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Original forthcoming

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STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE

August 15, 2005

Barry C. Siebe
 City of Hughson
 Planning & Building Department
 7018 Pine Street
 Hughson, CA 95326

2005 08 15

SUBJECT: ENVIRONMENTAL REFERRAL-CITY OF HUGHSON-NOTICE OF AVAILABILITY OF THE DRAFT HUGHSON 2005 GENERAL PLAN AND EIR AND NOTICE OF PUBLIC HEARINGS

Mr. Siebe:

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and has the following comment(s):

HAZARDOUS MATERIALS:

Applicant shall determine, to the satisfaction of the Department of Environmental Resources (DER), that a site containing (or formerly containing) residences or farm buildings, or structures, has been fully investigated (via Phase I and II studies) prior to the issuance of a grading permit. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.

Applicant should contact the Department of Environmental Resources regarding appropriate permitting requirements for hazardous materials and/or wastes. Applicant and/or occupants handling hazardous materials or generating hazardous wastes must notify the Department of Environmental Resources relative to: (Calif. H&S, Division 20)

- A. Permits for the underground storage of hazardous substances at a new or the modification of existing tank facilities.
- B. Requirements for registering as a handler of hazardous materials in the County.

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- C. Submittal of hazardous materials Business Plans by handlers of materials in excess of 55 gallons or 500 pounds of a hazardous material or of 200 cubic feet of compressed gas.
- D. The handling of acutely hazardous materials may require the preparation of a Risk Management Prevention Program, which must be implemented prior to operation of the facility. The list of acutely hazardous materials can be found in SARA, Title III, Section 302.
- E. Generators of hazardous waste must notify the Department of Environmental Resources relative to the: (1) quantities of waste generated; (2) plans for reducing wastes generated; and (3) proposed waste disposal practices.
- F. Permits for the treatment of hazardous waste on-site will be required from the Hazardous Materials Division.
- G. Medical waste generators must complete and submit a questionnaire to the Department of Environmental Resources for determination if they are regulated under the Medical Waste Management Act.

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TRANSPORTATION:

The StanCOG Regional Transportation Plan identifies Hatch Road, Geer Road, Service Road, and Santa Fe as an Expressway. The County is proposing to update its General Plan to designate Hatch Road, Service Road, and Geer Road as 4-lane Class C Expressways. The portion of Santa Fe within the current city boundaries is proposed as a 4-lane Major within an 85-foot right-of-way. The portion of Santa Fe outside the current city boundary is proposed as a 4-lane Class C Expressway within an 85-foot right-of-way. A Class C Expressway is characterized by access limitations to the main facility. Driveways with right-in, right-out access only are permitted no closer than 300 feet apart. Full intersections are permitted at roadways every 1/4 to 1/2 mile apart. A 4-lane expressways is proposed to be 110 feet. Additional right-of-way is required at the intersections to accommodate left- and right-turns. To be consistent with the Regional Transportation Plan and the proposed County General Plan, the expressway classification and designations need to be incorporated into the City's General Plan.

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PUBLIC SERVICES:

Future expansion of the wastewater treatment facility is required to support the proposed growth plan for the City as stated on page 4.14-7 of the Draft EIR; therefore, it is a reasonably foreseeable project directly related to the adoption of the General Plan. The existing wastewater treatment facility is located in the unincorporated area within the proposed General Plan Boundary, but is not proposed to be incorporated into the City's Sphere of Influence. The existing

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wastewater treatment plant is shown within the current City boundaries, but no expansion of the boundary is shown, as would be indicated by an expanded Sphere of Influence has been included in the Draft General Plan.

Expansion of the existing plant could potentially generate additional environmental impacts, including, but not limited to, aesthetic impacts, loss of farmland, displacement of existing residential uses, negative impacts on wildlife, and population exposure to hazardous or toxic substances, in the area that has not been identified as part of this project. The potential expansion of the wastewater treatment plant and its potential impacts needs to be addressed in the Final EIR.

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The ERC appreciates the opportunity to comment on this project.

Sincerely,



Raul Mendez, Senior Management Consultant
Environmental Review Committee

cc: ERC Members