
HAZARDOUS MATERIALS

INTRODUCTION

The California Health and Safety Code¹ defines hazardous materials in broad terms. It states that 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 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 may also include any contaminated soil or imported fill (i.e., soil placed on the site from another location), should these materials be found to contain hazardous substances.

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

The information presented below was drawn from a search of contamination records in and around the WCSP area performed by Environmental Data Resources, Inc. on March 4, 2008.

SETTING

POSSIBLE CONTAMINANTS

As the Plan area's history involves agricultural uses, there may be residual levels of pesticides, fungicides, or fertilizer present in site soils. Most modern pesticides are less of a concern to the Department of Toxic Substance Control than so called "legacy" pesticides such as DDT, which are no longer legal to use, but may have been utilized in the past allowing the possibility that some lingering contamination may exist in site soils. The use of most chlorinated hydrocarbons (such as DDT and endosulfan) was associated with row crops and livestock operations, not orchards.

Agricultural land uses also require machinery and equipment that use various hazardous materials such as gasoline, diesel, lubricant oils, batteries, etc. In the Central Valley, it is common for farmers to have motor vehicle fuel tanks (typically several hundred gallons) on their property. Information on if, when and/or how historic tanks were removed is often not available because appropriate records were never filed.

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

The Plan area also includes a light industrial/manufacturing site, limited residential development, and farm structures and buildings. Small-quantity hazardous materials generated within the Plan area can be presumed to include solvents, photochemicals, and waste oil in addition to common household hazardous waste.

ENVIRONMENTAL DATABASE SEARCH

Environmental Data Resources conducted an electronic file search of available electronic records for the Plan area. The search, encompassing all mapped hazardous and potentially hazardous sites in the vicinity of the Plan area, was conducted on March 6, 2008.

The site records review did not reveal evidence of environmental concerns including documentation or physical evidence of significant soil or groundwater impairments within the Plan area. A review of regulatory databases found no documentation of hazardous materials violations or discharge on the Plan area.

REGULATORY SETTING

Federal and State Requirements

The chief environmental regulator at the federal level is the United States Environmental Protection Agency (EPA), Region IX for California, Nevada, Arizona, and Hawaii. In California, the Department of Toxic Substances Control (DTSC) is chiefly responsible for regulating the safe handling, use, and disposal of toxic materials, while the Central Valley Regional Water Quality Control Board (a division of the State Water Resources Control Board) regulates discharges of potentially hazardous materials into 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 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). Air quality is regulated through the Air Resources Board (ARB).

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) is the primary federal law governing the handling and disposal of solid hazardous waste. RCRA is an amendment (made in 1976) to the solid waste disposal act of 1965, but the amendments were so comprehensive that it is generally referred to as a new act. RCRA defines solid and hazardous waste, authorizes the Environmental Protection Agency (EPA) to set standards for facilities that generate or manage hazardous waste, and establishes a permit program for hazardous waste treatment, storage, and disposal facilities. RCRA was last re-authorized by the Hazardous and Solid Waste Amendments of 1984. The authorization for appropriations under the Act expired September 30, 1988, but funding for the EPA's programs in this area has continued. The Act's other authorities do not expire.²

² McCarthy, J and Tiemann, M, Congressional Research Service Report RL30032 – Solid Waste Disposal Act/Resource Conservation and Recovery Act, National Council for Science and the Environment, obtained from <http://www.cnie.org/NLE/CRSreports/BriefingBooks/Laws/h.cfm>

Pre-Disaster Hazard Mitigation Program

The Pre-Disaster Hazard Mitigation Program was authorized by the Robert T. Stafford Disaster Assistance and Emergency Relief Act. Funding for the program is provided through the National Pre-Disaster Mitigation Fund (PDM) to assist state and local governments in implementing cost-effective hazard mitigation activities that complement a comprehensive mitigation program. The Code of Federal Regulations (CFR) Title 44, Part 201, Hazard Mitigation Planning, established criteria for state and local hazard mitigation planning authorized by the Stafford Act. After November 1, 2003, local and tribal governments applying for PDM funds through the state are required to approve a local hazard mitigation plan prior to the approval of local hazard mitigation project grants. The County of Stanislaus has prepared a Draft Multi-Jurisdictional Hazard Mitigation Plan, approved by FEMA January 6, 2006.³ This plan serves to fulfill this requirement.

Department of Transportation

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. Regulation 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.

Department of Toxic Substance Control

The Department of Toxic Substance Control (DTSC) regulates hazardous waste, cleans up existing contamination and looks for ways to reduce the hazardous waste produced in California. DTSC regulates hazardous waste in California primarily under the authority of RCRA and the California Health and Safety Code. DTSC oversees the implementation of the hazardous waste generator and onsite treatment program, one of the six environmental programs at the local level consolidated within the Unified Program. DTSC participates in the triennial review of the Certified Unified Program Agencies (CUPA) to ensure their programs are consistent statewide, conform to standards, and deliver quality environmental protection at the local level.

Local and Regional Requirements

Local responsibility for hazardous materials oversight, permitting, and regulation is through the Certified Unified Program Agencies (CUPA). These programs were developed when the State of California delegated responsibility to local jurisdictions. Each CUPA is responsible for writing and updating a Hazardous Materials Area Plan (for the public safety response in the jurisdiction) and providing guidelines for the Hazardous Materials Business Plan (for local businesses designated as handlers of hazardous materials).

³ Stanislaus County, *Multi-Jurisdictional Hazard Mitigation Plan*, March 2005, accessed through <http://www.stanoes.com/mjhmp.shtm>

The Stanislaus County Hazardous Material Division of the Department of Environmental Resources is responsible for the County's Certified Unified Program Agency (CUPA).⁴ CUPA programs are the Hazardous Waste Management Plan, Underground Storage Tank Program, Household Hazardous Waste Collection Program, Medical Waste Program, Hazardous Materials Disclosure Program (including Hazardous Materials Business Plans), Conditionally Exempt Small Quantity Generator Program, and the Department of Toxic Substance Control Tiered Permits Program. 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.

Permitting for installation of septic tanks is through the Stanislaus County Building Department, with repairs and inspection handled through the Stanislaus County Division of Environmental Health. Regulation of potentially hazardous pesticides and herbicides is under the jurisdiction of the Stanislaus County Agricultural Commissioner.

A permanent Household Hazardous Waste disposal facility is maintained at County Center IV, 1716 Morgan Road, Modesto. Household Hazardous Waste are collected free of charge to the residents of Stanislaus County Friday and Saturday 9 a.m. to 1 p.m. Additionally, a mobile collection facility is temporarily located at various locations in the county throughout the year.⁵

IMPACT ANALYSIS

STANDARDS OF SIGNIFICANCE

The following thresholds for measuring a Project's environmental impacts are based upon CEQA Guidelines:

1. Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
2. Would the Project 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?
3. Would the Project produce hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
4. Would the Project 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?
5. Would the Project 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? Would the Project result in a safety hazard for people residing or working in the Project Area?
6. For a Project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project Area?

⁴ Stanislaus County Department of Environmental Resources website <http://www.co.stanislaus.ca.us/er/>, accessed 5/4/09.

⁵ Stanislaus County Household Hazardous Waste Program website <http://www.co.stanislaus.ca.us/er/household-hazardous-waste.shtm>, accessed 5/4/09.

7. Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
8. Would the Project 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?

ROUTINE, TRANSPORT, USE OR DISPOSAL OF HAZARDOUS MATERIALS

The Plan includes residential, commercial and office as well as community facilities such as the County facilities and new schools and parks. Construction and future operation of these uses will require the limited use of some hazardous materials, including, but not limited to the following: gasoline, diesel, motor oil, hydraulic oil, solvents, and paint. Improper management of hazardous materials during construction and operational phases of the development could pose a hazard to human health and the environment. However, management of hazardous materials during and after construction shall follow best management practices and applicable laws regarding hazardous materials, therefore this is a *less than significant* impact.

The Plan also calls for a light industrial area in addition to the existing general industrial G3 Enterprises facility. Industrial uses are more likely to use hazardous materials that would require permitting.

As applicable, businesses requiring the use of hazardous materials must complete a Hazardous Materials Business Plan for the safe storage and use of chemicals. The Business Plan must include the type and quantity of hazardous materials, a site map showing storage locations of hazardous materials and where they may be used and transported from, risks of using these materials, material safety data sheets for each material, a spill prevention plan, an emergency response plan, employee training consistent with OSHA guidelines, and emergency contact information. Businesses qualify for the program if they store a hazardous material equal to or greater than the minimum reportable quantities. These quantities are 55 gallons for liquids, 500 pounds for solids and 200 cubic feet (at standard temperature and pressure) for compressed gases or hazardous waste in any quantity.

Exemptions include businesses selling only pre-packaged consumer goods; medical professionals who store oxygen, nitrogen, and/or nitrous oxide in quantities not more than 1,000 cubic feet for each material, and who store or use no other hazardous materials; or facilities that store no more than 55 gallons of a specific type of lubricating oil, and for which the total quantity of lubricating oil not exceed 275 gallons for all types of lubricating oil. These exemptions are not necessarily expected to apply to future uses in the Plan area.

The Hazardous Materials Business Plan must be recertified yearly by filling out and submitting the Hazardous Materials Business Plan Certification Statement that is mailed out at the end of every year. A current copy of the Business Plan must be maintained at the site where the hazardous materials are stored.

A completed Business Activities form must be submitted for all new businesses. After the initial submission, the business will be reviewed to see if they qualify to submit a Hazardous Materials Business Plan. Businesses requiring a Hazardous Materials Business Plan must submit the plan prior to the start of operations, and must recertify the Business Plan yearly or within 30 days of any significant change. Plans are submitted to the Stanislaus County Department of Environmental Resources, Hazardous Materials Division, located within the county facility in the Plan area at 3800 Cornucopia Way, Suite C. A Disclosure Program Manager can be contacted at (209) 525-6700 for additional information.

All transportation of hazardous materials and hazardous waste to and from the site will be in accordance with Title 49 of the Code of Federal Regulations, US Department of Transportation (DOT), State of California Department of Transportation (Caltrans), and local laws, ordinances and procedures including placards, signs and other identifying information.

Businesses would need to comply with laws and regulations that govern the use and storage of hazardous materials including, but not limited to, Chapter 6.95 of the California Health and Safety Code (inventory and emergency response), Title 8 of the Code of California Regulations (CCR) (workplace safety), and Titles 22 and 26 of the CCR (hazardous waste). Delivery of hazardous materials to the site and along public roadways would be required to comply with Title 49 of the Federal Code of Federal Regulations (CFR), as monitored and enforced by the California Highway Patrol (CHP) and California Department of Transportation (Caltrans). Storage of all flammable materials at the Plan area would be subject to the regulations of Title 19 of the CCR and the Uniform Fire Code. In addition, as discussed in the Hydrology and Water Quality chapter of this EIR, contractors would have to prepare Stormwater Pollution Prevention Plans that ensure that soil and contaminants do not enter surface waters. Assuming compliance with these regulations, potential exposure of people to hazardous materials associated with the proposed Specific Plan would be a *less than significant* impact.

RISK OF UPSET

Impact Haz-1: Accidental Hazardous Materials Release. Hazardous materials could be accidentally released during site remediation if required, site grading, construction and operation.

Accidental release of hazardous materials into the environment is considered most likely during the temporary construction phase, when concrete, wood preservatives, paint, asphalt, and other potentially hazardous materials would be stored, used, and moved around on the Plan area. Another potential source of contamination during the construction period is from fueling and maintaining heavy equipment used in grading and construction. Additionally, there exists the threat of a spill or leak following construction due to storage and use of normal residential or household hazardous wastes.

A separate risk would occur from the release of hazardous pesticides potentially present in site soils during site grading activities and site remediation activities if required, which could include transport of contaminated soils.

Mitigation Measure

Haz-1a: Phase I and/or Phase II Reports. Prior to issuance of demolition, grading, or building permits, development projects in the Plan area shall submit to the Ceres Public Safety Department, a Phase I environmental site assessment report signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer, and a Phase II report if warranted by the Phase I report for the project site. The reports shall identify any hazardous materials present on site and make recommendations for timing and type of remedial action, if appropriate.

Mitigation Measure

Haz-1b: Additional Soil Sampling/Site Soil Management Plan if Warranted. If warranted by the results of the Phase I analysis, development projects in the Plan area shall complete additional surface and subsurface soil sampling to determine if elevated levels of pesticides, fungicides, or fertilizer are present in the former agricultural soil. These tests shall take place within the areas of the project site

currently/previously in agricultural use, at a minimum rate of 1 direct sample per 10 acres. Samples may be composited with other samples for testing purposes, so that one composite sample is tested per 40 acres. Testing shall be for chemicals of concern, including persistent pesticides. Should pesticides of concern be detected, additional testing shall be performed to fully evaluate the extent of the presence of pesticides and the potential hazard to human health and the environment.

A registered geologist or civil engineer shall perform soil sampling, and all soil testing shall be performed by a state certified analytical laboratory, with results reported to the Stanislaus County Department of Environmental Resources. If contamination exceeding Residential guidelines such as the Regional Water Quality Control Board Environmental Screening Levels (ESL) for Residential Sites, U.S. EPA Preliminary Remediation Goals (PRG) for Residential sites, or the California Department of Toxic Substances Control Human Health Screening Levels (HHSL) is detected, then a Site Soil Management Plan and Health and Safety Plan shall be prepared and implemented.

If contamination of site soils is detected, then results shall be reported to the Department of Toxic Substance Control (DTSC) and a Site Soil Management Plan shall be prepared in accordance with recommendations of the environmental consultant and established procedures for safe removal. Specific mitigation measures designed to protect human health and the environment will be provided in the Plan. At a minimum the Plan shall include, but not be limited to the following:

- Documentation of the extent of previous environmental investigation and remediation at the site.
- Requirements for site-specific Health and Safety Plans (HASPs) to be prepared by all contractors at the project site. This includes a HASP for all demolition, grading and excavation on the site, as well as for future subsurface maintenance work. The HASP shall include appropriate training, any required personal protective equipment, and monitoring of contaminants to determine exposure. The HASP shall be reviewed and approved by a Certified Industrial Hygienist.
- Description of protocols for the investigation and evaluation of previously unidentified hazardous materials that could be encountered during Project development, including engineering controls that may be required to reduce exposure to construction workers and future users of the site.
- Requirements for site-specific construction techniques that would minimize exposure to any subsurface contamination found to occur. This shall include treatment and disposal measures for any contaminated groundwater removed from excavations, trenches, and dewatering systems in accordance with Central Valley Regional Water Quality Control Board guidelines.
- Sampling and testing plan for excavated soils to determine suitability for reuse or acceptability for disposal at a state-licensed landfill facility.
- Restrictions (if any) limiting future excavation or development of the subsurface by residents and visitors to the proposed development.

- The Plan shall be reviewed and approved by DTSC prior to issuance of any demolition, grading and construction permits for the Project.

Mitigation Measure

Haz-1c: Hazardous Waste Disposal. In order to mitigate the impact of possible hazardous material release following the construction phase, industrial batteries, as well as fuel and lubricant oils shall be properly stored so as to reduce the chance of spillage. Businesses handling hazardous materials shall prepare a hazardous materials business plan, and submit it to the Stanislaus County Division of Environmental Resources. Household hazardous wastes, such as leftover paint, solvents, automotive fluid shall be disposed of through the household hazardous waste facility at 1716 Morgan Road in Modesto.

Mitigation Measure Hydro-1. Implementation of a Storm Water Pollution Prevention Plan (SWPPP), as outlined in Mitigation Measure Hydro-1 will also help to reduce impact Haz-1 by preventing potentially contaminated soils from entering the stormwater system.

Implementation of mitigation measures **Haz-1a, Haz-1b, Haz-1c and Hydro-1** would reduce potential impacts associated with accidental release of hazardous materials into the environment during site preparation and construction activities, and following the completion of such activities to a level of *less than significant*.

HAZARDOUS MATERIALS HANDLING/EMISSIONS NEAR SCHOOLS

Impact Haz-2: Hazardous Emissions Within One-Quarter Mile of a Proposed School. No existing school is within one quarter mile of the Plan area. However, the Plan includes two future elementary schools, one of which could be within one quarter mile of proposed light industrial uses, which are likely to use and store materials that would be considered hazardous. In certain circumstances these materials could spill, mix, ignite, or volatilize and cause a hazardous emission near the school. Additionally, grading and construction activities would disturb potentially contaminated soil, leading to a potential emission of hazardous material within one-quarter mile of the proposed schools.

The closest existing schools to the Plan area are Sinclear Elementary, approximately 0.4 miles east of the Plan area at 1211 Hackett Road, Bret Harte Elementary approximately 0.5 miles to the north at 909 Glenn Avenue and Fairview Elementary at 1937 W Whitmore Avenue, approximately 0.5 miles to the west.

The Plan includes provision for up to two future elementary schools in the Plan area on 16 acres of land. While detailed subdivision maps have not yet been drafted, it is possible the southern-most of these school site would be within one-quarter mile of the proposed light industrial uses. Additionally, childcare facilities are permitted or conditionally permitted within all residential areas and office areas. Similar to schools, childcare facilities would be considered sensitive uses.

Land currently or previously in agricultural use may contain residual levels of pesticides, herbicides, fungicides, or fertilizer, some of which can be considered hazardous materials. Because fuel tanks were also common on Central Valley farms, there is also the possibility of soil contamination with gasoline, diesel, lubricant oils. Development of agricultural lands will disturb potentially contaminated soils.

Industrial uses within the Plan area will be constrained by Chapter 18.38 of the City of Ceres Municipal Code, which sets performance standards that ensure: “No building, structure or land shall be used, hereafter erected, structurally altered, or enlarged to be used or occupied in such a manner as to create any dangerous, injurious, noxious, annoying, or otherwise objectionable fire, explosive, or other hazard, noise or vibration, smoke, dust, odor, gas, or other form of air pollution; heat, cold, electrical or other disturbance; glare; liquid or solid refuse or wastes; or any other substances, conditions, or elements which would adversely affect the surrounding area or adjoining premises.” (see the entirety of Chapter 18.38 of the City of Ceres Municipal Code for additional specifications.)

Mitigation Measure

Haz-2: **Future Building Compliance with San Joaquin Valley Air Pollution Control District (SJVAPCD) and Occupational Safety and Health Administration (OSHA) Standards.** Each independent industrial facility operating in the Plan area shall obtain necessary permits and comply with monitoring and inspection requirements of the SJVAPCD. Future operations shall comply with all local, state and federal requirements for emissions. Each facility shall also meet OSHA and California OSHA standards for R&D facilities. This includes plan review by the City of Ceres to examine if the proposed development plans meet the same standards as for other similar facilities. Engineering controls, such as exhaust hoods, filtration systems, spill kits, fire extinguishers, and other controls, shall be incorporated into laboratory facilities to meet OSHA and California OSHA requirements. These standards are primarily designed to maintain worker safety, but also function to reduce the risk of accidental upset and limit potential hazardous emissions.

Mitigation Measures Haz-1a, Haz-1b, Haz-1c and Hydro-1. Implementation of mitigation measures **Haz-1a:** Phase I and/or Phase II Reports, **Haz-1b:** Additional Soil Sampling/Site Soil Management Plan, and **Haz-1c:** Hazardous Waste Disposal, and **Hydro-1:** Stormwater Pollution Prevention Plan (SWPPP) will reduce Impact Haz-2 by identifying and controlling potentially hazardous soils.

Implementation of these mitigation measures will reduce the potential impact of hazardous emissions within one-quarter mile of a school to *less than significant*.

REGISTERED HAZARDOUS MATERIALS SITES

The Plan area is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore there is *no impact*.

AIRPORT HAZARDS

The nearest airport to the proposed Plan area is the Modesto City-County Airport, located approximately two and a half miles to the northeast. The proposed Plan area is not within the planning area for this airport⁶ nor is it located within two miles of any other airport. Therefore there is *no impact* related to airport hazards.

⁶ Stanislaus County Airport Land Use Commission, *Airport Land Use Commission Plan*, August 3, 1978, as amended May 20, 2004.

EMERGENCY RESPONSE/EVACUATION PLANS

Impact Haz-3: Potential Interference with Emergency Response Plan. The proposed development could potentially physically interfere with implementation of an adopted emergency response or evacuation plan through contribution to increased traffic, which may reduce emergency response times.

The proposed development is not expected to physically interfere with implementation of an adopted emergency response or evacuation plan. However, development of the Plan area will include an intensification of land use, resulting in an increased number of automobile trips and an alteration of the existing traffic infrastructure. Traffic is likely to increase, and may reduce emergency response times. Discussion of specific traffic and transportation impacts resulting from the proposed development are also discussed in Chapter 17: Transportation/Traffic. Demand for fire protection and emergency medical services will also increase at the site, since the proposed development will have more occupants than the former agricultural use of the property.

Mitigation Measure

Haz-3: Fire Department Review. The Ceres Fire Department shall review construction plans for roadway modifications, and establish temporary alternative emergency routes necessary for the duration of construction at development projects within the Plan area. During design review, the City shall establish that roads and driveways meet all ordinance and California Building Code requirements for emergency access.

Implementation of mitigation measure Haz-3 will reduce the impact of development to any emergency response or evacuation plan to a level of *less than significant*.

WILDLAND FIRE

Wildland fire hazards exist in areas with extensive grasslands. According to the General Plan Background Report, the primary wildland fire hazard in the City is the river bluff area in northern Ceres, particularly during the summer months, when the vegetation along the Tuolumne River bluffs is dry.⁷ The Plan area is not near the river, and is surrounded by rural residential, urban development, and irrigated agricultural lands. Potential for fire hazards in agricultural areas is relatively low.⁸ Therefore, the risk of exposure to wildland fires is considered a *less than significant* impact.

CUMULATIVE HAZARDS AND HAZARDOUS MATERIALS IMPACTS

The Plan area would be one of numerous sites that are anticipated to undergo development / redevelopment in the vicinity. Development of the Plan area would contribute to a cumulative increase in the number of sites handling hazardous materials, both in the vicinity in general as well as near a school, and would result in a cumulative increase in transportation, use, disposal, and potential for exposure to and/or accidental release of hazardous materials during both construction and operations. However, the cumulative impact is expected to be slight and identified project-specific mitigation measures would reduce this impact to a *less than significant* level with no additional mitigation required.

⁷ J. Laurence Mintier & Associates, *City of Ceres General Plan Background Report*, February 1997, page 9-12.

⁸ J. Laurence Mintier & Associates, *City of Ceres General Plan Final Environmental Impact Report*, November 12, 1996.