
4.12 Hazardous Materials

4.12.1 Alternative A – Proposed Action

Impact 4.12.1-1: Effects from Existing Sources of Hazardous Materials (Less than Significant)

As discussed in **Section 3.12**, available information and data reviewed does not suggest that ongoing or historical site uses have caused significant soil or groundwater contamination on the site (**Appendix K**). This impact is less than significant.

Impact 4.12.1-2: Hazardous Materials during Construction (Potentially Significant)

The potential exists for previously unidentified soil and/or groundwater contamination to be encountered during site preparation and construction activities. This impact is considered potentially significant. **Mitigation Measure 5.12-1** would reduce this impact to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.12.1-3: Hazardous Materials during Operation (Less than Significant)

No significant quantities of hazardous materials will be used during operation of the project. Chemicals such as chlorine for the pool, industrial strength cleaning products, fertilizers, and pesticides may be used. These products would be kept in locked areas and accessed only by employees trained in their use and knowledgeable of the products instructions. The amount and type of chemical products used or stored on site would be similar to other commercial sites and would not introduce unusual storage, handling or disposal issues. The Tribe would also conform to federal Occupational Safety and Health Administration (OSHA) standards for the management, use and storage of hazardous materials in the workplace and thus impacts would be less than significant.

4.12.2 Alternative B – Reduced Hotel and Casino

Impact 4.12.2-1: Effects from Existing Sources of Hazardous Materials (Less than Significant)

As discussed in **Section 3.12**, available information and data reviewed does not suggest that ongoing or historical site uses have caused significant soil or groundwater contamination on the site (**Appendix K**). This impact is less than significant.

Impact 4.12.2-2: Hazardous Materials during Construction (Potentially Significant)

The potential exists for previously unidentified soil and/or groundwater contamination to be encountered during site preparation and construction activities. This impact is considered potentially significant. **Mitigation Measure 5.12-1** would reduce this impact to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.12.2-3: Hazardous Materials during Operation (Less than Significant)

Chemicals such as chlorine for the pool, industrial strength cleaning products, fertilizers, and pesticides may be used. These products would be kept in locked areas and accessed only by employees trained in their use and knowledgeable of the products instructions. The Tribe would conform to federal OSHA standards for hazardous materials and thus impacts would be less than significant.

4.12.3 Alternative C – Reduced Casino

Impact 4.12.3-1: Effects from Existing Sources of Hazardous Materials (Less than Significant)

As discussed in **Section 3.12**, available information and data reviewed does not suggest that ongoing or historical site uses have caused significant soil or groundwater contamination on the site (**Appendix K**). This impact is less than significant.

Impact 4.12.3-2: Hazardous Materials during Construction (Potentially Significant)

The potential exists for previously unidentified soil and/or groundwater contamination to be encountered during site preparation and construction activities. This impact is considered potentially significant. **Mitigation Measure 5.12-1** would reduce this impact to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.12.3-3: Hazardous Materials during Operation (Less than Significant)

Chemicals such as chlorine for the pool, industrial strength cleaning products, fertilizers, and pesticides may be used. These products would be kept in locked areas and accessed only by employees trained in their use and knowledgeable of the products instructions. The Tribe would conform to federal OSHA standards for hazardous materials and thus impacts would be less than significant.

4.12.4 Alternative D – Casino Only

Impact 4.12.4-1: Effects from Existing Sources of Hazardous Materials (Less than Significant)

As discussed in **Section 3.12**, available information and data reviewed does not suggest that ongoing or historical site uses have caused significant soil or groundwater contamination on the site (**Appendix K**). This impact is less than significant.

Impact 4.12.4-2: Hazardous Materials during Construction (Potentially Significant)

The potential exists for previously unidentified soil and/or groundwater contamination to be encountered during site preparation and construction activities. This impact is considered potentially significant. **Mitigation Measure 5.12-1** would reduce this impact to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.12.4-3: Hazardous Materials during Operation (Less than Significant)

Chemicals such as industrial strength cleaning products, fertilizers, and pesticides may be used. These products would be kept in locked areas and accessed only by employees trained in their use and knowledgeable of the products instructions. The Tribe would conform to federal OSHA standards for hazardous materials and thus impacts would be less than significant.

4.12.5 Alternative E – Commercial Retail-Office Space

Impact 4.12.5-1: Effects from Existing Sources of Hazardous Materials (Less than Significant)

As discussed in **Section 3.12**, available information and data reviewed does not suggest that ongoing or historical site uses have caused significant soil or groundwater contamination on the site (**Appendix K**). This impact is less than significant.

Impact 4.12.5-2: Hazardous Materials during Construction (Potentially Significant)

The potential exists for previously unidentified soil and/or groundwater contamination to be encountered during site preparation and construction activities. This impact is considered potentially significant. **Mitigation Measure 5.12-1** would reduce this impact to a less than significant level.

Significance after Mitigation: Less than Significant

Impact 4.12.5-3: Hazardous Materials during Operation (Less than Significant)

Chemicals such as industrial strength cleaning products, fertilizers, and pesticides may be used. These products would be kept in locked areas and accessed only by employees trained in their use and knowledgeable of the products instructions. The Tribe would conform to federal OSHA standards for hazardous materials and thus impacts would be less than significant.

4.12.6 Alternative F – No Action

Impact 4.12.6-1: Effects from Existing Sources of Hazardous Materials (Less than Significant)

There are no sources on the project site or in the vicinity which would affect the continued use of the project site for residential and agricultural uses or eventually commercial and/or industrial uses. Any future development in the long term would comply with State and local environmental laws, thereby ensuring the risk of exposure to hazardous materials is minimized. A less than significant impact would occur.
