3.5. HAZARDS AND HAZARDOUS MATERIALS

3.5.1 INTRODUCTION

An Environmental First Search Report and Phase I Environmental Site Assessment (ESA) was prepared in order to assess the proximity of the project site to sites containing hazardous materials and to determine the potential for hazardous materials to exist on the project site. That study is contained in Appendix E.

3.5.2. ENVIRONMENTAL SETTING

The Phase I Site Assessment includes a general description of the project site and its relationship to various mapping and soils databases. These are indicated below:

TABLE 3.5.1: PHYSICAL SETTING

USGS TOPOGRAPHIC QUADRANGLE	US Geological Survey. Lodi South (1968 photo revised Minute Series, 1976), 7.5 Scale: 1inch = 2,000 feet.	The site is depicted as vacant land at an elevation of 45 feet above mean sea level (msl). Two residences are depicted along Harney Lane. Ten residences are depicted along Stockton Road, which trends north/south through the western portion of the site. One large structure and four smaller structures are depicted on the eastern border of the site. Two wells are depicted in the eastern portion of the site. The majority of the site is depicted as agricultural land.
GEOLOGIC MAP	Regional Geologic Map Series, San Francisco-San Jose Quadrangle, Map No. 5A, 1991, Scale: 1 inch = 3.95 miles	The subject site and the adjoining properties are shown as being underlain by a lower member of the Modesto Formation.
SOIL TYPE	Soil Survey of San Joaquin County, California United States Department of Agriculture, October, 1992.	Onsite soil is listed as Tokay Fine Sandy Loam. This soil is on low fan terraces, very deep, well drained, and formed in alluvium derived from granitic rock sources. Permeability is moderately rapid and water capacity is high. Tujunga Loamy Sand is also located onsite. This is a very deep, somewhat excessively drained, nearly level soil on flood plains and elongated channel remnants, and formed in alluvium derived from granitic rock sources. Permeability is rapid and water capacity is low.
OIL AND GAS FIELDS	California Department of Conservation Website	According to the website, no gas or oil wells are associated with the site.

Hazardous Materials

Surrounding Area

There are no known sites containing hazardous materials located within a mile of the project site. However, the following sites were identified, in the Phase I Environmental Assessment, which Kleinfelder, Inc. does do not expect to have any environmental constraints on the project:

1. There are fourteen off-site facilities listed within the ASTM regulatory agency databases researched by EDR. Based on the databases listed, limited extent of the releases and distance from the site, the following eleven locations are not expected to have an adverse impact on the subject site: Tumura Bros, located at 1220 E. Harney Lane, Campbell Grinding, located at 2501 S Stockton Street, Cherokee Memorial Park, Inc., located at Highway 99 at Harney Lane, Altamont Machine CO, located at 2501 S. Stockton Street Unit B, Pete's Workshop, located at 2499 S. Stockton Street (2506 Maggio Circle), Qualfab Machining, located at 2499 S. Stockton Street #3, Robert Edgar Richards, 13661 N. Cherokee Lane, Don Miller (Miller Farms), located at 4071 E. Harney Lane, Felix J. Costa, located at 13160 N. West Lane, ARCO #760 located at 2251 Cherokee Road, and None, located at 5154 Hogan Road.

2. Tokay Cleaners, located at 2525 S. Hutchins, approximately 1,200 feet northwest of the site appears on the RCRA-SQG, FINDS, And CLEANERS databases. The facility appears on the RCRA-SQG and FINDS databases due to it being a Small Quantity Generator with one violation on record. The violation is reported as Generator-Land Ban Requirements. No other information is reported in association with this facility.

3. Union Pacific Railroad Company was listed in the Orphan Summary of the EDR report approximately half a mile north of the subject site and appears on the SLIC database. No other information is reported in association with this facility.

Project Site

The Environmental Site Assessment (Appendix E) includes a summary description of Interior and exterior observations or environmental conditions that may involve the use, storage, disposal, or generation of hazardous substances or petroleum product on the project site. These observations are included in Table 3.5.2 and illustrated on Plate 2 in Appendix E.

TABLE 3.5.2: INTERIOR AND EXTERIOR OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal, or generation of hazardous substances or petroleum products.		**Observed**	**Not Observed**
Aboveground storage tank (AST)	Approximately 19 motor fuel, pesticide, fertilizer and propane AST's are located throughout the subject site.	X	
Asbestos building materials and lead containing paint	Onsite structures appear to have been built before the 1980's.		
Below grade vaults	A utility vault is located on the northwest border of the site. An unknown vault is located on APN 058-110-04.	X	
Burned or buried debris	A burn area (10'x20') is located on APN 058-110-41 in the north center of the parcel.	X	
Chemical storage or agricultural chemical mixing areas	Chemicals were noted being stored in the barns located on APN 058-110- 41. Numerous containers and drums of pesticides, and petroleum products observed in residential and barn areas.	X	
Discolored soil or water	Soil staining was noted east of the residence located on APN 058-130- 07. Soil staining was noted south of the concrete pad located on the west side of the barn in APN 058-110-41.	X	
Drains and piping	Concrete and PVC standpipes and water valves were noted throughout the subject site.	X	
Drums	Numerous 55-gallon drums were located throughout the site.	X	
Electrical equipment (Polychlorinated biphenyls [PCBs])	Electrical transmission lines and pole-mounted transformers were noted throughout the subject site. A pad-mounted transformer was noted along the northwest border of the subject site.	X	
Fill dirt from an unknown source			X
Hazardous chemical and petroleum products in connection with known use	Pesticides and petroleum products.	X	
Hazardous chemical and petroleum products in connection with unknown use	Unmarked 55-gallon drums and containers either partially or mostly full.	X	
Hazardous waste storage	Storage sheds and barns with pesticides and petroleum products.	X	

TABLE 3.5.2: INTERIOR AND EXTERIOR OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal, or generation of hazardous substances or petroleum products.		**Observed**	**Not Observed**
Heating and cooling system			X
Industrial waste treatment equipment			X
Loading and unloading areas			X
Odors			X
Pits, ponds, or lagoons	What appears to be a retention basin is located in the southeast corner of APN 058-130-18.	X	
Pools of liquid			X
Process waste water			X
Raw material storage or chemical storage areas	Storage sheds and barns with pesticides and petroleum products.	X	
Sanitary system (sewer)			X
Septic system (tank and leach fields)	Septic systems are associated with the residences.		X
Soil piles			X
Solid waste	Numerous piles and areas of miscellaneous debris and garbage around the residential areas. A debris pile of wood clipping is located along the north central border of APN 05-110-41. A debris pile of wood, metal, concrete, and empty drums was noted in the northwest corner of APN 058-130-18.	X	
Stained pavement or concrete	Stained pavement and concrete was noted in the parking area of APN 058-130-18 and on the concrete pad west of the barn located on APN 058-110-41.	X	
Stains or corrosion (interior)	Areas of staining located in the sheds and barns.	X	
Storm basins/catch	What appears to be a retention basin is located in the southeast corner of APN 058-130-18.	X	
Storm drains			X
Stressed vegetation			X
Sumps & clarifiers			X
Surface water			X
Underground storage tanks	UST's were reportedly removed from the onsite properties 4044 E. Harney Lane and 13371 State Route 99.		X
Unidentified substance containers	Numerous unmarked drums and containers located throughout the subject site.	X	

TABLE 3.5.2: INTERIOR AND EXTERIOR OBSERVATIONS

Interior and exterior observations or environmental conditions that may involve the use, storage, disposal, or generation of hazardous substances or petroleum products.		**Observed**	**Not Observed**
Waste water			X
Water supplies (potable and process)	Approximately ten domestic wells were observed on the subject site.	X	
Wells (irrigation, monitoring, or domestic)	Approximately ten domestic wells and seven irrigation wells were observed on the subject site.	X	
Wells (dry)			X
Wells (oil and gas)			X

Airport Hazards

The project site is located approximately 3.1 miles from the closest airport, which is the Lodi Airpark. The project site is not within an Airport Land Use Plan.

Emergency Response

The project site would not pose an impairment of the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

School Hazards

The project site includes an area to be dedicated for a future school site.

Fire Hazards

The project site is located in an agricultural and residential area just outside the City of Lodi's southeastern City limits. The project site is not located in an area identified by the California Department of Forestry and Fire Protection (1/6/00) as a "Wildland Area That May Contain Substantial Forest Fire Risks and Hazards."

Railroad Hazards

The project site is bordered on the west by an existing Union Pacific Railroad right-of-way. Potential hazards to future residents could occur if a train derailment or other similar incident were to occur, especially if rail cars are transporting hazardous materials.

3.5.3. THRESHOLDS FOR DETERMINING SIGNIFICANCE OF IMPACTS

According to the CEQA checklist, a project would result in a significant hazards impact if it results in:

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

- Creation of 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.

- Hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- Create a significant hazard to the public or the environment because the project is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- For a project 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 result in a safety hazard for people residing or working in the project area. For a project within the vicinity of a private airstrip, the project would result in a safety hazard for people residing or working in the project area.

- Impairment of the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

- Exposure of 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.

3.5.4. PROJECT IMPACTS

No Impacts

Hazardous Materials

The Environmental Site Assessment determined that the following site conditions on the project site did not constitute significant impacts or impediments to future development of the project site. Potential hazardous material conditions onsite are described below, and the locations of these sites are depicted on Plate 2 of the project's Phase I ESA, which is contained in Appendix E of this EIR.

- Multiple pole-mounted transformers (PMTs) are located throughout the site. Blue stickers indicating that the PMTs are non-PCB containing were noted on several but not all of the PMTs. No staining, leakage, or evidence of stressed vegetation

was noted on or around the transformers and they are not currently expected to have an adverse impact on the site.

- A burn pile is located to the west of the irrigation well/pump along the northern portion of APN 058-110-41. The burn area is approximately 10'x20' in size. No hazardous materials, staining, odors, or stressed vegetation was associated with the burn area; it is not currently expected to have an adverse impact on the site.
- Five propane AST's were noted throughout the subject site. No staining, leaking or stressed vegetation was associated with the ASTs and are not currently expected to have an adverse impact on the site.
- Approximately ten pesticide and fertilizer ASTs were noted on the subject site. No staining, leakage, or stressed vegetation was noted in association with the ASTs and are not currently expected to have an adverse impact on the site.
- A steel motor fuel AST is located east of the barn on APN 058-110-04. There did not appear to be any staining, leaking, or stressed vegetation associated with the AST. The tank is not currently expected to have an adverse impact on the site.
- A paved parking lot is located in the eastern portion of APN 058-130-18. The parking area is not currently expected to have an adverse impact on the site.
- A PG&E pad-mounted transformer and utility vault is located in the northeast corner of APN 058-130-24. A PG&E underground cable marker was noted on the northern border of the parcel. The utilities are not expected to pose an environmental concern to the site.
- Fourteen (14) off-site facilities listed within the ASTM regulatory agency databases researched by EDR. Based on the databases listed, limited extent of the releases and distance from the site, eleven of the fourteen locations are not expected to have an adverse impact on future development of the project site.

Airport Hazards

The following airparks and airports (both private and public) are located within approximately ten (10) miles of the project site: Faber Vineyards Airport, Ferdun Ranch Airport, Kingdon Airpark, Linds Airport, Lodi Airpark, Lodi Airport, Stockton Airport, and Wallom Field. However, no airparks or airports exist within vicinity (within two miles) of the project site. The project site is not located within an Airport Land use Plan area. In addition, none of the airparks or airports listed above pose any unique safety hazards to the project.

Emergency Response

The proposed project would not interfere with the implementation of an adopted emergency response plan or emergency evacuation plan as: 1) The project would not impair the use of any critical facilities (i.e. hospitals, primary care facilities, schools, fire stations, etc.); 2) The project will dedicate land for a fire station that would aid in an emergency response; 3) The project would not restrict any through roads or any emergency evacuation routes; and 4) The roadways designed for the project are

designed to comply with both the City's design standards and with the Uniform Fire Code (U.F.C.). As such, the project will provide adequate access to emergency vehicles and emergency escape routes.

School Hazards

The proposed project site includes an approximately fourteen (14) acre site that will be dedicated to the Lodi Unified School District for a future school use. The future school site is not located within a quarter-mile of a use that would potentially expose the school to hazardous emissions acutely hazardous materials.

Less than Significant Impacts

Railroad Hazards

The project site is bordered on the west by an existing Union Pacific Railroad right-of-way. Potential hazards to future residents could occur if a train derailment or other similar incident were to occur, especially if rail cars are transporting hazardous materials. However, the residential areas within the project site will be sufficiently protected from such incidents by intervening barriers including a 100-foot wide buffer area, proposed mini storage facility, perimeter walls, open space, and trails areas. In addition, emergency service providers (Fire Department) will be located in close proximity to these areas through the planned construction of a new fire station within the project's boundaries.

Fire Hazards

The project site is currently surrounded by agricultural land uses. The threat from wild-land fires is extremely low due to the agricultural lands surrounding the City (Background Report, General Plan Update, January 15, 1988). In addition, the project site in not with a W*ildland Area That May Contain Substantial Forest Fires Risks and Hazards*, nor is it in a V*ery High Fire Hazard Severity Zone – AB337* (San Joaquin County, Natural Hazard Disclosure (Fire) Map, California Department of Forestry and Fire Protection, Published January 6. 2000). Although open space and agricultural land that surrounds the site provides potential for grass fires, standard weed abatement programs undertaken by the City of Lodi Fire Department and cooperating fire departments reduce the potential for grass fires. As such, the potential for wild-land fires to the project site is less-than significant.

Impacts

Impact 3.5.1 – On-site Hazardous Materials - Significant Unless Mitigated: The Phase I Environmental Site Assessment determined that site conditions at certain locations on the project site constitute potentially significant impacts or potential impediments to future development of the project site and, therefore, require mitigation:

As discussed in the Phase I Environmental Site Assessment, the following site conditions were described:

- Due to the historical agricultural use of the site it is possible that environmentally persistent pesticides may have been applied to the site.
- Standpipes were noted throughout the subject site. On properties with a history of agricultural use, underground pipelines may exist. It was common for said pipelines to contain asbestos (e.g. Transite pipe).
- The onsite structures appear to have been built prior to 1980. These structures may contain asbestos containing materials and/or lead containing paints.
- 4044 E. Harney Lane is located on the subject site. According to files reviewed at SJC/EHD a 400-gallon regular gasoline UST was removed from the site on September 18, 1992. According to Jim Thorpe Oil, Inc., the owner Erma Bradley removed the tank from the underground location. The tank was picked up by Jim Thorpe Oil, Inc. on September 18, 1992. Jim Thorpe Oil, Inc. noted the tank as being in good condition and there being no odor or soil discoloration noted in the excavation. According to the permits, the estimated last date of use was September 18, 1992 and the tank contained 150 gallons. The tank was listed as exempt in the SJC/EHD files and confirmation sampling was not required during the removal of the tank.
- 13371 N. Hwy 99 is located on the subject site. According to files reviewed at SJC/EHD a 550-gallon leaded gasoline UST was removed from the site on September 1, 1993 by Jim Thorpe Oil, Inc. Jim Thorpe Oil, Inc. noted the tank as being in good condition and there being no odor or soil discoloration noted in the excavation. According to the permits, the estimated last date of use was September 1, 1993. The tank was listed as exempt in the SJC/EHD files and confirmation sampling was not required during the removal of the tank.
- A 150 Gallon Diesel UST for a house furnace is located north of the residence located on APN 058-130-22. No information was obtained as to previous releases associated with the UST.
- Septic systems may be associated with the onsite residences. It is recommended that the septic tanks be abandoned in accordance with local, State and Federal regulations. The purpose of the septic system is to receive domestic sewage. Unauthorized or unintended discharge to septic systems of hazardous materials or petroleum projects may have potentially occurred.

- Miscellaneous debris was noted throughout the site and included concrete, tires, wood clippings, wood boards, PVC and metal pipes, machine parts, empty 5-gallon buckets, empty 55-gallon drums, miscellaneous farm equipment and vehicles. No staining, leakage or stressed vegetation was noted in association with any of the debris.

- Approximately ten (10) domestic wells and seven (7) irrigation wells ere observed on the subject site. If intended for future use, they should be tested for suitability.

- Located west of the southern barn on APN 058-110-41 is a concrete pad, which extends out from the barn. Approximately thirteen 5-gallon buckets and a 55-gallon drum are located on the southeast corner of the concrete pad. The buckets and drum appeared to contain petroleum type products. Staining was noted on the ground in the southeast corner of the concrete pad and the staining extended south to the soil adjacent to the concrete pad. The extent of the soil stain appeared to extend beyond 2-3 inches.

- Located along the southern portion of APN 058-110-04 is a shed. The shed contained a vault of unknown purpose.

- The small barn on APN 058-110-04 has a concrete floor (cracked in various locations) and contains automotive engines, 5-gallon buckets and approximately fourteen 55-gallon drums. The drums and buckets were full and the contents are unknown. Staining was noted throughout the floor of the barn.

- A water retention basin is located in the southeast corner of APN 058-130-18. The basin was empty at the time of site reconnaissance. The function of the basin and what has been discharged into the basin is unknown.

- Adjacent to the east of the residence on APN 058-130-07 is debris consisting of tractors, cars, car parts, farm equipment, and 5-gallon buckets of unknown contents. Staining was noted throughout the debris area and under the tractor located in the northern end of the debris. The extent of the soil stain under the tractor appeared to extend beyond 2-3 inches. Light staining was observed around the debris area and the northern tractor.

- A 10-inch Kinder Morgan refined product pipeline is located in the vicinity of the subject site. It is likely the Kinder Morgan pipeline runs parallel to the railroad tracks, although this has not been verified as of the date of site investigation. Subsequent research did not find evidence of a leak associated with these pipelines near the subject site. However, unidentified petroleum leaks can occur associated with said petroleum pipelines.

- Lodi Municipal Well 23, located north of the site, has reported detections of DBCP. Sampling data was reported for the well from November of 1988 to December of 1996. During that period reported concentrations of DBCP ranged from 0.11 to 1.2 g/l. The EPA Maximum Contaminant Limits (MCL) for drinking water for concentrations of DBCP is 0.2 g/l. The DBCP and elevated nitrate concentrations are a regional problem.

- The Union Pacific Railroad is located adjacent to the west of the subject site. Various herbicides, metals and possibly even waste oil may have been used for weed control along the railroad tracks. Creosote or pentachlorophenol may have been used to treat the railroad ties in the rail bed. PCBs, oils, and solvents may be associated with said railroad/railcar/locomotive maintenance.

Implementation of Mitigation Measures 3.5.1 through 3.5.11 - will effectively reduce potentially significant impacts related to hazardous materials to a less than significant level.

3.5.5. CUMULATIVE IMPACTS

The conversion of the project site from predominantly agricultural land with residential uses to a mixed-use development would have a positive effect on the potential hazards in the region by eliminating or reducing existing potentially hazardous materials. The proposed development would not be considered a hazardous waste generator, nor would it involve the transport, storage and/or disposal of hazardous materials. In addition, any potential wildfire fuel will also be reduced by the proposed development. Therefore, the proposed project would not contribute to any cumulative hazardous conditions or any cumulative hazardous material impacts.

3.5.6. MITIGATION MEASURES

Mitigation Measure 3.5.1: The City of Lodi shall not issue permits for construction activities on the project site unless the portion of the site involved in the requested permit has been deemed clear of recognized environmental conditions in writing by a California State Registered Environmental Assessor with HAZWOPER 40-hour OSHA Certification. Portions of the site require further hazardous material investigations to make a determination of the presence of recognized environmental conditions. Such investigations shall be conducted in accordance with the most recent American Society for Testing and Materials (ASTM) standards, such as the ASTM's "Standard Guide for Environmental Site Assessments: Phase I [or II] Environmental Site Assessment Process". In total, the updated hazardous material investigations of the site shall minimally evaluate the areas previously inaccessible to hazardous material investigators, the southern-most barn on the eastern portion of APN 058-110-41, the contents of the vault in the shed on the southern portion of APN 058-110-04, the function of the "water" basin and its previous discharges must be determined, the exact location of the 10 inch Kinder Morgan refined product pipeline, the areas adjacent to the Union Pacific Railroad right-of-way, and the onsite residential structures and buildings which were previously inaccessible.

Mitigation Measure 3.5.2: A Phase II Environmental Site Assessment (ESA) shall be completed prior to the approval of individual development plans within the project area. Said Phase II ESA report shall include subsurface investigations and recommended remedial actions, if required, at specific locations as recommended in the Phase I Environmental Site Assessment prepared by Kleinfelder, Inc., or any subsequent updated report. The following additional requirements shall apply:

a. Soil sampling and analysis for pesticides shall only be conducted in those areas of the site that are still agricultural; and

b. If levels of organochloride pesticides are found to be in excess of applicable residential or commercial Preliminary Remediation Goals/Maximum Contaminant Limits (PRGs/MCLs) then an evaluation shall be required to determine the depth and extent of these elevated concentrations.

Mitigation Measure 3.5.3: If subsurface structures are encountered during site development or excavation onsite, care should be exercised in determining whether or not the subsurface structures contain asbestos. If they contain asbestos, it shall be removed, handled, transported, and disposed of in accordance with local, state, and federal laws and regulations.

Mitigation Measure 3.5.4: The wells onsite should not be used as a water supply for any of the proposed land uses unless the water from said wells is tested and found to meet state and federal drinking water standards as confirmed by the City's water department.

Mitigation Measure 3.5.5: An asbestos and lead paint assessment survey shall be conducted for structures constructed prior to 1980, if they are to be renovated or demolished prior to future development on the project site. The following requirements apply:

a. A Certified Cal-OSHA Asbestos Consultant shall conduct said surveys. If asbestos is detected, all removal shall be completed by a licensed asbestos abatement contractor; and

b. Any lead paint that is detected and which is in poor condition shall be removed prior to building demolition.

Mitigation Measure 3.5.6: All locations of underground storage tanks (USTs) on the project site, where past releases are known or are suspected, shall be subject to further investigation and analysis to confirm or deny evidence of past releases (See Mitigation Measure 3.5.3). Said investigations shall be conducted in accordance with Environmental Protection Agency (EPA) guidelines and per Leaking Underground Storage Tank (LUST) guidelines.

Mitigation Measure 3.5.7: Septic systems which are associated with existing residences shall be removed and/or abandoned in accordance with local, state, and federal regulations. Soil samples shall be collected in the vicinity of said septic systems and leach lines to determine the potential for hazardous materials discharged from the septic systems. Any removal of septic systems shall be performed with oversight provided by the San Joaquin County Environmental Health Department.

Mitigation Measure 3.5.8: Miscellaneous debris located throughout the project site, and described in the Phase I ESA, shall be removed prior to development activities.

Any petroleum products and/or hazardous materials encountered should be disposed of or recycled in accordance with local, state, and federal regulations.

Mitigation Measure 3.5.9: Various sized buckets and drums containing petroleum products were noted at several locations on the project site in the Phase I ESA. All such drums and buckets shall be inventoried and removed from the project site in accordance with local, state, and federal regualtions. In addition, soil sampling shall be conducted at those bucket and drum locations where staining was noted (See Mitigation Measure 3.5.3).

Mitigation Measure 3.5.10: The vault located in the storage shed along the southern portion of APN 058-110-04 shall be investigated and its nature determined prior to development activity occurring on the project site.

Mitigation Measure 3.5.11: Limited soils samples shall be taken along the project site boundary adjacent to the Union Pacific Railroad right-of-way to determine the presence and levels of metals or hazardous materials associated with the railroad right-of-way.

3.5.7. LEVEL OF SIGNIFICANCE AFTER MITIGATION

The following table is a summary of the thresholds of significance, potential impacts, and associated mitigation measures:

TABLE 3.5.3
SUMMARY OF HAZARDS THRESHOLDS OF SIGNIFICANCE, IMPACTS, AND MITIGATION MEASURES

Threshold of Significance	Recommended Mitigation Measure	Level of Significance
Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	None required. See the discussion of "Less than Significant Impacts" on page 3.5-9.	Less than Significant Impact
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?	Mitigation Measure 3.5.1: The City of Lodi shall not issue permits for grading on the project site unless the portion of the site involved in the requested permit has been deemed clear of recognized environmental conditions in writing by a California State Registered Environmental Assessor with HAZWOPER 40-hour OSHA Certification. Portions of the site require further hazardous material investigations to make a determination of the presence of recognized environmental conditions. Such investigations shall be conducted in accordance with the most recent American Society for Testing and Materials (ASTM) standards, such as the ASTM's "Standard Guide for Environmental Site Assessments: Phase I [or II] Environmental Site Assessment Process". In total, the updated hazardous material investigations of the site shall minimally evaluate the areas previously inaccessible to hazardous material investigators, the southern-most barn on the eastern portion of APN 058-110-41, the contents of the vault in the shed on the	Less than Significant Impact After Mitigation

TABLE 3.5.3
SUMMARY OF HAZARDS THRESHOLDS OF SIGNIFICANCE, IMPACTS, AND MITIGATION MEASURES

Threshold of Significance	Recommended Mitigation Measure	Level of Significance
	southern portion of APN 058-110-04, the function of the "water" basin and its previous discharges must be determined, the exact location of the 10 inch Kinder Morgan refined product pipeline, the areas adjacent to the Union Pacific Railroad right-of-way, and the onsite residential structures and buildings which were previously inaccessible. Mitigation Measure 3.5.2: A Phase II Environmental Site Assessment (ESA) shall be completed prior to the approval of individual development plans within the project area. Said Phase II ESA report shall include subsurface investigations and recommended remedial actions, if required, at specific locations as recommended in the Phase I Environmental Site Assessment prepared by Kleinfelder, Inc., or any subsequent updated report. The following additional requirements shall apply: a. Soil sampling and analysis for pesticides shall only be conducted in those areas of the site that are still agricultural; and b. If levels of organochloride pesticides are found to be in excess of applicable residential or commercial Preliminary Remediation Goals/Maximum Contaminant Limits (PRGs/MCLs) then an evaluation shall be required to determine the depth and extent of these elevated concentrations. Mitigation Measure 3.5.3: If subsurface structures are encountered during site development or excavation onsite, care should be exercised in determining whether or not the subsurface structures contain asbestos. If they contain asbestos, it shall be removed, handled, transported, and disposed of in accordance with local, state, and federal laws and regulations. Mitigation Measure 3.5.4: The wells onsite should not be used as a water supply for any of the proposed land uses unless the water from said wells is tested and found to meet state and federal drinking water standards as confirmed by the City's water department. Mitigation Measure 3.5.5: An asbestos and lead paint assessment shall be conducted for structures constructed prior to 1980, if they are to be renovated or demolished prior to future development on the project site. The following requirements apply: a. A Certified Cal-OSHA Asbestos Consultant shall conduct said surveys. If asbestos is detected, all removal shall be completed by a licensed asbestos	

TABLE 3.5.3
SUMMARY OF HAZARDS THRESHOLDS OF SIGNIFICANCE, IMPACTS, AND MITIGATION MEASURES

Threshold of Significance	Recommended Mitigation Measure	Level of Significance
	abatement contractor; and b. Any lead paint that is detected and which is in poor condition shall be removed prior to building demolition. Mitigation Measure 3.5.6: All locations of underground storage tanks (USTs) on the project site, where past releases are known or are suspected, shall be subject to further investigation and analysis to confirm or deny evidence of past releases (See Mitigation Measure 3.5.3). Said investigations shall be conducted in accordance with Environmental Protection Agency (EPA) and per Leaking Underground Storage Tank (LUST) guidelines. Mitigation Measure 3.5.7: Septic systems which are associated with existing residences shall be removed and/or abandoned in accordance with local, state, and federal regulations. Soil samples shall be collected in the vicinity of said septic systems and leach lines to determine the potential for hazardous materials discharged from the septic systems. Any removal of septic systems shall be performed with oversight provided by the San Joaquin County Environmental Health Department. Mitigation Measure 3.5.8: Miscellaneous debris located throughout the project site, and described in the Phase I ESA, shall be removed prior to development activities. Any petroleum products and/or hazardous materials encountered should be disposed of or recycled in accordance with local, state, and federal regulations. Mitigation Measure 3.5.9: Various sized buckets and drums containing petroleum products were noted at several locations on the project site in the Phase I ESA. All such drums and buckets shall be removed from the project site in accordance with local, state, and federal regulations. In addition, soil sampling shall be conducted at those bucket and drum locations where staining was noted (See Mitigation Measure 3.5.3). Mitigation Measure 3.5.10: The vault located in the storage shed along the southern portion of APN 058-110-04 shall be investigated and its nature determined prior to development activity occurring on the project site. Mitigation Measure 3.5.11: Limited soils samples shall be taken along the project site boundary adjacent to the Union Pacific Railroad right-of-way to determine the presence and levels of metals or hazardous materials associated with the railroad right-of-way.	

TABLE 3.5.3
SUMMARY OF HAZARDS THRESHOLDS OF SIGNIFICANCE, IMPACTS, AND MITIGATION MEASURES

Threshold of Significance	Recommended Mitigation Measure	Level of Significance
Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	None required.	No Impact
Would the project create a significant hazard to the public or the environment because the project is located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5?	Mitigation Measures 3.5.1 – 3.5.11	Less than Significant Impact After Mitigation
For a project 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?	None required.	No Impact
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?	None required.	No Impact
Would the project exposure of 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?	None required. See the discussion of "Less than Significant Impacts" on page 3.5-9.	Less than Significant Impact