

4.12 Hazardous Materials/Risk of Upset

Hazardous materials may have potential to affect the environment or human health. This section analyzes potential environmental impacts related to location of a project on a hazardous materials site; the routine transport, use, storage, or disposal of hazardous materials; the potential release of hazardous materials into the environment; and the potential to emit hazardous emissions or handle hazardous materials within one-quarter mile of a school.

This section also takes into account the proposed Plan policies, actions, and development standards that are intended to minimize potential adverse environmental effects. Hazards issues related to emergency response, evacuation plans, and wildland fire risk are addressed in Section 4.9, Public Services and Facilities. In addition, airport hazards are addressed as land use planning issues in Section 4.1, Land Use and Development.

4.12.1 Setting

4.12.1.1 Hazardous Material Sites

An environmental database record search was completed for the Plan Area using the Department of Toxic Substances Control (DTSC) EnviroStor online search tool and State Water Resources Control Board (SWRCB) Geotracker database. The EnviroStor database includes sites that have known contamination or sites for which there may be reasons to investigate further. It also identifies facilities that are authorized to treat, store, dispose, or transfer hazardous waste. GeoTracker is the Water Boards' data management system for managing sites that impact groundwater, especially those that require groundwater cleanup such as underground storage tanks (UST). The database also tracks permitted facilities such as operating USTs and land disposal sites.

A total of 13 potential hazardous materials sites were identified through the environmental database records search (Table 4.12-1, Figure 4.12-1). The majority of listed sites are related to oil and gas facilities and three sites are associated with leaking underground storage tank (LUST) sites. Tajiguas Landfill appears in the database due to its status as an active solid waste site.

Solid Waste Facilities

Tajiguas Landfill is the only solid waste facility within the Plan Area and is included on the Geotracker database listing due to its status as an active land disposal site. Tajiguas Landfill is a Class III landfill that accepts the following waste streams: agricultural, asbestos, construction/demolition, industrial, mixed municipal, sludge (biosolids), and tires. In addition, a chipping and grinding facility operates onsite that accepts green materials for use in composting operations. The expected closure date of the Tajiguas Landfill is 2026.

Table 4.12-1: Potential Hazardous Materials Sites		
Site		Site Type
1	Private Residence	LUST Cleanup Site
2	Former UNOCAL (now Chevron) Government Point Production Facility	Cleanup Program Site
3	ARCO Alegria Tank Farm	Cleanup Program Site
4	Tajiguas Landfill	LUST Cleanup Site
5	Tajiguas Solid Waste Site	Land Disposal Site
6	Cojo Marine Terminal	Cleanup Program Site
7	Gaviota Interim Marine Terminal (SOPUS) / Shell Oil	Cleanup Program Site
8	Gaviota Village	LUST Cleanup Site
9	Shell Hercules Gas Plant	Cleanup Program Site
10	Chevron Gas Processing Plant	State Response
11	Shell- Former Hercules Gas Plant	State Response
12	Exxon Co. USA - Las Flores Canyon	Tiered Permit
13	Goleta POW Camp	Military Evaluation

SOURCE: Department of Toxic Substances Control EnviroStor database; State Water Resources Control Board Geotracker database, accessed March 2015.

NOTE: LUST = Leaking Underground Storage Tank; SOPUS = Shell Oil Products US; POW = Prisoner of War Sites 1 through 9 appear on the Geotracker database. Sites 10 through 13 appear on the EnviroStor database.

Oil and Gas Facilities

In addition to the oil and gas facility sites that were identified from a record search of hazardous materials sites, gasification facilities, and pipelines along the coast also present potential hazards. Gasification is a process that converts organic or fossil fuel based carbon materials into carbon monoxide, hydrogen, and carbon dioxide. This process requires heating materials to high temperatures without combustion, with a controlled amount of oxygen and/or steam.

Natural gas pipelines are also located in public rights-of-way within the Plan Area based upon information presented in the Safety Element. Oil pipelines are less common but are also typically located within public rights-of-way. These pipelines are regulated by the U.S. Department of Transportation and the California Public Utilities Commission. In part because of regulatory oversight, oil and gas pipelines within public rights-of-way are not subject to frequent leaks. However, third party damage to pipelines remains a major cause of pipeline leaks, and third-party-caused gas leaks can result in an explosion.

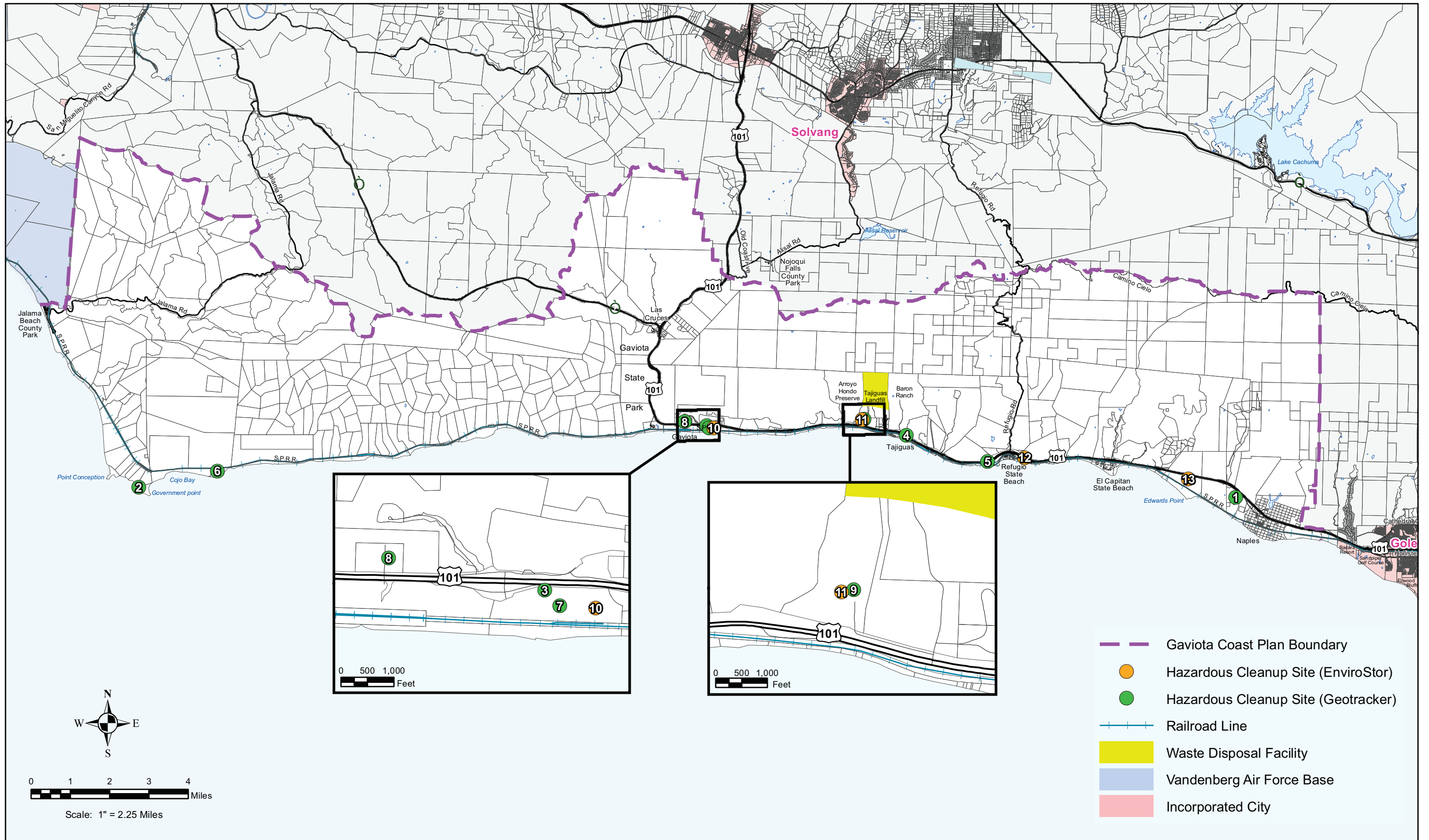


FIGURE 4.12-1 Gaviota Coast Plan – Hazardous Materials Sites

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Government Point Production Facility and Cojo Marine Terminal (Sites 1 and 6)

The Government Point Production Facility and Cojo Marine Terminal were part of three former related oil field facilities located on a coastal bluff terrace in the vicinity of Point Conception and Government Point. These include the Point Conception Well Site, the Government Point Production Facility, and the Cojo Marine Terminal along with pipelines connecting the three facilities.

The former Government Point Production Facility was used by Unocal Corporation (Unocal) in the 1970s through 1990s to facilitate oil production at the nearby Point Conception Well Site. Potential contaminants of concern include arsenic, benzene, chromium, crude oil, ethylbenzene, gasoline, elemental mercury, naphthalene, other metal, polynuclear aromatic hydrocarbons, toluene, and xylene. Contamination has affected soil and groundwater. The current status of this site is open, but it is eligible for closure as of January 23, 2015 and records indicate the site has been remediated.

The former Cojo Marine Terminal Onshore Facility occupied 5.9 acres and was constructed in the early 1960s to accommodate development and oil production. The marine terminal consisted of one 55,000 barrel above ground crude oil storage tank, a steel structure produced by Butler Building, office building and pipelines. Contaminants of concern are crude oil. The site is currently open and is undergoing site assessment.

Arco Alegria Tank Farm (Site 3)

This site is located at the Gaviota Terminal site within Alcatraz Canyon, south of Highway 101. It once housed two 1000-barrel crude oil processing tanks. The tanks were removed in 2003 and site cleanup and restoration has been completed. Approximately 173,000 cubic feet of hydrocarbon impacted soils and 3,000 pounds of mercury impacted soils were removed from the site. Remediation of the site is complete as of April 14, 2014.

Gaviota Interim Marine Terminal (SOPUS)/Shell Oil (Site 7)

The Gaviota Oil Terminal was constructed in 1987 and began operation in 1991 as an interim marine terminal. As of September 2009, the marine terminal was completely dismantled. Potential contaminants of concern at this site include crude oil. The case is open and subject to ongoing monitoring and investigation. When sampling is complete, the site would be remediated.

Shell Hercules Gas Plant (Sites 9, 10, and 11)

The former Shell Oil Hercules Gas Plant appears on both the Envirostor and Geotracker databases and is designated as a State Superfund hazardous substances release site by the DTSC. The site is a former gas processing facility that served up to four offshore natural gas wells prior to abandonment. Gas processing equipment utilized polychlorinated biphenyl (PCB) oil as a heat transfer medium. Natural gasoline, a liquid by-product of gas processing, was

stored for bulk sale at the site. Leaks, spills, and drum disposal practices have resulted in soil and equipment contamination at the plant site, canyon areas, and, to a lesser degree, the coastal outfall. Contaminants of concern include PCB's, benzene, mercury and other compounds. Contamination has affected sediments, soils, soil vapor, surface water, and groundwater (other than drinking water). Some remedial action has taken place, however the site remains an active case with regulatory agencies and monitoring and remedial action is ongoing. The Chevron Gas Processing Plant listing is a related case on the same site.

Goleta Prisoner of War Camp

Just south of El Capitan State Park is the location of a former Prisoner of War camp that operated for 14 months, from October 1944 until December 1945 and housed about 250 German and Italian prisoners. The only visible sign of the camp are the wooden remains of a water tower that was used in the approximately one acre camp. The camp operated as a smaller satellite camp, run as part of the larger Camp Cooke, located in what is now the Vandenberg Air Force base. After the war, the camp was used as housing for ranch workers. The site is listed in the Envirostor database due to its status as a Formerly Used Defense Site (FUDS). The site has not been evaluated by the Army Corps of Engineers and the EnviroStor listing does not identify any past use that could have cause contamination or contaminants of concern. Due to the nature of the site as a prisoner of war camp, it is unlikely that there is risk of hazards such as unexploded ordnance or military munitions that are the hazards typical of FUDS sites that were used for military training.

4.12.1.2 Hazardous Materials Transportation, Storage, Use and Disposal

Land uses within Plan Area involve transportation, storage, and use of hazardous materials. Land uses that commonly use hazardous materials include agricultural uses; solid waste and recycling facilities; gas stations, airports and vehicle repair facilities; medical facilities; engineering and manufacturing facilities; and certain service providers (cleaners, pest control, photo developing, and printers). In addition, residential uses may use small amounts of hazardous materials. Highway 101 and the railroad are used for the transport of hazardous materials through the Plan Area. Plan buildout would allow a limited acreage of commercial use (2 acres). Gas stations, airports and vehicle repair facilities; medical facilities; engineering and manufacturing facilities do not exist in the Plan Area.

On May 19, 2015, ~~an oil pipeline~~ Plains Pipeline, LP Line 901 carrying crude oil ruptured and spilled ~~2,5002,934~~ 401,000 ~~123,128~~ gallons) of oil into a culvert and the Pacific Ocean near Refugio State Beach. The 24-inch-diameter buried and insulated steel pipeline was carrying a blend of crude oils extracted from the from Monterey Formation in the continental shelf by the Heritage, Harmony, Hondo, and Holly oil production platforms in the Santa Barbara Channel (NOAA 2015). Impacts from the spill included oil contamination of near shore waters and beaches resulting in closures of two state parks and several beaches, closure of active fisheries, and wildlife mortality. According to the University of California Davis School of

Veterinary Medicine, Oiled Wildlife Care Network, 204 dead birds and 106 dead mammals were found in the spill area.

On July 3, 2015, the County of Santa Barbara issued an emergency permit (15EMP-00000-00005) to Plains All American L.P. for cleanup activities associated with an oil spill, including mechanized cleanup equipment on the sandy beach from Refugio State Park to the Goleta area. Clean up activities included ocean cleanup and staging at several locations adjacent to the Park. On July 16, 2015, the Unified Command directing cleanup operations for the Refugio oil spill reported the effort was 98 percent complete.

Agricultural Uses

Approximately 94,267 acres or 96 percent of the Plan Area is designated with an agricultural land use designation and has the potential for agricultural use. Hazardous materials associated with agricultural uses include pesticides, herbicides, fungicides, petroleum products (gasoline, diesel, and oils), and other materials for maintaining equipment (antifreeze, solvents). It is also common for agricultural operations to include aboveground storage tanks (ASTs) and USTs for fuels. While agricultural hazardous materials have a risk of release into the environment, this risk is reduced through compliance with regulations discussed in Section 4.12.1.4, below. Nonetheless, a risk of pesticide or herbicide residue in soils and contamination of soils and groundwater exists where pesticides or herbicides have been used and fuels have been stored in USTs.

Oil and Gas Facilities

Santa Barbara County has been an oil and gas-producing region, including oil and gas produced off its coast, for over a century. Oil and gas facilities in the Plan Area involve hazardous materials transportation, storage, use, and disposal. Refer to Figure 4.12-2 for the location of energy projects in the Plan Area and vicinity. ExxonMobil's Las Flores Canyon gas processing facility, and the Gaviota Oil Heating Facility are two county-approved consolidation sites for south county oil and gas facilities. The onshore facilities produce oil, propane, butane, and sulfur products for sale and fuel quality gas for process needs and power generation. Pipelines are used to transport oil and gas produced offshore to onshore processing facilities. These facilities use the processed natural gas onsite to generate electricity and steam for use onsite. The processed crude oil is pumped into the All American Pipeline Coastal Line. The majority of the products generated are transported offsite via pipeline; however, propane is transported via truck to varied destinations depending on market demand.

Solid Waste Facilities

As previously discussed, Tajiguas Landfill is the only solid waste facility in the Plan Area. The risk of hazardous material release into the environment through routine transport, storage, use, or disposal associated with landfill operations would be low due to required compliance with regulations. The landfill does not accept hazardous materials, which reduces risk at the landfill.

In addition, risk is reduced through compliance with regulations discussed in Section 4.12.1.4, below.

Residential Uses

Household hazardous waste consists of materials with chemicals that are flammable, corrosive, or poisonous. This includes aerosols, paint, batteries, household cleaners and chemicals, used motor oil, and fluorescent light bulbs. Households with a small amount of hazardous waste may drop these items at specially designated hazardous waste collection facilities; producers of large amounts of hazardous waste must hire a private company to dispose of this waste. The nearest household hazardous waste collection facilities are the Community Hazardous Waste Collection Center on the University of California, Santa Barbara campus (managed by the Santa Barbara County Department of Public Works), and the Antifreeze, Batteries, Oil, and Paint Collection Center located in the City of Goleta. There are no hazardous waste collection facilities in the Plan Area.

Highway 101, Highway 1, and Rail Line

Highway 101 and the nearby railway provide access through the region. In the Plan Area, Highway 101 runs east to west along the coastline, turning northward at Gaviota State Park and connecting with State Route 1. The rail line traverses the entirety of the Plan Area along the coast. Highway 101 and the rail line may be used to transport hazardous materials through the area. Due to the location of the Vandenberg AFB west of the Plan Area, military materials are regularly hauled across the Plan Area via Highway 101. Oil and gas hauling, primarily natural gas, is also transported via Highway 101.

Thus, there is potential for hazardous materials to be emitted into the environment along these corridors due to improper storage of materials during transport or accidents.

4.12.1.3 Asbestos and Lead-based Paint

Prior to 1980, asbestos was commonly found in building materials. After the U.S. Environmental Protection Agency (U.S. EPA) National Emission Standards for Hazardous Air Pollutants (NESHAP) banned several asbestos-containing products in the 1970s (see 40 Code of Federal Regulations [CFR] Part 61, Subpart M; 16 CFR Part 1305; and 16 CFR 1304), asbestos containing materials (1 percent or more asbestos) used in construction were reduced. Per Occupational Health and Safety Administration (OSHA; 29 CFR 1926.1101 and 29 CFR 1910.1001), insulation, surfacing, asphalt, and vinyl flooring material from prior to 1980 should be assumed to be asbestos-containing materials. The majority of the buildings in the Plan Area were constructed prior to 1981 with some additional development in the Plan Area over the past 35 years. Buildings constructed prior to 1981 have a high potential to contain asbestos-containing material. Buildings constructed after 1981 also have potential to have asbestos containing materials. If disturbed, asbestos-containing materials can become airborne and inhaled.



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FIGURE 4.12-2 Gaviota Coast Plan – Energy Projects in the Plan Area and Vicinity

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Lead-based paint was commonly used for buildings until 1978, when latex paints became more popular and the Consumer Product Safety Commission banned lead-based paint from residential use (24 CFR Part 35). In addition to the health hazards of inhaling or ingesting lead-based paint particles, lead-based paint over time can result in soils being contaminated by lead.

4.12.2 Regulatory Framework

Hazardous materials are extensively regulated by federal, state, and local laws.

4.12.2.1 Federal

Comprehensive Environmental Response, Compensation, and Liability Act

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, also known as “Superfund,” and the Superfund Amendments and Reauthorization Act (SARA) of 1986 (amended CERCLA, SARA Title III) provide a federal framework for setting priorities for cleanup of hazardous substance releases to air, water, and land. This framework provides for the regulation of the cleanup process, cost recovery, response planning, and communication standards.

Resource Conservation and Recovery Act (RCRA)

This act established the authority of the U.S. EPA to develop regulations to track and control hazardous substances from their production, through their use, and to their disposal. Title 40 CFR, Part 257, establishes criteria for the classification of solid waste disposal facilities and practices (Sections 257.1 to 257.30). The U.S. EPA has the authority under RCRA to authorize states to implement RCRA, and California is a RCRA authorized state. Title 40 California Code of Regulations (CCR), Part 290 establishes technical standards and corrective action requirements for owners and operators of USTs under RCRA.

OSHA

OSHA includes worker safety regulations regarding hazardous materials. Section 29 CFR 1910 Subpart Z specifically addresses hazardous substances. Section 1910.1001 includes exposure limits, required signage and notifications, monitoring, and engineering controls and work practices.

NESHAP

In conformance with the Clean Air Act, the U.S. EPA established the NESHAP. NESHAP includes specific regulations regarding asbestos, including the management and abatement of asbestos-containing materials in buildings. This regulation requires the assessment and proper removal of asbestos-containing materials that could release asbestos when disturbed prior to the demolition of buildings. If the asbestos located is friable (may be crumbled, pulverized, or reduced to powder by hand pressure), it is required that asbestos-trained and -certified

abatement personnel perform asbestos abatement and all asbestos-containing material removed from on-site structures shall be hauled to a licensed receiving facility and disposed of under proper manifest by a transportation company certified to handle asbestos.

Lead-based Paint Elimination Final Rule 24 Code of Federal Regulations 33

Lead-based Paint Elimination Final Rule 24 CFR 33 requires the disclosure of known lead-based paint to potential buyers or tenants. Additionally, all lead-based paint abatement activities must be in compliance with California and federal OSHA, and with the California Division of Occupational Safety and Health (DOSH) requirements. Only abatement personnel trained and certified in lead-based paint are allowed to perform abatement activities. All lead-based paint removed from structures must be hauled and disposed of by a transportation company licensed to transport this type of material. In addition, the lead-contaminated material must be taken to a landfill or receiving facility licensed to accept the waste.

Hazardous Materials Transportation Act

The U.S. Department of Transportation regulates the transportation of hazardous waste and material on highways. This act (49 CFR Parts 101, 106, and 107) administers container design, labeling, and driver training requirements. These established regulations are intended to track and manage the safe interstate transportation of hazardous materials and waste. Unlicensed residents and businesses are not permitted to transport hazardous waste over 5.0 gallons or more than 50.0 pounds total per vehicle per trip, as enforced by the California Highway Patrol.

Clean Water Act

1972 Federal Water Pollution Control Act (also referenced as the Clean Water Act. This act established a federal framework for the regulation of water quality (refer to Section 4.7, Flooding and Water Resources).

Hazardous Materials Pipeline Safety Act of 1979

This act authorizes the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration to regulate pipeline transportation of hazardous liquids (crude oil, petroleum products, anhydrous ammonia, and carbon dioxide).

The Natural Gas Pipeline Safety Act of 1968

The Natural Gas Pipeline Safety Act of 1968 authorizes the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration regulate pipeline transportation of natural (flammable, toxic, or corrosive) gas and other gases as well as the transportation and storage of liquefied natural gas. Federal pipeline safety regulations (1) assure safety in design, construction, inspection, testing, operation, and maintenance of pipeline facilities and in the siting, construction, operation, and maintenance of liquefied natural gas facilities; (2) sets out parameters for administering the pipeline safety program; and (3) delineate requirements for

onshore oil pipeline response plans. State Pipeline Safety programs adopt the federal regulations and may issue more stringent regulations for intrastate pipeline operators under state law.

4.12.2.2 State

Title 22 of the California Code of Regulations (CCR)

Title 22 of the CCR includes state hazardous waste regulations enforced by the California Department of Toxic Substance Control (DTSC) and local Certified Unified Program Agencies (CUPAs) (see Senate Bill 1082 below). Authority from the state was delegated to local CUPAs to establish a unified hazardous waste and hazardous materials management program for hazardous waste generators, treatment of hazardous waste subject to tiered permitting, facilities with USTs and ASTs, risk management and prevention plans, and hazardous materials management plans and inventory statements required by the Uniform Fire Code.

When asbestos is identified during demolition, removal procedures are required to be developed pursuant to the California Air Resources Board's Airborne Toxic Control Measure for Emissions of Asbestos.

Title 3 of the CCR

Section 6614 from Title 3 of the CCR, includes the following regulation regarding pesticide use:

- (b) Notwithstanding that substantial drift will be prevented, no pesticide application shall be made or continued when:
 - (1) There is a reasonable possibility of contamination of the bodies or clothing of persons not involved in the application process;
 - (2) There is a reasonable possibility of damage to non-target crops, animals, or other public or private property;
 - (3) There is a reasonable possibility of contamination of non-target public or private property, including the creation of a health hazard, preventing normal use of such property.

California Health and Safety Code

Under Chapter 6.95, Section 25503 of the California Health and Safety Code, Business Plans are required of California businesses that handle a hazardous material. As part of the Business Plan, emergency response plans must be developed and training sessions provided to employees. Businesses are routinely inspected by the County Fire Department (SBCFD) Hazardous Materials Unit to ensure that handling, storage, and waste disposal practices conform to appropriate laws and regulations.

Section 19827.5 of the California Health and Safety Code requires designated state agencies to review completed asbestos surveys for all NESHAP regulated structures prior to issuing demolition permits.

California Fire Code

California Fire Code Articles 79, 80, et al., which augment RCRA, are the primary regulatory guidelines used to govern the storage and use of hazardous materials. The California Fire Code also serves as the principal enforcement document from which corresponding violations are written.

Government Code Section 65962.5 (a), Cortese List

The Hazardous Waste and Substance Sites Cortese List is a planning document used by the state, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. Government Code Section 65962.5 requires the California Environmental Protection Agency (Cal EPA) to develop at least annually an updated Cortese List. The DTSC is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information for the Cortese List.

California Regional Water Quality Control Board (RWQCB)

If groundwater has potential to be contaminated by hazardous materials, the California RWQCB has primary jurisdiction. The State Water Resources Control Board regulates groundwater contamination by instituting Maximum Contaminant Levels (MCLs) for individual chemicals. The established MCLs dictate the highest concentration level at which chemicals are considered safe for consumption and allowed to be present in drinking water supplies. MCLs are typically used for setting groundwater cleanup standards. Groundwater contamination remediation standards are subject to interpretation by RWQCB staff that also considers the potential beneficial uses of the groundwater involved (e.g., public drinking water supplies, irrigation water for crops).

Senate Bill 1082

Pursuant to SB 1082 (1993), the state of California has adopted regulations to consolidate six hazardous materials management programs under a single, local agency, known as the CUPA. The CUPA provides regulatory oversight for the following program elements:

- ASTs Hazardous Materials Release Response Plans and Inventories
- California Accident Prevention Program
- California Uniform Fire Code: Hazardous Materials Management Plans and Hazardous Materials Inventories
- Hazardous Waste Programs: Generator programs and Onsite Hazardous Waste Treatment Activities

- Underground Tank Program
- Aboveground Petroleum Storage Act Requirements For Spill Prevention, Control, and Countermeasure Plans

In addition to conducting annual facility inspections, the Hazardous Materials Program is involved with hazardous materials emergency response, investigation of the illegal disposal of hazardous waste, public complaints, and storm water illicit discharge inspections.

Hazardous Waste Control Act

The Hazardous Waste Control Act establishes the California DOHS as the lead agency in charge of the implementation of the RCRA program. State and local agencies such as the California Highway Patrol, California Department of Transportation, and the SBCFD are responsible for the enforcement of state and federal regulations and responding to hazardous materials transporting emergencies. The California Highway Patrol establishes state and federal hazardous material truck routes, has lead responsibility over hazardous material spills on state highways, and must coordinate with the SBCFD as necessary.

4.12.2.3 Local

County of Santa Barbara

Hazardous Materials Business Plans

County Environmental Health Services (EHS), pursuant to Health and Safety Code Chapter 6.11 (sec. 25404 et seq.), implements state mandated hazardous materials control laws in the County under the auspices of the Unified Program administered by Cal EPA. Under the Unified Program, each county must be certified by Cal EPA to implement the hazardous materials control laws contained in the Health and Safety Code. In the County, EHS is the CUPA.

The CUPA authority administers the Hazardous Materials Business Plan program, which requires businesses handling or storing certain amounts of hazardous materials to prepare a plan. That plan must include an inventory of hazardous materials stored on-site (above specified quantities), an emergency response plan, and an employee training program. Plans must be prepared and submitted to SBCFD for approval prior to facility operation and are reviewed biennially or within 30 days of a change. Businesses that use, store, or handle 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure are required to have Hazardous Materials Business Plans to be submitted and approved by SBCFD. There are several businesses in the CUPA program (see Table 4.12-1).

EHS also administers the California Fire Code. If a business handles hazardous materials, a Hazardous Materials Management Plan may be required, dependent upon the chemicals used, the business location, and land use concerns. Businesses using acutely hazardous materials (AHM) must submit a Risk Management and Prevention Program detailing past AHM accidents,

AHM equipment condition, maintenance, and monitoring, and controls to minimize the risk of accident to the SBCFD.

Agricultural Commissioner's Office

The County of Santa Barbara Agricultural Commissioner's Office is responsible for regulation of state and federally restricted pesticides. Farmers are required by law to notify and obtain a permit from the Commissioner's Office prior to application of the restricted pesticides. However, application of non-restricted pesticides and herbicides does not require notification unless agricultural lands are adjacent to schools; nonetheless, farmers are required, no matter what types of pesticides/herbicides are used, to ensure that these substances remain on-site and avoid "off-site" drift.

Santa Barbara County Air Pollution Control District Regulations

Asbestos Emissions from Demolition/Renovation Activities: the County APCD has implemented the California Air Resources Board's Airborne Toxic Control Measure for Emissions of Asbestos from Construction, Grading, Quarry, and Surface Mining Operations in lieu of adopting a county-specific rule. This rule is designed to limit asbestos emissions from building demolition/renovation activities.

If a residential building with more than four units or a commercial building is to be demolished or renovated, or the structure is considered a "regulated structure" (e.g., bridges, caissons, etc.), the County APCD guidelines require that the project proponent complete an APCD Asbestos Demolition and Renovation Compliance Checklist and the County APCD must be notified even if the building does not contain any asbestos (County of Santa Barbara 2009). However, if the project is only a renovation, no notification is required, unless the renovation involves disturbing a threshold amount of regulated asbestos materials (County of Santa Barbara 2009).

4.12.3 Impact Analysis

4.12.3.1 Thresholds of Significance and Methodology

A review of readily available information was conducted to determine the potential presence of contamination sources in the Plan Area. No environmental site assessments or site investigations were completed for this programmatic analysis.

CEQA Guidelines

According to CEQA Guidelines Appendix G, implementation of the Plan would have significant environmental impacts related to hazards 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; and/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 create a significant hazard to the public or the environment.

The CEQA Guidelines Appendix G hazards issue thresholds related to emergency response or evacuation plans and wildland fire risk are addressed in Section 4.9, Public Services. Also, the CEQA Guidelines Appendix G hazards issue thresholds related to airports are addressed as land use planning issues in Section 4.1, Land Use and Development.

County Environmental Thresholds

The County Thresholds Manual (2008) includes a threshold of significance guidance for public safety that is based on a quantitative fatality risk analysis. That threshold does not apply to the plan-level qualitative analysis completed below.

4.12.3.2 Impacts Determination and Mitigation Measures

Impacts

Impact HAZ-1: Hazardous Material Sites

This issue addresses the potential for buildout of the proposed Plan to result in a significant hazard to the public or environment by locating development on or near a hazardous materials site. Per the CEQA Guidelines Appendix G, hazardous material sites are considered those listed pursuant to Government Code Section 65962.5, or commonly referred to as the "Cortese List."

Plan buildout is estimated to result in development of 167 additional single-family residences and 9 agricultural employee housing units within the Plan Area over the 20-year Plan horizon. Potential Highway Commercial (CH) development is limited to an approximately 2-acre site located east of Highway 101 at Las Cruces. Zoning amendments are also proposed that could encourage expansion of agricultural land uses and uses accessory and supportive of agriculture such as agricultural processing, farmstands, and small scale agricultural tourist activities such as fishing, camping and guest ranch/farmstay.

As detailed in Section 4.12.1.1, several hazardous material sites are located within the Plan Area. The majority of the listed hazardous materials site cases involve historic oil and gas facilities. All of the leaking underground storage tank sites have been closed and remediated.

The Tajiguas Landfill site is listed due to its status as a solid waste facility and not to a specific contamination event. The listed sites that represent an ongoing concern are Sites 9, 10, and 11 located at the former Shell Oil Hercules Gas Plant. The site is a designated State Superfund hazardous substances release site and soils and groundwater have been contaminated by PCB's, benzene and mercury. In addition, soil contamination from petroleum hydrocarbons represents an ongoing concern at the Cojo Marine Terminal and the Gaviota Interim Marine Terminal (Sites 6 and 7).

Future development at or near (within a quarter mile) these hazardous sites could expose additional people and the environment to these existing hazards. For example, construction on a site where soils and groundwater have been contaminated could result in the exposure of workers to contaminants in addition to environmental impacts associated with the disturbance of contaminated soils and discharge of contaminated water if dewatering is necessary. In addition, future site occupants could be exposed to gasoline vapors and contaminated soils. However, the known contaminated sites within the Plan Area would not be authorized for development until such time that appropriate regulatory agencies find contamination has been fully remediated.

In addition to these known sites, there is the potential for unknown hazardous material sites to be present in the Plan Area. Potential contamination may occur on agricultural lands where fuels and pesticides are commonly used and stored. Based on the uses in the Plan Area, unknown hazardous material sites may involve pesticides, herbicides, fungicides, petroleum products (gasoline, diesel, and oils), solvents, cleaners, acids, bases, and ignitable hazardous wastes releases. Future development has the potential to result in the exposure of people and the environment to unacceptable levels of contamination associated with unknown hazardous materials sites. The analysis of potential hazardous materials impacts resulting from PRT Maps Amendments are discussed in Section 4.13.

Lead-based paint and asbestos-containing materials have potential to be present within buildings in the Plan Area. Specifically, buildings constructed prior to 1978 have a high potential to have lead-based paint, and buildings constructed prior to 1980 should be assumed to include asbestos. Future projects within the Plan Area that disturb such buildings have the potential to expose workers, future occupants, or the environment to lead or asbestos hazards.

The regulations listed in Section 4.12.2 would require future projects to complete site assessments for hazardous materials and, if necessary, require the completion of site cleanup or abatement in a manner that prevents impacts on workers, future occupants, and the environment. Future development projects would be required to assess and identify the potential presence of hazardous materials during the land use permitting process. If hazardous materials are identified, further evaluation or remediation may be necessary, depending upon the substances present, their concentration, and their location. Implementation of Comprehensive Plan Hazardous Waste and Safety Element policies and compliance with the aforementioned regulatory framework would ensure that impacts on hazardous material sites are minimized and impacts would be less than significant.

The proposed Plan contains one policy related to appropriate reuse of the Gaviota Marine Terminal: Policy LU-9: Gaviota Marine Terminal Reuse. This policy states: "The County shall promote recreational and open space uses on the previous Gaviota Marine Terminal site by coordinating with the landowner and interested public agencies on future reuse options." While this policy does not specifically address hazards at the Gaviota Marine Terminal site, it supports reuse of the site for recreation and open space. In addition, all Plan policies were reviewed to determine whether policies could conflict with existing hazardous materials regulations. No policies were identified that would conflict with existing regulations in place to protect people and the environment from hazardous materials sites.

Mitigation

Impacts would be less than significant; therefore, mitigation would not be required.

Residual Impact

Residual impacts would be less than significant through the implementation of the existing regulatory framework related to hazardous materials sites (Class III impact).

Impact HAZ-2: Release of Hazardous Material

This issue addresses the potential to result in a significant hazard to the public or environment through (1) the routine transport, use, or disposal of hazardous materials, (2) a reasonably foreseeable upset or accident involving hazardous materials, or (3) emitting or handling hazardous materials within a quarter-mile of a school.

Buildout of the Plan Area would allow the development of additional residential, commercial, and agricultural uses. Residential development would occur at very low densities and commercial development is limited to a 2-acre site near Las Cruces. The proposed Plan would support expansion of agricultural land uses and diversification of agriculture through support for agricultural processing, rural recreation, and other uses supportive of agriculture.

Residential uses typically have a very low risk for release of hazardous materials due to the use of minimal quantities of hazardous materials. However, residential uses are considered sensitive to the release of hazardous materials due to the duration of exposure as well as the potential health sensitivity of occupants. The potential for the release of hazardous material is reduced due to the lack of urbanized areas and limited amount of development throughout the Plan Area.

Certain uses tend to have a higher risk for release of hazardous materials given the quantities and frequency of use. Specific uses include agricultural use such as row crops and orchards and solid waste and recycling facilities, such as Tajiguas Landfill, all of which currently exist in the Plan Area. These uses could result in a release or accidental upset of hazardous materials. However, risk of exposure would remain low due to the low density of development and

predominance of undeveloped lands such as grazing lands. Although the proposed Plan supports the use of agriculture, regulations are in place that regulate the transport, use, and disposal of any hazardous materials.

Highway 101 and the rail line are the major corridors utilized to transport hazardous materials through the Plan Area, and present a potential risk of release of hazardous materials to land uses in proximity of the highway corridor and rail line. No additional roadways or corridors are proposed.

Overall, the risk of the release of hazardous materials concerns include: (1) release associated with existing oil and gas facilities, including pipelines; (2) agricultural operations that use pesticides, fuels, or maintain underground storage tanks; (3) where a residential use is proposed next to Highway 101 and/or rail line; and (4) where the potential exists for the upset and release of unknown buried hazardous materials.

Permitting of development in the Plan Area would be subject to standard SBCFD review pursuant to Health and Safety Code Chapter 6.11 (sec. 25404 et seq.), which requires adequate access for emergency vehicles and appropriate evacuation routes, and regulates the storage of any flammable and explosive materials and their transport within the Plan Area. Existing federal, state, and local regulations and procedures (see Section 4.12.1.4) pertaining to the handling, storage, and transport of potentially hazardous materials would apply to all future development within the Plan Area. These regulations address the prevention of accidental releases of chemicals that would affect human health and the environment, including releases that could result in a hazard beyond the property boundaries. The transport of hazardous materials is also a regulated activity and transporters would be required to obtain permits prior to operations. Thus, regulatory compliance, in conjunction with CFD review, would reduce potential impacts related to the use, transport, and accidental release of hazardous materials to below a level of significance.

The proposed Plan does not contain policies specific to hazardous materials releases; however, proposed Plan policies were reviewed to determine whether these policies could conflict with existing hazardous materials regulations. No policies were identified that would conflict with existing regulations in place to protect people and the environment from release of hazardous substances.

Mitigation

Impacts would be less than significant; therefore, mitigation would not be required.

Residual Impact

No significant impacts were identified. Therefore, residual impacts would be less than significant (Class III impact).

4.12.4 Cumulative Impacts Analysis

Impacts

Hazardous Materials Sites

As indicated above, there are several historical and existing hazardous materials sites, as well as allowed uses that could involve hazardous materials within the Plan Area. Buildout of the Plan would allow additional residential, commercial, and agricultural development, including potential development on or near unknown hazardous materials sites.

However, projects in the Plan Area would be required to comply with applicable regulations that address hazardous materials sites. This includes regulations that require hazardous material site cleanup (see Section 4.12.1.4). Due to the required compliance with regulations and the typically localized nature of the hazardous material sites, hazardous material impacts related to hazardous material sites do not typically combine to result in cumulatively significant impacts. As a result, cumulative hazardous material site impacts would be less than significant.

Hazardous Material Releases

As indicated above, there are several historical and existing hazardous materials sites as well as allowed uses that involve hazardous materials within the Plan Area. Buildout of the Plan would allow additional residential, commercial, and agricultural development that may have the potential to release hazardous materials.

Future projects in the Plan Area would be required to comply with regulations. This includes regulations that are intended to prevent hazardous material releases and, if accidental releases occur, hazardous material site cleanup (see Section 4.12.1.4). Due to the required compliance with regulations and the typically localized nature of the hazardous materials issues, hazardous material impacts related to hazardous material releases do not typically combine to result in cumulatively significant impacts. Cumulative hazardous material impacts would be less than significant.

Mitigation

Mitigation would not be required, as no significant impacts were identified.

Residual Impacts

Residual impacts would be less than significant with conformance to existing regulations (Class III impact).

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