4.8 HAZARDS AND HAZARDOUS MATERIALS

This section discusses the existing hazardous conditions in the Plan area, in terms of known current and historic contamination, and evaluates the potential hazardous materials and public health impacts of the proposed project. A Phase I Environmental Site Assessment (Phase I) was prepared by Natural Investigations (2007) as part of the EIR evaluation and prepared in support of the proposed project. This Phase I includes an environmental risk management database report for the Plan area and is included as Appendix C of this DEIR.

This project DEIR has been prepared to meet the requirements of a project-level EIR. The City's intention in preparing this project EIR is that no further environmental review under CEQA would be required for subsequent projects which are consistent with the Specific Plan to provide for the streamlined approval of projects proposed within the Plan area that are consistent with land use designations, adhere to design guidelines (specifically prototype development), or fall within the scope of the Specific Plan and EIR.

4.8.1 Existing Conditions

The Plan area is a civic planning area located in downtown Roseville. As shown in Exhibit 4.1-1 (see Section 4.1, "Land Use and Planning"), the Plan area contains various industrial, retail/commercial buildings, office buildings, public facilities, residential, vacant lots, and parking lots. The Plan area also contains paved roads, sidewalks, and underground utilities. In addition, the UPRR railyard and rail corridor extends through the middle of the Plan area. As part of the Phase I, Environmental Data Resources, Inc. was contacted to produce an environmental risk management database report for the Plan area and within a 1-mile radius around the Plan area. The report compiled information from federal, state, and local environmental databases on properties with known hazardous environmental conditions or properties that handle, transport, use, or store hazardous materials. This database report is included in the Phase I (see Appendix C). While most Phase I investigations are generally performed for property transfer actions, this Phase I was performed in support of the requirements of the CEQA as it applies to the proposed project. Specifically, the Phase I evaluates the hazards and hazardous materials in the Plan Area, determines potential impacts of hazards and hazardous materials related to the proposed project, and identifies potential mitigation measures to reduce negative impacts of hazardous materials during Plan implementation.

Evidence from the Phase I records research, site reconnaissance, and interviews has determined that known Recognized Environmental Conditions (RECs) currently exist, or have historically existed, within the Plan area. The following text summarizes historical and current areas of concern within, or in the immediate vicinity of, the Plan area that were identified in the Phase I.

The following are historical areas of concern within the Plan area identified during research accomplished as part of the Phase I.

- ▶ **316 Vernon Street**, parking lot one fuel underground storage tank (UST), hydraulic lift, and buried drums were removed in 2000; stockpiled soils were reported to contain petroleum hydrocarbon and lead contamination, but subsequently reused offsite; case was closed in 2002.
- ▶ 725 Vernon Street, Rock of Roseville search for a suspected abandoned UST revealed nothing.
- ▶ **310 Washington Street** three fuel USTs and one waste oil UST were removed in 1990; petroleum hydrocarbons were detected and the pit over-excavated; case was closed in 2005.
- ▶ **300 Lincoln Street**, Barker Hotel a fuel UST was removed and petroleum hydrocarbon contamination of soil was detected; soils were removed in 2004, and the case was closed.
- ▶ 301 Lincoln Street a fuel UST was abandoned in place under permit.

The following are current areas of concern within the Plan area identified during Phase I records research:

- ▶ 404 Vernon Street former Deluxe Dry Cleaners operated a leaking sewer that discharged cleaning fluids. Groundwater and soils were contaminated by tetracloroethylene, trichloroethylene (TCE), and chloroform. Two of the City of Roseville's groundwater wells were impacted. Remedial action included ozone injection in 2003. The Central Valley Regional Water Quality Control Board (CVRWQCB) has required additional remediation and ongoing groundwater monitoring, and the case is still active.
- ▶ **120 Church Street** removal of two heating oil USTs identified soil contaminated with kerosene. The contaminated soil was subsequently removed. The status of contamination is being monitored.
- ▶ 121 Church Street USTs were abandoned in-place in an alley. Soil testing is proposed.
- ▶ **510 Washington Boulevard,** Beacon Service Station gasoline and MTBE released to groundwater from UST in 1991. A dual-phase extraction system was implemented in 2003 and a final remediation plan was filed in 2005. The RWQCB has required ongoing groundwater monitoring, and the case is still active.
- ▶ 412 Lincoln Street former gasoline fuel station operated until the mid-1960's. In 2001, a permit and report for removal of one 3,000-gallon fuel UST and two 6,000-gallon buried railcars used as USTs was submitted. Soil and groundwater were contaminated by gasoline and diesel. The CVRWQCB requested a workplan in 2007.
- ▶ **97 Vernon Street** former Tillet Cleaners contaminated groundwater with TCE / perchlorethylene (PCE). Currently in post-remedial, monitoring stage.
- ▶ **200 Washington Street** two abandoned USTs, status unknown.

The following are historical areas of concern located outside of the Plan area but could impact developments within the Plan area.

- ▶ 108 Riverside Avenue, Rose Liquor and Food a use permit was filed for Bill's Phillips Service to operate a 9,000-gallon gasoline UST in 1971; a permit was filed for Triangle, Inc., to install one 10,000-gallon UST in 1974; permits were filed by P & P Building Wrecking, Inc., to abandon two USTs (4,000-gallon and 5,000-gallon) and install a new tank in 1977; permits were filed for Rose Food and Liquor to install three 12,000-gallon USTs and remove two USTs in 1986; an abandoned 550-gallon UST was discovered and a gasoline release detected in 2002 during dispensing system upgrading; WEGE removed the tank and excavated contaminated soils in 2002; the CVRWQCB required additional groundwater sampling; the case is still active.
- ▶ **604 Riverside Avenue**, Eskridge's Chevron #9-29-37 two 10,000-gallon USTs and one 5,000-gallon UST were installed in 1970; one waste-oil UST (unknown size) was removed and replaced with a new UST and contaminated soils were disposed in 1994; 10 gallons of gasoline were released by a car that tore off the dispenser nozzle, and impacted soil was removed; in 1995, three gasoline USTs (unknown size) were removed and replaced with three 12,000-gallon USTs, petroleum-product contaminated soils were found; site investigation was performed in 1995 and a soil vapor extraction system was installed; sparging wells and monitoring wells were installed through 2002; additional subsurface investigations were performed in 2003 and 2004; CVRWQCB has required ongoing groundwater monitoring, and the case is still active.
- ▶ **609B Riverside Avenue,** Sierra Station #13 / Riverside Beacon release of petroleum hydrocarbons to groundwater detected during upgrade inspections in 1998; a site investigation was performed in 2000; groundwater extraction work plan prepared in 2001; additional site characterization and installation of monitoring wells conducted in 2003; CVRWQCB has required ongoing groundwater monitoring and the coordination of monitoring efforts with the remediation occurring at 604 Riverside Avenue.
- ▶ **200 to 1600 Vernon Street and 6125 Atkinson Street,** Union Pacific Rail Road Roseville Yard a permit was filed to remove one waste oil tank at the yard near Vernon Street and 3rd Street in 1986; in 1984, soil and

groundwater contamination at North Yard Operable Unit was addressed; from 1984 to 1994, approximately 57,000 cubic yards of petroleum hydrocarbon-impacted soils were excavated for off-site disposal and 1,166,000 gallons of impacted ground water were pumped and treated or disposed of off-site according to the 1993 and 1996 Remedial Action Plans; an additional Remedial Action Plan was approved in 2003 for disposal of an additional 250 cubic yards of impacted soil; in 2002, at Building 7244, approximately 1,000 gallons of diesel fuel were spilled, 200 gallons of free product was removed, contaminated soil was removed; in 2003, a leaking locomotive fuel tank released 250 gallons of diesel fuel, impacted soil was excavated and disposed; the 2003 report by Environmental Resources Management entitled "Phase III Remedial Investigation Interim Data Report and Additional Investigation Recommendations" is intended to coordinate, with Department of Toxic Substances Control (DTSC), remedial investigations and actions at the entire Roseville Yard and determine the extent of petroleum hydrocarbon plume(s); the case is still active.

- ▶ **100 Elm Street,** Sal's Garage waste oil was released to soil in 1991; a Phase II ESA was performed in 1994; remedial action was taken, and the case was closed.
- ▶ **200 Atlantic Street**, Brick Paolini Texaco 1970 use permits for two 5,000-gal. gasoline UST, one 2,000-gallon diesel USTs; 1971 use permits for one 2,000-gallon diesel UST and one 14,000-gallon gasoline UST; 1971 install permit (to Triangle Inc.) for one 4,000-gallon UST; 1984 install permit for three 5,000-gallon USTs (Paul Becker Service Station); 1984 abandon/remove permit for three 5,000-gallon USTs and one 2,000-gallon UST; 1995 use permits for one 5,000-gallon diesel UST, two 5,000-gallon gasoline USTs (all installed 1983).
- ▶ **1017 Douglas Boulevard,** Former E-Z Serve #100875 CVRWQCB requested additional remedial action for gasoline contamination of soil and groundwater.
- ▶ 1000 Douglas Boulevard, Douglas Exxon petroleum hydrocarbon remediation complete; monitoring status.

4.8.2 REGULATORY SETTING

STATE AND LOCAL AGENCIES

Several state agencies regulate the transportation and use of hazardous materials to minimize potential risks to public health and safety. These agencies include the California Environmental Protection Agency (Cal/EPA) and the Office of Emergency Services. The California Highway Patrol and Caltrans enforce regulations specifically related to hazardous materials transport. Within Cal/EPA, the DTSC has primary authority to enforce hazardous materials regulations. State hazardous waste regulations are contained primarily in Title 22 of the CCR. Individual RWQCBs are the lead agencies responsible for identifying, monitoring, and cleaning up leaking USTs. The Placer County Environmental Health Division (PCEHD) regulates the cleanup of contaminated properties in its jurisdiction in coordination with Cal/EPA. The Roseville Fire Department is a Certified Unified Program Agency (CUPA), and as such, is the lead hazardous materials management agency for properties within the City of Roseville.

A Phase I is conducted on a property to investigate the potential presence of hazardous materials on the property, in the soil, or in the groundwater. The results of a Phase I are generally provided to DTSC for concurrence and to obtain recommendations for further investigation. A Phase I is an initial investigation of the site to identify whether hazardous materials are present and to determine if identified environmental conditions require further evaluation. A Phase II Environmental Site Assessment (Phase II) is a supplemental investigation that generally explores surface and subsurface conditions of those areas of the site that were identified by the Phase I as being a REC at the site. Thus, a Phase II ESA is an added investigative step for those areas found to likely have contamination and confirms whether in fact contamination is present.

In the Phase I prepared for the proposed project, properties were identified in the Plan area as having RECs. A Phase II would normally be recommended in this case because of the RECs identified. However, each area of

concern noted in the Phase I had a site investigation (SI) performed and each of these areas is currently engaged in either remedial actions or subsequent groundwater monitoring activities. Furthermore, local regulatory agencies are overseeing the remedial work and ensuring that environmental conditions are restored to appropriate and legal levels before the cases are closed.

CITY OF ROSEVILLE GENERAL PLAN 2020

The *City of Roseville General Plan 2020* does not specifically address the potential impacts of hazardous materials or safety issues in the Plan area, but includes goals and policies that address hazardous materials storage, transportation, clean-up, and emergency response within the City in the Hazardous Materials Component of the Safety Element – VIII. The Hazardous Materials Component consists of one goal and four policies that apply to the proposed project, as listed below:

Hazardous Materials Goal: Protect the community's health, safety, natural resources, and property through the regulation of use, storage, transport, and disposal of hazardous materials.

- Policy 1: Require the disclosure of the use and storage of hazardous materials in existing and proposed industrial and commercial activities and siting of hazardous waste disposal facilities in accordance with Placer County guidelines and state law.
- ▶ **Policy 2:** Work with Placer County and other public agencies to inform consumers about household use and disposal of hazardous materials.
- ▶ **Policy 3:** Cooperate fully with both public and private agencies, as defined in the City of Roseville Hazardous Materials Emergency Response Plan in the event of a hazardous materials emergency.
- ▶ **Policy 4:** Develop a hazardous materials truck route through the City of Roseville and limit pickup and delivery of hazardous materials during peak traffic hours.

4.8.3 ENVIRONMENTAL IMPACTS

ANALYSIS METHODOLOGY

The following reports document potential hazardous conditions in the Plan area and were reviewed for this analysis:

- plans for the proposed project;
- available literature, including documents published by city, county, state, and federal agencies;
- review of applicable elements from the County General Plan and the City of Roseville General Plan 2020;
- ▶ Programmatic Phase I Environmental Site Assessment for the Downtown Roseville Specific Plan, prepared by Natural Investigations Company (2007).

In addition to reviewing the above reports, the U.S. Environmental Protection Agency's (EPA's) Envirofacts website (as described above) was searched to confirm information presented in the Phase I and to identify any new hazardous material sites in the Plan area. Proposed project activities were evaluated against the hazardous materials information gathered from the above sources to determine whether any risks to public health and safety or other conflicts would occur.

THRESHOLDS OF SIGNIFICANCE

The proposed project would cause a significant impact related to hazardous materials and public health 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 the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
- be located 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, create a significant hazard to the public or the environment;
- result in a safety hazard for people residing or working in the Plan area, for projects within an airport land use plan or within two miles of a public airport;
- impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan;
- expose construction workers to hazardous materials that would create health risks during construction; or
- create a health or potential health hazard.

IMPACT ANALYSIS

Hazardous Materials – Use, Storage, or Handling of Hazardous Materials. The proposed project would involve the storage, use, and transport of hazardous materials at individual project sites during construction activities. In addition, because the Plan envisions commercial land uses, it is likely that some facilities (e.g., dry cleaners, gas stations) could use hazardous materials during operation. However, use of hazardous materials in the Plan area would require compliance with local, state, and federal regulations. Furthermore, the City of Roseville performs annual inspections of all businesses utilizing hazardous materials and requires each business to file a Hazardous Materials Management Plan. Therefore, impacts related to creation of significant hazards to the public through routine transport, storage, use, disposal, and risk of upset would not occur. This impact is considered **less than significant**.

As identified in the Phase I prepared for the project (Appendix C), the following businesses store and utilize hazardous materials and are regulated by the Roseville Fire Department.

- ▶ 323 Judah Street, Bud's Fabricare registered use of tetrachloroethylene, 100 gallons per day.
- ▶ **242 Lincoln Street**, Verizon Wireless registered use of electric storage batteries (2,904 pounds), lead-calcium (792 pounds), and Freon FE 1301 (70 pounds).
- ▶ **200 Atlantic Street**, #A, Apex Motorsports hazardous waste generator.
- ▶ **308 Washington Boulevard**, Nubbins Drive-Inn fire inspection.
- ▶ 911 Washington Boulevard, Palmer Sign Company registered use of hazardous materials.
- ► **114 Vernon Street** registered use of 6,000-gallon diesel UST; hydroxymethyl methoxyphenoxy butyryl (HMPB)

- ▶ **401 Oak Street**, Roseville Fire Department registered use of 2,000-gallon diesel UST.
- ▶ **600 Vernon Street**, Bertini's German Motors of Roseville current registered hazardous materials use, 1,100 gallons per year of waste oil.
- ▶ **640 Vernon Street**, Ironfox HMPB; 5 gallons waste oil.
- ▶ 1301 Main Street, First Church of the Nazarene 205-gallon propane aboveground storage tank (AST).
- ▶ **510 Washington Boulevard**, Hira Petroleum / Beacon Hazardous Materials Management Plan on file; annual inspections performed; facility uses three 12,000-gallon USTs containing gasoline.
- ▶ **921 Washington Boulevard, #401**, Aquaservice Engineers 150 gallons of sodium metabisulfite (boiler treatment).
- ▶ **941 Washington Boulevard,** #318, Tuff Coat Spray-on Bedliners of California hazardous materials inspection reports show compliance.
- ▶ **998 Washington Boulevard**, U-Store America propane AST.

Future land uses in the Plan area, including residential and commercial uses, would involve the storage, use, transport, and disposal of hazardous materials (e.g., asphalt, fuel, lubricants, paint) during construction activities. In addition, commercial uses associated with implementation of the Plan could include facilities such as medical offices and dry cleaners that could use and routinely transport hazardous material to and from the Plan area. The California Highway Patrol and Caltrans regulate transportation of hazardous materials on area roadways, whereas use of these materials is regulated by the DTSC, as outlined in Title 22 of the CCR. The project applicant, builders, contractors, business owners, and others would be required to use, store, transport, and dispose of hazardous materials in compliance with local, state, and federal regulations during project construction and operation. Facilities that would use hazardous materials on-site after the project is constructed would be required to obtain permits and comply with appropriate regulatory agency standards designed to avoid hazardous waste releases. Because the Plan would not inhibit future land uses from implementing and complying with existing hazardous material regulations, impacts related to creation of significant hazards to the public through routine transport, use, disposal, and risk of upset would not occur in the Plan area. Therefore, this impact is considered less than significant.

IMPACT
4.8-2
Hazardous Materials – Exposure of Construction Workers, Residents, and Others to Hazardous
Materials. Potential recognized environmental conditions (RECs) have been identified in the Plan area.
Existing or past uses were identified to have resulted in contamination of soil and/or groundwater in some locations. In addition, demolition, excavation, and construction activities in the Plan area could result in the exposure of construction workers to hazardous materials such as asbestos, petroleum hydrocarbons, and/or other harmful contaminants. If contaminated sites in the Plan area are not remediated before occupation or use of the site, future residents and others could be exposed to hazardous materials. This impact is considered significant.

The RECs detailed in Section 4.8.2 are likely to have a negative impact (i.e., significant effect) on the Plan area if they are not fully remediated before implementation of the Specific Plan. The Plan area contains a mix of industrial, commercial, and residential land uses with a minimum of 100 years of historical hazardous material use. Historic dry cleaning operations contaminated groundwater in the Plan area and City-owned wells with volatile organic compounds (i.e., perchloroethylene [PCE], trichloroethylene [TCE]). In addition, petroleum-based contaminant plumes exist in groundwater in several commercial locations in the Plan area. Because residences and businesses in the Plan area and immediate vicinity do not rely upon groundwater for potable water supply, the immediate risk to human health from this contaminated groundwater is not great; supervising agencies have not issued any warnings or restricted uses in the Plan area. However, ground disturbance or excavation

during construction and implementation of the Specific Plan could pose a risk to human health for construction personnel, especially if the identified contaminants were encountered during trenching. Hazards include ignition of flammable liquids or vapors; inhalation of toxic vapors in confined spaces such as trenches; the excavation of undocumented obstructions such as USTs, piping, or solid waste; or skin contact with contaminated soil or water.

Each area of concern identified in the Phase I and described above has previously had a Phase II or SI performed, and each of these areas is currently engaged in either remedial actions or associated groundwater monitoring activities. Furthermore, regulatory agencies are overseeing the remedial actions and ensuring that environmental conditions are restored to appropriate and legal levels before the cases are closed. The Phase I concluded that excavation activities in the Plan area and implementation of the Specific Plan could proceed if appropriate mitigation measures are taken.

In addition, some structures located in the Plan area were constructed prior to 1977. Because of these structure's age, there is a possibility that several of these structures could include asbestos-containing building materials and lead-containing materials (e.g., paint, sealants, pipe solder), which could become friable or mobile during demolition activities and come into contact with construction workers. Asbestos and lead-based paint are considered hazardous materials of potential concern because of their carcinogenic (i.e., cancer-causing) and adverse developmental properties. Asbestos is classified as a known carcinogen by federal, state, and local agencies and was identified as a Toxic Air Contaminant (TAC) in 1986 by the California Air Resources Board (CARB). The use of asbestos in housing materials (e.g., ceiling joints, insulation) was banned in 1977. Lead was used in paint to improve its durability and was commonly used in homes and commercial buildings prior to 1950. The concentrations of lead allowed in household paint were reduced in 1950, and in 1978 the U.S. Consumer Product Safety Commission lowered the legal maximum lead content in most kinds of paint to trace concentrations (i.e., less than 0.06%).

Prior to any demolition or alteration of structures built before 1977 in the Plan area, each structure constructed prior to 1977 would need to be assessed for the presence of asbestos and lead-based paint by a qualified hazardous materials consultant. Any asbestos and/or lead-based paint that is found would require removal and disposal by a licensed abatement contractor in accordance with applicable regulations. Potential exposure of construction workers, residents, and others to hazardous materials in the Plan area is considered a significant impact.

Based on the records research, site reconnaissance, and interviews conducted during the Phase I, it was found that properties exist within and adjacent to the Plan area that may contain hazardous materials releases and/or contamination which could represent a potential hazard to construction workers, the public, or the environment. With implementation of an appropriate Health and Safety Plan, the risk to construction personnel and the public by RECs in the Plan area would be reduced to a less-than-significant level, as discussed below.

4.8.4 MITIGATION MEASURES

No mitigation measures are necessary for the following less-than-significant impact:

4.8-1: Hazardous Materials – Use, Storage, or Handling of Hazardous Materials

The following mitigation measure is provided for significant impacts relating to hazardous materials:

Mitigation Measure 4.8-2: Hazardous Materials – Exposure of Construction Workers, Residents, and Others to Hazardous Materials.

A Health and Safety Plan (HASP) prepared for the construction process, consistent with general industry standards and Occupational Safety and Health Administration (OSHA) requirements, would address the risks to construction personnel and public safety, such that these health and safety risks would be mitigated to an acceptable level. A qualified professional, such as a Certified Industrial Hygienist (CIH), would prepare the HASP to provide guidance for personnel involved in trenching and other excavation work where there is evidence of hydrocarbons or other hazardous materials.

The HASP utilized for each construction phase would describe in detail the health and safety guidelines, procedures, and work practices that must be adhered to and the work to be performed, and would also include special details governing certain work, such as working in confined spaces. Should contaminants be found, appropriate measures would be taken to mitigate potential effects related to construction/implementation of the proposed project. This may include excavation of contaminated soils and disposal at an appropriate facility. The potential contaminants of concern are petroleum hydrocarbons and associated chemicals, such as oxygenates and fuel scavengers, and volatile organic carbons (e.g., PCE, TCE).

The HASP would address appropriate personal protective equipment (PPE), monitoring to protect on-site workers; and the appropriate level of worker training (e.g., Hazardous Waste Operations and Emergency Response training). Monitoring may include visual and olfactory observation (e.g., soil staining or unusual odors), or air monitoring with hand-held devices (e.g., photo-ionization detector) to detect volatile hydrocarbons. Health-risk based action levels should be identified for various contaminants that would trigger modifications to work practices. Work practice modifications may include the cessation of construction activities until soil or groundwater sampling is performed, or an increase in the level of PPE or worker training. A Sampling and Analysis Plan (SAP) would accompany the HASP to determine if contaminants of concern are present and at what concentrations.

The HASP would also address procedures to follow if unknown objects (e.g., USTs, underground piping) are encountered during construction activities. Specialized contractors would be hired to decommission and remove such USTs and perform confirmation sampling as necessary. The implementation of an adequate site-specific HASP would reduce the health risk to construction personnel by these recognized environmental conditions to a less-than-significant level.

In addition, the following measures shall apply to construction activities, as appropriate.

- The construction contractor shall notify the Roseville Fire Department if evidence of soil or groundwater contamination (e.g., stained soil, unusual odor in groundwater) is encountered during construction activities. Any contaminated areas shall be remediated in accordance with recommendations made by the Fire Department, RWQCB, DTSC, or other appropriate federal, state, or local regulatory agencies.
- 2) Prior to demolition of any buildings constructed before 1977, the project applicant shall hire a qualified consultant to investigate whether any of these buildings contain lead and/or asbestos-containing materials and lead that could become friable or mobile during demolition activities. If found, the lead and/or asbestos-containing materials shall be removed by an accredited contractor in accordance with EPA and California OSHA standards. In addition, all activities (construction or demolition) in the vicinity of these materials shall comply with California OSHA lead and asbestos worker construction standards. The lead and asbestos-containing materials shall be disposed of properly at an appropriate off-site disposal facility.

The City would require contractors to prepare a site-specific HASP for individual projects within the Plan area to address current or historic RECs identified in the Phase I to verify that contractors are aware of site-specific RECs. As an alternative, the City could prepare a Plan-wide programmatic HASP to address all RECs identified in the Plan area, although preparation of the HASP is the ultimate responsibility of the contractor.

Implementation of Mitigation Measure 4.8-2 would reduce impacts related to exposure to hazardous materials to a less-than-significant level.

4.8.5 RESIDUAL SIGNIFICANT IMPACTS

There would be no residual significant impacts associated with hazardous materials and public health after implementation of the mitigation measures recommended in this section.