

## 4.12 HAZARDOUS MATERIALS

### 4.12.1 ALTERNATIVE A – PREFERRED CASINO-RESORT PROJECT

No hazardous materials sites are located on the La Center Interchange Site. Several hazardous materials sites are located within 1 mile of the La Center Site; however, these sites have received either regulatory agency closures or do not pose a significant threat to the environmental quality of the La Center site.

#### *Construction*

There is no reported hazardous materials contamination on the La Center Interchange Site. Thus, known hazardous materials would not affect construction. There are no adjacent sites with hazardous materials uses or releases that would affect surface and/or subsurface conditions on the site. The possibility does exist that undiscovered contaminated soil and/or groundwater is present on the site. Although not anticipated, construction personnel could encounter contamination during construction-related earth moving activities. This could pose a risk to human health and/or the environment. The unanticipated discovery of contaminated soil and/or groundwater could have a potentially significant effect.

Hazardous materials used during construction would include substances such as gasoline, diesel fuel, motor oil, hydraulic fluid, solvents, cleaners, sealants, welding flux, various lubricants, paint, and paint thinner. These materials would be used for the operation and maintenance of equipment, and directly in the construction of the facilities. Regular fueling and oiling of construction equipment would be performed daily. The most likely possible incidents would involve the dripping of fuels, oil, and grease from construction equipment. The small quantities of fuel, oil, and grease that may drip would have low relative toxicity and concentrations. Typical construction management practices limit and often eliminate the potential for such accidental releases. An accident involving a service or refueling truck would present the worst-case scenario for the release of a hazardous substance. Depending on the relative hazard of the hazardous material, if a spill were to occur of significant quantity, the accidental release could pose a hazard to both construction employees and the environment. Accordingly, this is a potentially significant impact.

Mitigation is included in **Section 5.2.10** to reduce potentially significant impacts resulting from hazardous materials spills or releases during construction of Alternative A to less than significant.

#### *Operation*

The U.S. Department of Labor Occupational Safety and Health Administration (OSHA) regulations include provisions that require facilities to document the potential risk associated with the storage,

use, and handling of toxic and flammable substances. OSHA regulations are codified in 29 CFR Parts 70-71, 2200-2205, and 2400.

The wastewater treatment plant proposed under Alternative A would require the delivery, storage, and use of hazardous materials, particularly the use of sodium hypochlorite (bleach) and citric acid (HydroScience, 1999, in AES, 2002). Sodium hypochlorite is used in wastewater treatment, in household laundry detergents, and in photochemical and pulp and paper industries. Sodium hypochlorite ingestion can cause severe gastrointestinal corrosion; inhalation can cause pulmonary edema. Citric acid is used in hair products and household cleaners, and in electroplating, printing, and machinery manufacturing industries.

For the proposed wastewater treatment plant, a weak (5% strength) solution of sodium hypochlorite would be used to clean or inhibit biogrowth in the immersed membranes used to filter out solids. Sodium hypochlorite would be stored in a 55-gallon drum, within a chemical spill containment area inside the wastewater treatment plant building. A citric acid solution is periodically used to remove buildup of inorganic materials. Citric acid is purchased in dry form in 40-pound sacks. A 50-gallon mixing tank inside the wastewater treatment plant would be used to prepare the liquid citric acid solution. Both the sodium hypochlorite and the citric acid would be pumped directly to a chemical dip tank when required for use.

Diesel fuel storage tanks would be needed for the operation of emergency generators. The fuel tanks would be housed within the individual generator units. The largest generators would have storage tanks of approximately 1,000 gallons. The storage tanks would have double walls with integrated leak detection systems. If a leak were to occur within the inner tank, the outer tank would contain the leak, while a pressure sensor would signal the leak on the indicator panel of the generator unit. Security personnel would monitor the generator units. Security personnel would be on site at all times and would be trained in emergency response procedures. The generators would be located in areas that are easily accessible to maintenance and emergency personnel.

During operation of the facilities under Alternative A, the majority of waste produced would be non-hazardous. The small quantities of hazardous materials that would be utilized include motor oil, hydraulic fluid, solvents, cleaners, lubricants, paint, and paint thinner. These materials would be utilized for the operation and maintenance of the casino, emergency generators, and other project facilities. The amount and types of hazardous materials that would be generated are common to commercial sites and do not pose unusual storage, handling or disposal issues. If these materials are not stored, handled, or disposed of according to State, Federal, and manufacturers' guidelines, a hazardous materials release could occur that would affect surface and subsurface conditions on the site.

The amount and types of hazardous materials that would be stored, used, and generated during the operation of Alternative A could have a potentially significant impact to the environment and public. Mitigation is included in **Section 5.2.10** to reduce potentially significant effects from the use of hazardous materials during the operation of Alternative A to less than significant. Additionally, the Tribe has committed in the Memorandum of Understanding (MOU) with Clark County and Section 3(G) of the Tribe's Environment, Public Health and Safety (EPHS) Ordinance (**Appendix U** of the FEIS) to develop the property consistent with Clark County Code (CCC) Title 13, Public Works, Title 14, Building and Structures, and Title 15, Fire Prevention. This would further ensure that impacts from hazardous materials are reduced to less than significant.

#### **4.12.2 ALTERNATIVE B – PREFERRED PROJECT WITHOUT REROUTING NW 319<sup>TH</sup> STREET**

##### ***Construction***

Alternative B is similar to Alternative A, with the exception that NW 319<sup>th</sup> Street would not be rerouted. As discussed under Alternative A, there is no reported hazardous materials contamination on the La Center Interchange Site, or on adjacent sites, that would affect surface and/or subsurface conditions on the site. As with Alternative A, however, the possibility exists that undiscovered contaminated soil and/or groundwater exists on the site. Although not anticipated, construction personnel could encounter contamination during construction-related earth moving activities. This could pose a risk to human health and/or the environment. Refer to **Section 4.12.1** for a description of potentially significant effects resulting from construction activities. The unanticipated discovery of contaminated soil and/or groundwater could have a potentially significant effect.

Mitigation is included in **Section 5.2.10** to reduce potentially significant impacts resulting from hazardous materials spills or releases during construction of Alternative B to less than significant.

##### ***Operation***

The type and amounts of hazardous materials that would be used, generated, and stored during the operation of Alternative B would be similar to those of Alternative A. Refer to **Section 4.12.1** for a description of potentially significant effects resulting from hazardous materials usage and storage during project operation. Mitigation is included in **Section 5.2.10** to reduce potentially significant effects from the use of hazardous materials during the operation of Alternative B to less than significant. Additionally, the Tribe has committed in the MOU with Clark County and EPHS Ordinance to develop the property consistent with CCC Title 13, Public Works, Title 14, Buildings and Structures, and Title 15, Fire Prevention. This would further ensure that impacts from hazardous materials are reduced to less than significant.

### 4.12.3 ALTERNATIVE C – REDUCED INTENSITY

#### *Construction*

As discussed under Alternative A, there is no reported hazardous materials contamination on the La Center Interchange Site, or on adjacent sites, that would affect surface and/or subsurface conditions on the site. The possibility exists, however, that undiscovered contaminated soil and/or groundwater exists on the site. Although not anticipated, construction personnel could encounter contamination during construction-related earth moving activities. This could pose a risk to human health and/or the environment. Refer to **Section 4.12.1** for a description of potentially significant effects resulting from construction activities. The unanticipated discovery of contaminated soil and/or groundwater could have a potentially significant effect.

Mitigation is included in **Section 5.2.10** to reduce potentially significant impacts resulting from hazardous materials spills or releases during construction of Alternative C to less than significant.

#### *Operation*

Although the main casino-resort complex under Alternative C is 1/3 the size of the complex under Alternative A, the remaining components are substantially the same. As with Alternative A, hazardous materials may be used, generated, and stored during the operation of Alternative C. Refer to **Section 4.12.1** for a description of potentially significant effects resulting from hazardous materials usage and storage during project operation. Mitigation is included in **Section 5.2.10** to reduce potentially significant effects from the use of hazardous materials during the operation of Alternative C to less than significant. Additionally, the Tribe has committed in the MOU with Clark County to develop the property consistent with CCC Title 13, Public Works, Title 14, Buildings and Structures, and Title 15, Fire Prevention. This would further ensure that impacts from hazardous materials are reduced to less than significant.

### 4.12.4 ALTERNATIVE D – BUSINESS PARK

#### *Construction*

Similar to Alternative A, Alternative D would consist of development of the entire La Center Interchange Site, and as discussed under Alternative A, there is no reported hazardous materials contamination on the site. Thus, known hazardous materials would not affect construction. Additionally, there are no adjacent sites with hazardous materials involvement that would affect surface and/or subsurface conditions on the La Center Interchange Site. As discussed under Alternative A, the possibility exists, however, that undiscovered contaminated soil and/or groundwater exists on the site. Although not anticipated, construction personnel could encounter contamination during construction-related earth moving activities. This could pose a risk to human health and/or the environment. Refer to **Section 4.12.1** for a description of potentially significant

effects resulting from construction activities. The unanticipated discovery of contaminated soil and/or groundwater could have a potentially significant effect.

Mitigation is included in **Section 5.2.10** to reduce potentially significant impacts resulting from hazardous materials spills or releases during construction of Alternative D to less than significant.

### ***Operation***

Alternative D consists of the development of office space, industrial flex space and accessory commercial uses. Alternative D does not include the development of an on-site wastewater treatment plant. The use, generation, and storage of hazardous materials during the operation of Alternative D is likely, although the impacts would be similar to other light industrial operations of this size and would not pose any unusual handling, storage, or disposal issues. The small quantities of hazardous materials that would be utilized include motor oil, hydraulic fluid, solvents, cleaners, lubricants, paint, and paint thinner. The amount and types of hazardous materials that would be generated are common to commercial sites and do not pose unusual storage, handling or disposal issues. If these materials are not stored, handled, or disposed of according to State, Federal, and manufacturers' guidelines, a hazardous materials release could occur that would affect surface and subsurface conditions on the site.

The amount and types of hazardous materials that would be stored, used, and generated during the operation of Alternative D could have a potentially significant impact to the environment and public. Mitigation is included in **Section 5.2.10** to reduce potentially significant effects from the use of hazardous materials during the operation of Alternative D to less than significant. Additionally, the Tribe has committed in the MOU with Clark County and EPHS Ordinance to develop the property consistent with CCC Title 13, Public Works, Title 14, Buildings and Structures, and Title 15, Fire Prevention. This would further ensure that impacts from hazardous materials are reduced to less than significant.

## **4.12.5 ALTERNATIVE E – RIDGEFIELD INTERCHANGE SITE**

### ***Construction***

There is no reported hazardous materials contamination on the Ridgefield Interchange Site or within 0.50 miles that would affect surface and/or subsurface conditions on the site. Thus, known hazardous materials would not affect construction. However, the possibility exists that undiscovered contaminated soil and/or groundwater exists on the site. Although not anticipated, construction personnel could encounter contamination during construction-related earth moving activities. This could pose a risk to human health and/or the environment. The unanticipated discovery of contaminated soil and/or groundwater could have a potentially significant effect.

Mitigation is included in **Section 5.2.10** to reduce potentially significant impacts resulting from hazardous materials spills or releases during construction of Alternative E to less than significant.

### ***Operation***

Alternative E consists of the development of a casino-resort complex similar in size and design to that described for Alternative A. Alternative E, however, does not include the development of an on-site wastewater treatment plant.

Similar to Alternative A, diesel fuel storage tanks would be needed for the operation of emergency generators. The fuel tanks would be housed within the individual generator units and would have storage tanks of approximately 1,000 gallons. The storage tanks would have double walls with integrated leak detection systems. Security personnel would be on site at all times and would monitor the generator units. The generators would be located in areas that are easily accessible to maintenance and emergency personnel.

During operation of the facilities under Alternative E, the majority of waste produced would be non-hazardous. The small quantities of hazardous materials that would be utilized include motor oil, hydraulic fluid, solvents, cleaners, lubricants, paint, and paint thinner. These materials would be utilized for the operation and maintenance of the casino, emergency generators, and other project facilities. The amount and types of hazardous materials that would be generated are common to commercial sites and do not pose unusual storage, handling or disposal issues. If these materials are not stored, handled, or disposed of according to State, Federal, and manufacturers' guidelines, a hazardous materials release could occur that would affect surface and subsurface conditions on the site. Mitigation is included in **Section 5.2.10** to reduce potentially significant effects from use of hazardous materials during the operation of Alternative E to less than significant.

### **4.12.6 ALTERNATIVE F – NO ACTION**

Existing uses on the alternative sites would continue under the No Action Alternative. No effects from the use, storage, or handling of hazardous materials would result from the No Action Alternative.