolf House Inn* would have no or less-than-significant impacts for the following significance criteria:

- *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.*

The proposed development of a condominium hotel does not include permitting for hazardous materials. Accidental release of materials that would pose a hazard if released into the environment or improperly used is discussed under *Impact 5.11-1 Accidental Release of Hazardous Materials*.

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

The proposed *Wolf House Inn* would be a condominium-hotel and would not be permitted to handle hazardous materials, substances or waste, nor permitted for hazardous emissions. The nearest school is the Sonoma County Developmental Center, located approximately one mile south of the project site.

- *Be located within the vicinity of a private airstrip, resulting in a safety hazard for people residing or working in the project area; or*

*Be 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, resulting in a safety hazard for people residing or working in the project area.*

The site is not located near any airports, private or public or within the boundaries of an airport land use plan. The nearest known airstrip belongs to the Petaluma Municipal airport, located approximately 8.1 miles southwest of the project site.

### **IMPACT ANALYSIS**

#### **Impact 5.11-1 Accidental Release of Hazardous Materials**

*Accidental release of hazardous materials during construction and grading activities or future operations of the Wolf House Inn could result in adverse environmental impacts, primarily to Sonoma and Asbury Creeks from contaminated runoff during storm events. This would be a significant impact.*

Accidental release (e.g., spills) of hazardous materials could occur during construction and grading activities at the project site. Building materials (e.g., paints, paint thinners, roofing tar, glues, and other compounds) often contain hazardous materials. During site grading activities, heavy equipment would be fueled and serviced on the construction site and could result in the spill or leakage of fuel or other hydrocarbons.

The proposed development does not include permitting for hazardous materials. Therefore, the use or disposal of hazardous materials would be prohibited. However, potentially hazardous household materials would be used by the *Wolf House Inn* staff and occupants (e.g., for maintenance and repairs) that would require disposal. Materials such as pool chemicals, paint, cleaning agents, automotive agents, sealants and patching compounds, gardening supplies, insecticides, and pesticides would likely be used and stored.

During a storm event, spilled materials could runoff from the site into adjacent Sonoma and Asbury Creeks, adversely affecting biological resources and / or impairing water quality. Adverse effects from a hazardous materials spill, during either construction and grading activities or future operation of the *Wolf House Inn*, would be a significant impact. The following mitigation would be required.

**Mitigation Measure 5.11-1(a)** To reduce impacts from accidental hazardous materials associated with short-term construction and grading activities, required mitigation would be the same as Mitigation Measures 5.5-1(a) and 5.5-1(b) (see *Impact 5.5-1 Soil Erosion from Grading and Construction Activities*).

These measures would require the applicant file with the San Francisco Bay Regional Water Quality Control Board a Notice of Intent to comply with the General Permit for Storm Water Discharges Associated with Construction Activities (General Permit) under the NPDES regulations, and comply with the requirements of the permit to minimize pollution to storm water discharge during construction activities. The General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP) using Best Management Practices (BMPs) as well as a monitoring program to evaluate their effectiveness.

**Mitigation Measure 5.11-1(b)** To reduce impacts from accidental hazardous materials associated with long-term operation of the proposed *Wolf House Inn*, the following mitigation would be required.

The project applicant shall develop a long-term Stormwater Pollution Prevention Plan (SWPPP) to prevent runoff from dumpsters, maintenance areas, and any other areas where potentially hazardous or hazardous materials are stored or used from discharging into site waterways and into Sonoma Creek. This plan shall be approved by Sonoma County in conjunction with design approval for the project. This plan shall be in accordance with mitigations described in the Hydrology section of this EIR and shall include, but not be limited to the following:

- Identify location of dumpsters and hazardous and potentially hazardous materials storage, including paints, cleaning agents, petrochemicals, and any other potentially hazardous materials storage facilities. The plan shall include details showing coverings and berms to prevent intrusion of rainwater and prevent escape of runoff. Location of signs prohibiting littering and illegal dumping, as well as signs detailing garbage collection services and emergency contacts in the event of a spill.
- Develop a maintenance and cleanup schedule. This shall include procedures and schedules for sweeping, protecting storm drain inlets from contaminated runoff, cleaning up spills, and eliminating the majority of litter and debris washing into storm drains that may enter local waterways. Regular sweeping is a simple and effective BMP aimed at reducing the amount of litter in storm drain inlets (to prevent clogging) and public waterways (for water quality). The project applicant shall enter into an agreement with the Sonoma County Environmental Health Department to ensure this maintenance is completed.

- Prepare a stormwater protection brochure including informational literature on safe disposal and cleanup. The brochure should cover: (a) Proper disposal of household and commercial chemicals; (b) Proper use of landscaping chemicals; (c) Clean-up and appropriate disposal of landscape materials and waste; and (d) Prohibition of any washing and dumping of materials and chemicals into storm drains. Informational literature may be borrowed from the Sonoma County Waste Agency, including that found online at <http://www.recyclenow.org/>.

**Significance After Mitigation** Implementation of Mitigation Measure 5.11-1(a) would reduce adverse effects from an accidental hazardous materials release resulting from short-term construction and grading activities to a less-than-significant impact.

Implementation of Mitigation Measure 5.11-1(b) would reduce adverse effects from an accidental hazardous materials release resulting from long-term operation of the *Wolf House Inn* to a less-than-significant impact.

**Responsibility and Monitoring** Same as Mitigation Measures 5.5-1(a) and 5.5-1(b). The applicant would be required to develop a long-term SWPPP and future tenants or owners would be required to implement this plan. The County would be responsible for reviewing this plan for accordance with regulations and approval.

#### **Impact 5.11-2 Soil Contamination**

*The Wolf House Inn project site contains fill soils of unknown origin that were tested for the presence of hazardous materials including hydrocarbons and metals. While certain metals were discovered in excess of Environmental Screening Level (ESL) guidelines established by the Regional Water Quality Control Board (RWQCB), they are present at concentrations consistent with background levels for Northern California. Therefore, this would be a less-than-significant impact.*

As described in the setting section, a database search was completed that found no record of hazardous materials on the project site. In addition, the site is not included on any known list of hazardous materials sites, including that compiled pursuant to Government Code Section 65962.5.

On-site fill soils were sampled and tested for hazardous materials including hydrocarbons and metals. **Exhibits 5.11-1** and **5.11-2** show the results of laboratory testing. **Exhibit 5.11-1** shows that analytical testing found no hydrocarbon contaminants of concern present in the existing fill soils at the project site that exceed the Environmental Screening Level (ESL) guidelines as established by the Regional Water Quality Control Board (RWQCB).

While analytical testing identified three metals of concern (i.e., arsenic, chromium and cobalt) present in on-site soils that exceed the RWQCB ESLs (see **Exhibit 5.11-2**), these metals are present in concentrations consistent with background levels for Northern California as referenced by the RWQCB.<sup>15</sup> The relatively low levels of metals and hydrocarbons present in site soils do not pose a human health or environmental risk according to RWQCB guidelines. The levels of metals detected are consistent with background concentrations of metals within the Coast Ranges and the San Francisco Bay Region. The San Francisco Bay Regional Water Quality Control Board documents recognize that background concentrations of metals often exceed the published Environmental

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<sup>15</sup> *Screening for Environmental Concerns at Sites with Contaminated Soil and Groundwater*, California Regional Water Quality Control Board, San Francisco Bay Region, February 2005.

Screening Levels, which are guidelines to assist with evaluation of sites for residential and commercial development. None of the metals concentrations detected in composite soils at the site approach levels set in Title 22 as regulatory enforcement levels by the State of California.

Therefore, adverse effects to the public or environment from the presence of hazardous materials at the Wolf House Inn project site would be a less-than-significant impact. No mitigation would be required.

**Mitigation Measure 5.11-2** No mitigation would be required.