4.6 HAZARDS AND HAZARDOUS MATERIALS

Since the 1920's, the project site has been used by students, researchers, and professors to research different agricultural practices and their effects on crop growth. Each student researcher, or professor was given a small plot of land, often on the scale of ¼ acre, to conduct their research. Some of the researchers tested the effectiveness of pesticides on crop development. Oftentimes research involved modifying irrigation practices to observe effects on crop development or adding different soil amendments such as cornmeal or other fertilizers to observe effects on crop growth. DGS conducted extensive testing at the site to determine if project site soils had been adversely affected by prior pesticide use and, if affected, would those soils pose a potential health risk to future occupants. The soil was tested for 89 different chemicals at approximately 60 different locations across the BAREC property. A chemical is considered a chemical of concern if its concentration is above a Federal or State screening concentration [i.e., a screening level such as a U.S. Environmental Protection Agency (EPA) Region 9 Preliminary Remediation Goal (PRG), or California Human Health Screening Level (CHHSL)]. There were only two chemicals identified as chemicals of concern in soil at the BAREC property: arsenic and dieldrin.

Because of these conditions, DGS entered into a Voluntary Cleanup Agreement (VCA) with the California Department of Toxic Substances Control (DTSC). The VCA provides the basis for DTSC to exercise regulatory control and oversight for the investigation and ultimate cleanup of contamination on the project site.

Pursuant to the VCA, DGS prepared a draft Removal Action Workplan (RAW) that identifies necessary remediation activities for soils with arsenic concentrations above background levels and dieldrin above regulatory screening levels. The objectives of the RAW are to (1) minimize exposure of future site residents to surface soils containing arsenic above 20 micrograms per kilogram (µg/kg), (2) ensure the mean concentration of dieldrin in an individual field is below 30 mg/kg, and (3) leave the site in a physical condition that is compatible with unrestricted residential use. This use would allow future residents to pursue a normal range of activities, including gardening, without restriction.

Excavated soils would be hauled to an appropriately permitted disposal facility. Approximately 5,000 to 6,000 cubic yards (cy) of soil would be excavated and removed from the site, and under worst case conditions a similar volume would be brought to the site as fill. It is possible that some of the soil excavated from the proposed senior housing parking garages could be used as fill. Confirmation soil samples would be taken at the site to ensure that arsenic and dieldrin levels do not exceed cleanup goals. DTSC must approve the draft RAW and has circulated (March 2006) it for review by public agencies and public. DGS would be responsible for the cleanup of onsite soils in accordance with the VCA and RAW approved by DTSC and would be required to prepare an Implementation Report. Remediation activities outlined in the RAW are elements of the project and have been evaluated throughout this RDEIR.

The goal of the following discussion is to identify as clearly as possible the extent and type of chemicals of concern found on the site and the actions proposed to reduce impacts to the general public, construction workers, and future users of the site to a less-than-significant level. The following analysis is based on a Phase I Environmental Assessment Report (Phase I) and Phase II Site Characterization Report (Phase II) prepared by Environ International Corporation (2002 and 2003, respectively). A copy of these reports have been recirculated as part of this RDEIR as Appendix D and E. No changes to these reports have been made since publication of the DEIR (March 2006). Copies of Phase I and II reports, including sampling results, are also on file with the City of Santa Clara Planning Department and are available for review during regular business hours.

4.6.1 ENVIRONMENTAL SETTING

The project site is not located within ¼ mile of an existing or proposed school, nor is the site within an airport land use plan or within 2 miles of a public or private airport. Further, the project site is surrounded by urban development and therefore would not be subject to wildland fires. As such, these issues are not evaluated further in this RDEIR. The effects of the project on emergency access routes and plans is discussed in Section 4.10, Transportation and Circulation.

The U.S. EPA's Envirofacts website database was searched to identify potential hazardous contamination sites on or near the project site. The project is not listed in the Envirofacts database as a known hazardous material contamination site. No sites within ¼ mile of the project site have the potential to create a hazardous condition on the project site or in groundwater beneath the site. Further, investigations of groundwater beneath the site revealed that no contamination was present (please refer to Section 4.8, Hydrology and Water Quality of the DEIR) (U.S. EPA 2003). Therefore, this issue is not addressed further in this RDEIR.

The site has been used as an agricultural research station since the 1920s. A variety of different buildings have been present on the site, some of which have historically been used for purposes such as storage or use of small quantities of pesticides. These buildings and storage areas included greenhouses, storage sheds and the administrative building basement. The small quantities of hazardous materials previously stored on the site have been removed.

SOIL/GROUNDWATER

Based on the results of the Phase I and Phase II reports (Appendix D and E), prior operations at the project site resulted in elevated concentrations of arsenic and dieldrin in shallow soil in portions of the project site. Prior agricultural research related to pesticide/herbicide use involved application of pesticides/herbicides at the ground surface. When used for agricultural purposes, pesticides/herbicides are not very mobile (i.e., the pesticides are designed to "stick" to the plant to prevent pests from attacking the plant). Herbicides are also designed to "stick" to the ground surface to inhibit weed growth. Soil samples were taken from approximately 60 locations across the project site and were screened for 89 different potentially toxic

pesticides/herbicides that were known to be in use at the time of operation of the BAREC facility. These soil samples were collected from the ground surface to 6 inches below ground surface (bgs). Locations of soil samples are shown in Exhibit 4-5. Where chemical concentrations were identified above Federal and State screening levels in surface samples, additional soil samples (approximately 76) were collected at adjacent locations and at additional depths from 2 feet bgs or greater. The purpose of the additional sampling was to fully characterize the extent of potential contamination at the project site. Samples were collected and analyzed at increasing depths until chemical levels were below or near Federal and State screening levels. The maximum depth of sampling was 10 feet bgs. Because pesticides/herbicides were not detected above Federal and State screening levels or RAW cleanup levels at depths greater than 4 feet bgs, it was determined that groundwater was not adversely affected by prior pesticide operations at the project site because groundwater occurs at depths 20 to 30 bgs.

The Phase I report also indicated that in 1973, a lined evaporation bed was installed to dispose of diluted pesticide wastes (Exhibit 4-4). The evaporation bed was located adjacent to and west of the equipment wash station, next to the pesticide shed. Use of the evaporation bed was discontinued in 1985. The liner and approximately 2-inch depth of underlying soils beneath the bed were removed and excavated in 1987 by the University of California (UC) under oversight by the California State Regional Water Quality Control Board (RWQCB). Subsequent to soil removal from the site, additional soil samples were collected to confirm that remaining soils did not contain elevated pesticide concentrations. The UC and the RWQCB concluded that operation of the evaporation bed had not been significantly affected the environment. Based on this information, the Phase I report concluded that operation of the evaporation bed had a low potential to contaminate soils at the site (Environ 2002). Additional testing in the former evaporation bed was performed as part of the Phase II investigation prepared for this project. This testing confirmed that the evaporation bed had not contaminated or did not adversely affect soil at the project site.

The Phase II Site Characterization was conducted under the assumption that future land use would be unrestricted (i.e., that residential development would be a possibility). Receptors that could come in contact with onsite contaminated soils include construction workers and residents. The report assumed that receptors could be exposed to onsite contaminated soils through ingestion of soil, dermal contact with soil, and inhalation of airborne particles released from soil. Inhalation would be the main concern during cleanup. Evaluation of the project's potential to release hazardous materials into the atmosphere are addressed in Section 4.3, Air Quality, of the DEIR.

The Phase II Site Characterization indicated that arsenic was found in surface soils (0.5 to 3 feet bgs) at concentrations above PRGs. Arsenic concentrations in shallow surface soils (i.e., 0 to 0.5 feet bgs) in the eastern portion of Field 4 were above background concentrations normally found in soils in northern Santa Clara County. In addition, elevated concentrations of arsenic were found in a small area (less than 5 square feet) adjacent to the dirt road in front

of the former screen house and within the dirt road between Fields 11 and 12. Areas with arsenic concentrations above background were recommended for remediation.

The Phase II Site Characterization also indicated that the organochlorine pesticide dieldrin, was found in surface soils at concentrations above PRGs at 0.5 feet bgs in three locations of the approximate 60 locations tested. The elevated concentrations of dieldrin found in Fields 1, 3, and 7 were isolated and limited in their horizontal and vertical extent. Dieldrin was not detected above the PRGs in any samples collected at 3 feet bgs. The two locations (one in Field 3 and one in Field 7) had concentrations of dieldrin at 0.5 feet bgs, which were barely above the PRG and as a result, no remediation of dieldrin was recommended. Remediation of the area of dieldrin in Field 1 was recommended.

SEPTIC TANK AND LEACH FIELD

Before 1977, wastewater generated in the administrative building was discharged into a sewage leach pit. The leach pit was located west of the administrative building and was abandoned in 1977 in accordance with Uniform Plumbing Code Standards for cesspools (Environ 2002). Soil samples beneath the leach pit were collected and analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), organochlorine pesticides, total petroleum hydrocarbons (TPH), and metals/inorganics. VOCs, SVOCs, organochlorine pesticides and TPH were not detected in soil samples, but metals were found at low concentrations (Environ 2003). The metal concentrations were well within background levels for soils in the area. Therefore, there is no evidence that operation of the sewer leach pit adversely affected onsite soils or groundwater (Environ 2003).

ASBESTOS

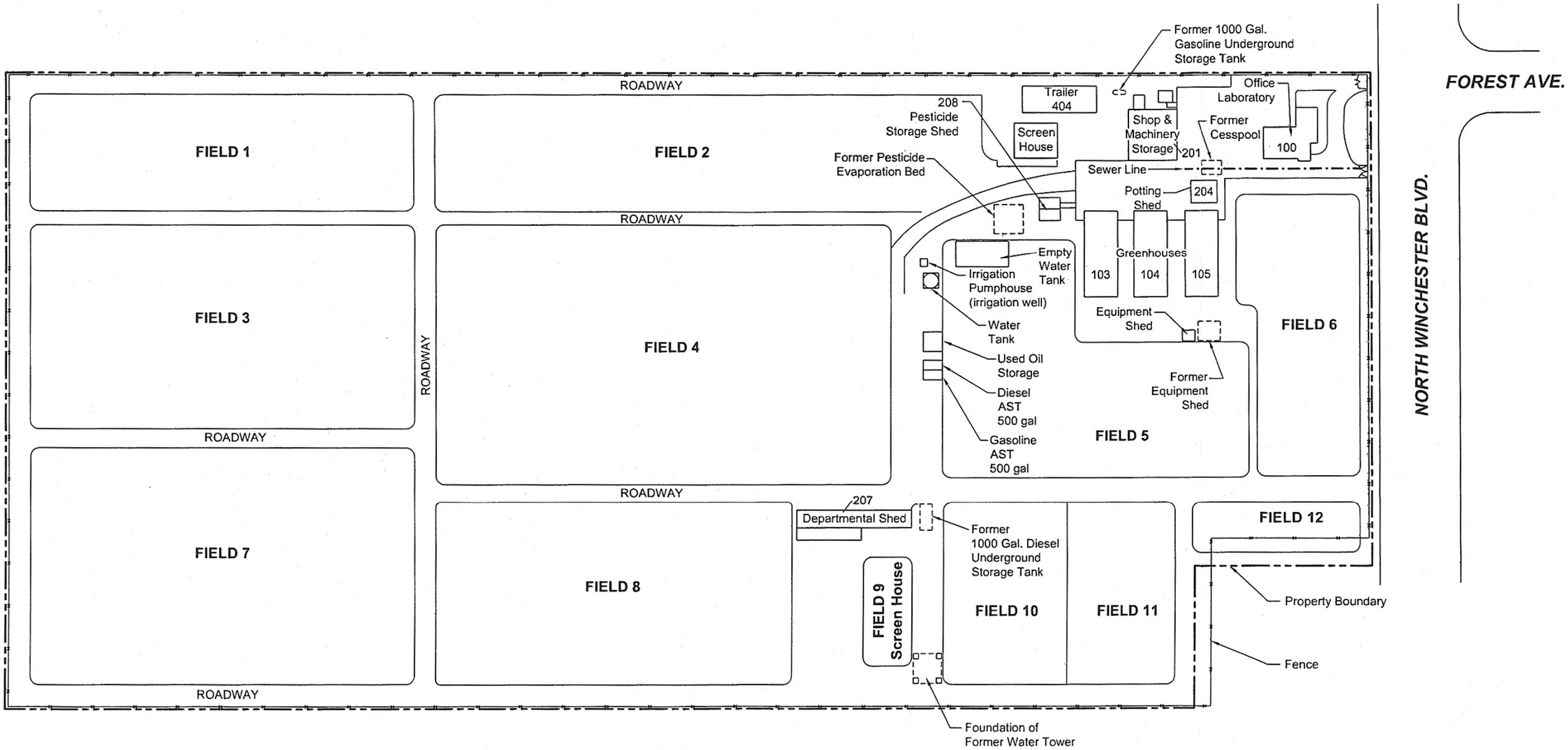
A limited asbestos survey of project facilities was conducted in 1989. The survey found that asbestos was present in several buildings primarily in heating ducts, insulation material in bench top ovens, planter boxes, vent pipes, and hard-board bench tops (Environ 2002).

LEAD PAINT

The use of lead as an additive to paint was discontinued in 1978. Although a lead-based paint survey was not performed at the site because site facilities were constructed before 1978, it is likely that lead-based paint is present in many of the buildings. The Phase I report recommended that the laboratory/office building be surveyed for lead-based paint if this building were to remain and could be occupied (Environ 2002).

PCBS

Several pole-mounted transformers and fluorescent light ballasts were observed on the project site. These objects may contain polychlorinated biphenyls (PCBs). The transformers were served by Pacific Gas and Electric (PG&E) which would be responsible for their removal before project construction. Fluorescent light ballasts would be removed during demolition of existing buildings.



Source: Environ 9/02

Layout of the Former Research Facility

EXHIBIT 4-4

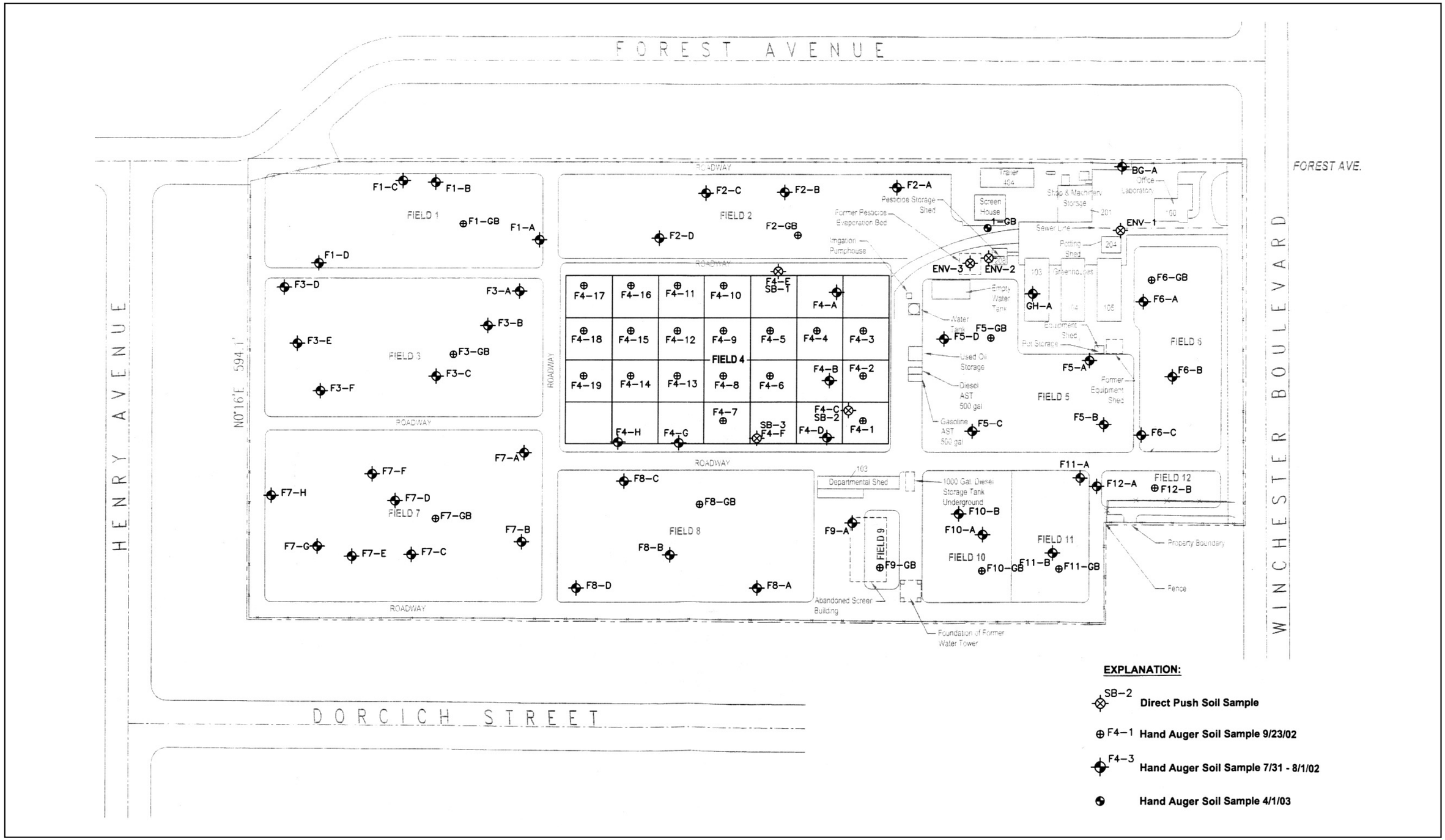
Santa Clara Gardens Development Project Recirculated Draft EIR

G 3T008.01 08/03

0 50 100 Feet

NORTH

EDAW



Source: Environ 4/29/03

Location of Soil Samples

EXHIBIT 4-5

Santa Clara Gardens Development Project Recirculated Draft EIR

G 3T008.01 10/03

0 60 120 Feet

NORTH

EDAW

PETROLEUM HYDROCARBONS

A 1,000-gallon gasoline underground storage tank (UST), located adjacent to the maintenance shop, and a 1,000-gallon diesel UST located adjacent to a storage building were removed from the project site in 1993. Before removal, the USTs were inspected and found to be in good condition with no evidence of leakage (i.e., stained soil, holes). Soil samples beneath the USTs were collected and analyzed for the presence of petroleum hydrocarbons. The analysis indicated that no petroleum hydrocarbons were present in soils beneath the USTs (Environ 2003).

PESTICIDE RESIDUES

The soil sample analysis indicate that 7 organochlorine pesticides, diquat, and 13 inorganic compounds were detected in portions of the project site. A comparison of the pesticide results with U.S. EPA Region 9 PRGs indicated that only dieldrin and arsenic exceeded applicable PRGs. DGS has entered into a VCA with DTSC and prepared a draft RAW that identifies necessary remediation activity for soils contaminated with arsenic and dieldrin.

Radon is an odorless, invisible gas that naturally occurs in soils. Natural radon levels vary and are closely related to geologic formations. It cannot be detected without specialized equipment. Radon may enter buildings through basement sumps or other openings.

The U.S. EPA has established the recommended safe radon level at 4 picocuries per liter (pCi/L). The EPA has prepared a map dividing the country into three Radon Zones; Zone 1 for those areas with the average predicted indoor radon concentration in residential dwellings exceeding the EPA action limit of 4 pCi/L; Zone 2 for those areas where the average predicted radon level is between 2 and 4 pCi/L; and Zone 3 for those areas where the average predicted radon level is below 2 pCi/L.

According to the EPA Map of Radon Zones, the subject property, including all of Santa Clara County and most of California, is in Zone 2, where the predicted radon levels are between 2.0 and 4.0 pCi/L.

REGULATORY SETTING

Hazardous materials handling is subject to numerous laws and regulations at all levels of government. Table 4-11 lists the authority of federal and state regulatory agencies that oversee hazardous materials handling and management. A summary of the most pertinent regulations is provided below.

Hazardous Materials Management

Federal and state laws require detailed planning to ensure that hazardous materials are properly handled, used, stored and disposed of, and if such materials are accidentally released,

Table 4-11 Summary of Hazardous Materials Regulatory Authority		
Regulatory Agency	**Jurisdiction**	**Authority**
Federal		
Environmental Protection Agency (EPA)	Federal	Federal Water Pollution Control Act Clean Air Act Resource Conservation & Recovery Act Federal Emergency Planning and Community Right to Know Act (EPCRA) Comprehensive Environmental Response, Compensation & Liability Act Superfund Amendments & Reauthorization Act Federal Insecticide, Fungicide & Rodenticide Act
Department of Transportation (DOT)	Federal	Hazardous Materials Transportation Act
Occupation Safety and Health Administration (OSHA)	Federal	Occupational Safety & Health Act
State		
Department of Toxic Substances Control (DTSC)	Statewide	Health and Safety Code CCR Titles 17, 19, & 22
Department of Industrial Relations (Cal-OSHA)	Statewide	California Occupational Safety & Health Act
Department of Transportation (Caltrans)	Statewide	Hazardous materials transportation
Public Utilities Commission (PUC)	Statewide	Natural gas pipelines; General Order No. 112-D
Office of Emergency Services (OES)	Statewide	Hazardous Materials Release/Response Plans Acutely Hazardous Materials Law
State Fire Marshall	Statewide	Uniform Fire Code, CCR Title 19 Hazardous liquid pipelines
Health & Welfare Agency	Statewide	Safe Drinking Water & Toxic Enforcement Act
Integrated Waste Management Board	Statewide	AB 939
State Water Resources Control Board (SWRCB)	Statewide	Porter-Cologne Water Quality Control Act CCR Title 23
San Francisco Bay Regional Water Quality Control Board (RWQCB)	Regional	Evaporation Ponds Underground Storage Tanks NPDES permit requirements
Bay Area Air Quality Management District (BAAQMD)	Regional	California Clean Air Act, BAAQMD Regulations
Local		
Santa Clara County Environmental Health Department	County	Hazardous materials disclosure Underground storage tanks Contaminated sites cleanup CCR Title 22 CEQA implementation
County Agricultural Commissioner	County	Agricultural chemicals regulation
Santa Clara Sewer Utility	Local	Wastewater treatment
City of Santa Clara Fire Department	Local	Hazardous materials disclosure Underground storage tanks Emergency response
Sources: EDAW 2004		

to prevent or to mitigate injury to health or the environment. The Federal Emergency Planning and Community Right to Know Act (EPCRA) of 1986 impose hazardous materials planning requirements to help protect local communities in the event of accidental release.

The California Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act) requires preparation of Hazardous Materials Business Plans and disclosure of hazardous materials inventories. A Business Plan includes an inventory of hazardous materials handled, facility floor plans showing where hazardous materials are stored, an emergency response plan, and provisions for employee training in safety and emergency response procedures (California Health and Safety Code, Division 20, Chapter 6.95, Article 1). Statewide, DTSC has primary regulatory responsibility for management of hazardous materials, with delegation of authority to local jurisdictions that enter into agreements with the state. Local agencies, including the Santa Clara County Department of Environmental Health and the City of Santa Clara Fire Department administer laws and regulations.

The Santa Clara Fire Department Hazardous Materials Division acts as a technical consultant advising on site construction, process installation and the safe use and handling of hazardous materials. They also train fire department members on safety hazard mitigation, incident management, hazardous assessment and legal obligations (City of Santa Clara 2003).

Storage of hazardous materials in underground tanks is regulated by the State Water Resources Control Board (SWRCB), which has overall responsibility for implementing all regulations set forth in the California Code of Regulations (CCR). State standards cover installation and monitoring of new tanks, monitoring of existing tanks, and corrective actions for removed tanks. Implementation of state underground storage tank regulations, including permitting for all hazardous materials storage, is enforced locally by the City of Santa Clara Fire Department.

Worker Safety

The California Occupational Safety and Health Administration (Cal-OSHA) and the Federal Occupational Safety and Health Administration (Fed-OSHA) are the agencies responsible for assuring worker safety in the handling and use of chemicals in the Occupational Safety and Health Act of 1970, Fed-OSHA has adopted numerous regulations pertaining to worker safety, contained in the Code of Federal Regulations Title 29 (29 CFR). These regulations set standards for safe workplaces and work practices, including standards relating to hazardous material handling. Cal-OSHA assumes primary responsibility for developing and enforcing state workplace regulations. Because California has a federally approved OSHA program, it is required to adopt regulations that are at least as stringent as those found in 29 CFR. Cal-OSHA standards are generally more stringent than federal regulations.

Cal-OSHA regulations about the use of hazardous materials in the workplace, as detailed in CCR Title 8 include requirements for safety training, availability of safety equipment, accident and illness prevention programs, hazardous substance exposure warnings, and emergency action and fire prevention plan preparation. Cal-OSHA enforces hazard communication

program regulations that contain training and information requirements, including procedures for identifying and labeling hazardous substances, communicating hazard information related to hazardous substances and their handling, and preparation of health and safety plans to protect workers and employees at hazardous waste sites. The hazard communication program requires that Material Safety Data Sheets (MSDSs) be available to employees and that employee information and training programs be documented.

Emergency Response to Hazardous Materials Incidents

California has developed an Emergency Response Plan to coordinate emergency services provided by federal, state, and local government and private agencies. Response to hazardous materials incidents is one part of this plan. The plan is managed by the State Office of Emergency Services (OES), which coordinates the responses of other agencies including the Cal-EPA, the California Highway Patrol (CHP), California Department of Fish and Game, San Francisco Bay Regional Water Quality Control Board, Santa Clara County Environmental Health Department, Santa Clara County Fire Department, and the City of Santa Clara Fire Department.

Hazardous Materials Transport

The U.S. Department of Transportation regulates hazardous materials transportation between states. State agencies with primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies are the CHP and the California Department of Transportation (Caltrans). Together, these agencies determine container types used and license hazardous waste haulers for hazardous waste transportation on public roads.

In addition, DTSC requires a Transportation Plan as part of the RAW. This plan requires the transportation route to be identified, a contingency plan in case of emergency, traffic control and flagging for entrance and exit of trucks and vehicles to the site, and covering of trucks to prevent release of contaminated soil into the air during transport.

Hazardous Waste Management

The California DTSC regulates the generation, transportation, treatment, storage, and disposal of hazardous waste under the Federal Resource Conservation and Recovery Act (RCRA) and the State Hazardous Waste Control Law. Both laws impose comprehensive regulatory systems for handling hazardous waste in a manner that protects human health and the environment.

4.6.2 ENVIRONMENTAL IMPACTS

THRESHOLDS OF SIGNIFICANCE

The project would result in significant hazardous materials impacts if it would:

- 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 or through the routine transport, use, or disposal of hazardous materials, or

- result in safety hazards to people residing or working in the project area.

The discussion below addresses the physical impacts resulting from the presence of hazardous materials on the project site and proposed use of hazardous materials during construction. Those impacts on the environment that might reasonably be anticipated to occur as a result of cleaning up the existing contamination (generally called remediation) are addressed in other parts of this DEIR. For example, the impacts of traffic generated by cleanup operations are discussed under the transportation section; impacts from dust generated by excavating and removing contaminated soil are discussed in the air quality section.

METHODOLOGY

To address the potential presence of hazardous materials or substances at the project site, DGS completed a Phase 1 site assessment beginning in July 2002. Following completion of the Phase 1, DGS conducted a Phase II site investigation and entered into the California Environmental Protection Agency's DTSC Voluntary Cleanup Program (VCP) in May 2003. The DTSC's VCP is designed to protect human health and cleanup the environment during land redevelopment under the DTSC's oversight. For the project site, the VCP requires completion of an initial site assessment (the Phase 1), site investigation (the Phase II), preparation of a cleanup plan (the RAW), and ultimately, implementation of the cleanup plan.

Environ Corporation (ENVIRON) in Emeryville, California completed the initial site assessment (the Phase 1), site investigation (Phase II), and preparation of a draft cleanup plan (the Draft RAW) for the project site on behalf of the DGS. ENVIRON is an international technical and scientific consultancy providing state-of-the-art scientific, engineering and risk management services to clients who must address a wide variety of public health and environmental risks. ENVIRON personnel have performed this type of testing at numerous sites for both private and public entities in the Bay Area since 1988. The site investigation performed under the Phase II for the project site was conducted in accordance with the DTSC guidance for sampling agricultural soils for school sites. Sampling and testing for potential school sites requires a greater number of samples and tests than sampling and testing for other land uses because of the additional sensitivity of children to potentially toxic substances. The sampling and testing at the project site followed the DTSC school sites protocol and was approved by the DTSC as documented in the DTSC's approval letter dated November 10, 2003 (Appendix N). Subsequent to approval of the Phase 2 report, ENVIRON prepared a cleanup plan (i.e., the draft RAW) that outlines the methods by which contaminated soil would be excavated from the project site and the specific measures that would be implemented during remediation activities to prevent the disturbance or release of contaminated soils to offsite properties and to the atmosphere. The DTSC approved the Draft RAW on May 11, 2004. This RDEIR evaluates the remediation program outlined in the Draft RAW as an element of the project; therefore, potential hazards and hazardous material impacts associated

with implementation of the project consider the effects of remediation activities as well as the net resulting impact after implementation of the RAW.

IMPACT ANALYSIS

Impact 4.6-1

Create a Safety Hazard to Construction Workers and Adjacent Residences. *Remediation activities would be completed in accordance with the provisions of the approved RAW under the oversight of the DTSC. The development contractors would be required to comply with state health and safety regulations during demolition and construction activities. Because remediation activities would occur in accordance with measures outlined in the RAW and demolition activities would comply with OSHA requirements, impacts related to creation of significant safety hazards for construction workers or adjacent residents would be less than significant.*

The Phase I and II reports identified presence of elevated concentrations of arsenic and dieldrin in onsite soils as a result of past pesticide use. Further, asbestos, lead-based paint and PCBs are also likely to be present in onsite buildings and power poles. DGS entered into a VCA with DTSC and prepared a draft RAW that identifies the necessary remediation activities to excavate and remove onsite contaminated soils. The approved RAW would require the preparation of a site Health and Safety Plan. This plan would outline measures that would be employed to protect construction workers and residents from exposure to hazardous materials during remediation activities. These measures could include, but would not be limited to installing security barriers, posting notices, limiting access to the site; air monitoring, watering, and installing wind fences. Further, development contractors would be required to comply with state health and safety standards for all demolition work. This would include compliance with OSHA and Cal-OSHA requirements regarding exposure to asbestos and lead-based paint. Because remediation activities would occur in accordance with measures outlined in the RAW and demolition activities would comply with OSHA requirements, the potential to expose construction workers and residents to safety hazards as a result of remediation and demolition activities would be less than significant.

Impact 4.6-2

Create a Significant Hazard to the Public or the Environment. *The project would not involve the routine storage, use, or transportation of any hazardous materials. The use, storage and handling of hazardous substances during remediation activities and removal of existing buildings (e.g., contaminated soils, asbestos, lead-based paint) and during construction (e.g., fuels, asphalt) would occur in accordance with the approved RAW and applicable local, state, and federal laws. Therefore, impacts related to creation of significant hazards to the public through transport, use, disposal and risk of upset would be less than significant.*

As a result of pesticide use related to past agricultural practices on the site, arsenic and dieldrin concentrations in onsite soils are a potential health risk of concern. As described above, DGS has prepared a draft RAW that identifies necessary remediation activities for unrestricted residential use, including excavation and removal of onsite contaminated soils, and importation of clean fill material. The project includes measures that ensure the safe

transport, use, and disposal of contaminated soil and building debris removed from the site. The development contractors would be required to comply with the approved RAW and applicable local, state, and federal laws. The RAW outlines measures for specific handling and reporting procedures for hazardous materials, and disposal of hazardous materials removed from the site at an appropriate offsite disposal facility. Analysis and mitigation measures addressing the potential release of hazardous materials into the atmosphere are addressed in Section 4.3, Air Quality, of this DEIR.

The project would include the construction of up to 110 single-family residences, 165 senior housing units, a 1 acre municipal park, and infrastructure typically associated with residential development. None of these uses would involve the use, storage or transport of hazardous materials on a routine basis. During construction, minor use, storage and handling of hazardous substances, including fuel and asphalt, would be expected. This would be done in accordance with applicable local, state and federal regulations, including Cal-OSHA requirements, and manufacturers' instructions. Because all activities would be in compliance with applicable laws pertaining to the handling, transport, and storage of hazardous materials, this impact would be less than significant.

4.6.3 MITIGATION MEASURES

No mitigation measures are necessary for the following less-than-significant impacts.

4.6-1: Create a Safety Hazard for Construction Workers and Adjacent Residences.

4.6-2: Create a Significant Hazard to the Public or Environment.

4.6.4 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The project's hazards and hazardous materials impacts (Impact 4.6-1 and 4.6-2) would be less than significant. No mitigation is required.