3.7

HAZARDS AND HAZARDOUS MATERIALS

3.7 Hazards and Hazardous Materials

This section of the Draft EIR assesses the potential for the construction and operation of the proposed project to create hazards to the public or users of the site including the handling of acutely hazardous materials or otherwise threatening the health and safety of persons on the site and its surroundings through exposure to hazards. During the Notice of Preparation (NOP) period, comments related to hazards and hazardous materials were received regarding run-off of toxic substances from the project site and potential impacts to groundwater and surface waters.

A Phase I Environmental Site Assessment (ESA) was performed for the project site by Lawrence & Associates in November 2007 (Appendix H). The information provided in this section was prepared in consideration of this report.

3.7.1 SETTING

Environmental Setting

The project site is located in the Great Valley geologic province of Northern California. The project site is underlain by semiconsolidated gravel, sand, and silt (lower Riverbank Formation). The USDA Natural Resource Conservation Service classifies the surface soil as Churn loam (0 to 3% slopes), Churn gravelly loam (3 to 8% slopes), and Tehama loam (0 to 3% slopes). Surface soils at the project site are described as clayey silt, very loose to dense sandy silt, and loose silty sand, directly underlain by medium dense to very dense silty sand/gravel.

The uppermost groundwater zone at the project site is reported to be 10 to 15 feet below ground surface, based on data from onsite test pits and piezometers. The direction of the uppermost groundwater movement, as indicated by the onsite piezometers monitoring in 2001, is south-southwesterly. Significant water-production aquifers have been identified at depths of about 200 feet and deeper, although another domestic well in the vicinity was reported to be completed at a depth of about 100 feet.

The site is generally level, with north-to-south drainage. A southwesterly trending drainage swale is located in the middle of the Christmas tree farm, draining to a 24 inch culvert under Interstate 5. An Anderson-Cottonwood Irrigation District (ACID) irrigation ditch is located in the western portion of the property, draining to the south and entering a subsurface pipe at the southern tip of the Christmas tree farm. At least two irrigation ditches are present running east-west, one at the site's northern border and one transecting the site. The project site is located about 3,000 and 5,000 feet north and east of the Sacramento River, respectively.

The project property is located within a 100-year designated flood zone, according to the Flood Insurance Rate Map, Map Number 060358 0695, Federal Emergency Management Agency, with the majority of the property projected to have flood depths of 1 to 2 feet.

EXISTING PROJECT SITE IMPROVEMENTS

The northwestern portion (Woodrick's Christmas Tree Ranch) of the project site is occupied by a single-family residence, in-ground pool, garage/barn, and three storage sheds. The east-central portion (Gold Leaf Nursery) of the project site includes greenhouses, plant-growing areas, mulch bins, a portable office/shed, and associated features. The barn and residence are single-story wood-frame structures. The greenhouses are steel-frame with clear plastic covering over concrete slab. Gravel driveways provide vehicle access to these structures. Foundations of a demolished house and barn are located near the southern boundary of the project site.

EXISTING USES

The proposed project site is currently used as a plant nursery and landscaping business; an inactive Christmas tree farm with an occupied residence, and active and inactive hay/row crop fields.

Zoning of the southernmost 5.5 acres of the project site is PD-F-2 (planned development with restrictive flood district), and the rest is A-1-F-2 (part-time agricultural with restrictive flood district). The project site vicinity is limited agricultural, commercial (to the south), and public facility (Pacheco School).

PREVIOUS USES

The eastern portion of the property has been used for rural residential agricultural purposes, for corn, wheat, and hay cultivation. The southern portion of the property had a single-family residence that was occupied from the 1960s through about 2000. The residence was used as a Shasta County Sheriffs Department substation from 1994 to 1997. The northwestern portion of the project site has been used as a residence and Woodrick's Christmas Tree Ranch for seasonal Christmas tree sales and a noise barrier for the residence, since the late 1970s. Gold Leaf Nursery has operated a wholesale greenhouse and a plant nursery in the eastern portion of the project site since about 1991.

EXISTING AND PREVIOUS USES OF SURROUNDING PROPERTIES

South of the project site, across Knighton Road, is the Redding Travel Center, a truck stop (formerly known as the Redding 76 Auto and Truck Plaza). The truck stop has operated south of the project site since the 1970s.

A small trailer/mobile home park and Pacheco School are located southeast of the project site. The trailer park has been at its location since the 1960s and Pacheco School has been at its location since the 1950s.

Properties to the north of Woodrick's Christmas Tree Ranch have been rural residential since the 1950s or earlier. Property to the north of the eastern portion of the project site has been active agricultural (corn, wheat, and hay production) until recently.

Interstate 5 and the Knighton Road interchange were constructed in 1964. Property to the east of the project site (east of Churn Creek Road) is residential or presently inactive agricultural land.

RECORDS REVIEW

Summary of Records Review

The project site is not listed under any known environmental databases.

The nearest site listed under known environmental databases is the Redding Travel Center site, to the south across Knighton Road, appearing under the name of Unocal or 76 as a closed leaking underground storage tank (LUST) site, an historic UST site, and a Federal Resource and Recovery Act (RCRA) hazardous-waste generator. The Redding Travel Center site is located hydraulically downgradient of the project site, and so is not considered to have significant potential to impact the project site.

A second site listed under known environmental databases is Mowat Construction, 6596 Riverland Drive, which is located about one mile down-gradient of the project site, and is judged to be too distant to affect the project site.

Standard Federal and State Environmental Record Sources

Federal and California records of known contaminated sites, regulated landfill sites, underground-tank sites, and hazardous-waste generators were searched on July 3, 2007 by Environmental Data Resources, Inc. (EDR) and are presented in Appendix A of Appendix H. The full EDR report is included in Appendix A of Appendix H. Sites identified in the EDR report are summarized in Table 3.7-1 below.

Table 3.7-1
Nearest Vicinity Properties Listed in Environmental Databases

List	Distance Searched (Miles)	Sites Found	Description of nearest site(s)
RCRA Info - List of hazardous waste generators, small and large quantity generators	0.5	2	Travel Centers of America, 19483 Knighton Road, 100 feet South
FINDS – Facility Index System of various environmental databases	0.25	1	Mowat Construction, 6596 Riverland Drive, 1 mile South
California's leaking underground storage tanks (LUST)	0.75	1	Closed: Travel Centers of America, 19483 Knighton Road, 100 feet South
California CORTESE list - Environmental Protection Agency/Office of Emergency Information	0.75	2	Travel Centers of America 19483 Knighton Road, 100 feet South
HIST UST –Historical UST Registered Database	0.5	1	Travel Centers of America 19483 Knighton Road, 100 feet South
California's hazardous-waste generators (HAZNET)	0.25	1	Mowat Construction, 6596 Riverland Drive, 1 mile South

Engineering and Institutional Controls

An engineering control is defined as a physical technology implemented to minimize the potential for human exposure to contamination by means of control or remediation. An institutional control is defined as a non-engineered instrument, such as an administrative or legal control, that helps to minimize the potential for human exposure to contamination and/or protects the integrity of a remedy by limiting land or resource use.

There are no current engineering or institutional controls for the project site. Erosion-control measures, storm-water control systems, and sewage-treatment systems implemented during future site development would serve as engineering controls to minimize the potential of surface-water and groundwater contamination. Institutional controls would include mitigation measures proposed for potential project impacts in California Environmental Quality Act (CEQA) environmental review.

SITE RECONNAISSANCE AND INTERVIEWS

Site Reconnaissance

A site reconnaissance was conducted on July 5-6 and October 24, 2007 by Lawrence & Associates. Reconnaissance involved observing site and vicinity features while driving and walking the project site perimeter, site roads and trails, drainages, and the parcel interior where accessible.

Interview Sources

Local Government Officials. Local government officials interviewed during the Phase I ESA are shown below.

None of the government officials interviewed had any knowledge of any aboveground or underground fuel storage tanks and spills or leaks of hazardous substances or petroleum products on the proposed project site, except as indicated below.

Agency contacted:	Agency Representative:	Results/Comments:
Shasta County Environmental Health Division (SCEHD)	Ms. Patty Watega	Ms. Watega searched for hazardous materials, UST, chemical spill, and environmental complaint files; none were found for the project site. Files were available for the nearby Redding Travel Centers site.
CA Regional Water Quality Control Board, Central Valley Region (CVRWQCB)	Mr. Dale Stultz, Mr. Kevin Kratzke	Mr. Stultz provided information on the nearest underground tank and SLIC (Spills, Leaks, Investigations, and Cleanup) sites. Mr. Kratzke provided information on surface-water monitoring and control at the nearby Redding Travel Centers site.

Agency contacted:	Agency Representative:	Results/Comments:
Shasta County Building and Planning Divisions, Department of Resource Management	Mr. Bill Walker	Provided available information on environmental review of previous proposed developments, lot splits, use permits, building permits, and zoning information.
Shasta County Fire Department	Mr. Jim Diehl	Researched fire department database. No records or recollection of significant fires or hazardous-materials response to the project site.
Shasta County Agriculture Department	Mr. Kevin Martyn	Researched agricultural chemical database. Identified herbicide use at Woodrick's Christmas Tree Ranch.

Central Valley Regional Water Quality Control Board (CVRWQCB) files documented underground-tank leaks and/or other contaminant releases occurring at the nearby Redding Travel Center (formerly Redding 76 Auto/Truck Plaza). Extensive soil and ground-water investigation has been conducted at the Redding Travel Center because of past underground-tank leaks and other discharges. The CVRWQCB closed the underground-tank case on June 3, 1997. The Travel Centers site also operates under the State General Industrial Storm Water Permit, under which storm water is monitored and controlled. The Redding Travel Center is not considered a contamination threat to the project site because both groundwater and surface water gradients are to the south-southwest, away from the project site.

Shasta County Department of Environmental Health (SCDEH) documentation for the Redding Travel Center was available, including a hazardous-materials inventory, underground-tank records, and a chemical spill of liquid alkaline (sodium hydroxide). It was also found that a 1,000-gallon underground gasoline tank was operated at Pacheco School from 1977 to 1989, but was abandoned in 1989 by emptying and filling the tank with cement slurry. Soil samples collected during tank abandonment detected no contamination.

Current Property Owners/Occupants. Mr. Dennis Riley, Mr. Bob Wood, Mr. Doug Campbell, and Mr. Howard Taylor, current property owners, provided information and history about the property, and were unaware of the presence of any past underground storage tanks or the occurrence of significant spills or leaks of hazardous substances or petroleum products at the project site. Mr. Wood reported the past use of fertilizers and spraying of pre-emergent herbicide for weed control at the Christmas tree ranch. Mr. Campbell indicated that a 180-gallon aboveground kerosene tank had been previously used at the Gold Leaf Nursery facility for fueling portable greenhouse heaters, but that such use had been discontinued about three years ago.

There was no evidence of the aboveground kerosene tank or of surface kerosene spillage at its reported former location (outside the northwest corner of the greenhouses).

Herbicides, insecticides, and fertilizers are stored and used at the nursery.

HAZARDOUS SUBSTANCES IN CONNECTION WITH EXISTING USES

Gold Leaf Nursery Site

Bagged herbicides, insecticides, and fertilizers were observed in a covered storage area within the greenhouse. A 55-gallon drum containing kerosene with a top-mounted handcrank pump currently used to fuel the portable greenhouse heaters during the winter months was observed in a storage enclosure within the greenhouse. Small quantities of house paint (one gallon), lubricants (one pint), and a five-gallon gasoline can were observed in the office/storage trailer.

Woodrick's Christmas Tree Ranch

Small (pint) containers of aerosol paints were observed on shelf storage in the barn, a few one-gallon cans of house paint were observed in the garage, and one gallon of muriatic acid (pool-treatment chemical) was observed in the centrally located storage shed.

No other hazardous substances or petroleum products in connection with the identified uses were observed at the project site.

HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS

Containers of herbicides, pesticides, and fertilizers were identified as described above. No unidentified substance containers were observed at the project site.

Storage Tanks

A water-storage tank was observed next to the Gold Leaf Nursery water well. An aboveground fuel-storage (kerosene) tank was reported to have been observed at the Gold Leaf Nursery site as recently as August 2005 (Phase I Environmental Site Assessment, Proposed Auto Mall, Brown and Mills, March 22, 2006).

Indications of Polychlorinated Biphenyl (PCB)

A pad-mounted PG&E transformer was observed near the northern boundary of the Gold Leaf Nursery facility; no oil leaks were observed. Mr. Scott Armstrong of PG&E reports that this transformer was manufactured in 1979, which gives it a small probability of containing reportable quantities of PCB. A temporary electrical shutdown would be required to allow sampling and testing of the transformer oil for PCB.

Indications of Solid Waste Disposal

Minor amounts of solid waste were observed at the northern edge of the project property, including two empty 55-gallon drums, two old doghouses, and litter, apparently dumped on the project site from the neighboring residential property. There were no other indications of solid waste disposal at the project property.

Sumps and Floor Drains

No sumps or floor drains were observed during site reconnaissance.

Pits, Ponds, and Lagoons

Test pits for geotechnical exploration were excavated and backfilled as part of a previous geotechnical study by Brown & Mills. No other pits, ponds, or lagoons were observed or could be positively identified in historic air photos.

Stained Soil or Pavement

No staining of soil or concrete was detected during site reconnaissance.

Odors

No odors were detected during site reconnaissance.

Waste Water

Waste water is currently processed with a septic tank and leachfield at the Woodrick's site and with a portable toilet at the Gold Leaf Nursery site. The demolished residence in the south portion of the site also had a septic tank and leachfield.

Water Wells

There are four production water wells located at the property: one domestic well actively serving Woodrick's Christmas Tree Ranch, one domestic well actively serving Gold Leaf Nursery, one inactive domestic well next to the demolished house, and one capped test well (PW-1) from previous hydrology evaluations. There are also three observation wells and five piezometers used in previous hydrology studies. Drinking water to the property is currently provided by the active wells.

Surface Water

The only defined surface water body on the property is the ACID irrigation ditch described above.

Regulatory Setting

DEFINITION OF HAZARDOUS MATERIAL

A substance may be considered hazardous due to a number of criteria, including toxicity, ignitability, corrosivity, or reactivity. The term “hazardous material” is defined in law as any material that, because of quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment.

Once a hazardous material becomes ready for discard, it becomes a hazardous waste. A hazardous waste, for the purpose of this report, is any hazardous material that is abandoned, discarded, or (planned to be) recycled. In addition, hazardous wastes may occasionally be generated by actions that change the composition of previously non-hazardous materials. The same criteria (toxicity, ignitability, corrosivity, or reactivity) that renders a material hazardous makes waste hazardous.

The use of hazardous materials and disposal of hazardous waste are subject to numerous laws and regulations at all levels of government. Below is a brief overview of federal and state laws and regulations.

FEDERAL

Title 49 of the Code of Federal Regulations (CFR 49) contains lists of more than 2,400 hazardous materials and regulates the transport of hazardous materials. The Clean Air Act requires the U.S. Environmental Protection Agency (U.S. EPA) to develop and enforce regulations to protect the general public from exposure to airborne contaminants known to be hazardous to human health. In accordance with Section 112 of the Clean Air Act, the U.S. EPA established the National Emissions Standards for Hazardous Air Pollutants (NESHAP) to protect the public. The Clean Air Act amendments of 1990 require facilities that handle hazardous materials to prepare risk management plans.

The Occupational Health and Safety Administration (OSHA) published Standard 1910.120, addressing dangers that hazardous materials pose in the workplace. The standard requires that employers evaluate the potential health hazard that hazardous materials pose in the workplace and communicate information concerning hazards and appropriate protective measures to employees. Under OSHA Standard 1910.120, a health hazard is defined to mean "a chemical for which there is statistically significant evidence based on at least one study conducted in accordance with established scientific principles that acute or chronic health effects may occur in exposed employees."

Resource Conservation and Recovery Act (RCRA)

Under the Resource Conservation and Recovery Act (RCRA) of 1976 (42 U.S.C s/s 6901 et seq.), individual states may implement their own hazardous waste programs in lieu of RCRA as long as the state program is at least as stringent as federal RCRA requirements. The EPA must approve state programs intended to implement federal regulations. In California, the California Environmental Protection Agency (Cal EPA) and the Department of Toxic Substances Control (DTSC), a department within Cal EPA, regulate the generation, transportation, treatment, storage, and disposal of hazardous waste. The EPA approved California's RCRA program, called the Hazardous Waste Control Law (HWCL), in 1992. DTSC has primary hazardous material regulatory responsibility, but can delegate enforcement responsibilities to local jurisdictions that enter into agreements with DTSC for the generation, transport, and disposal of hazardous materials under the authority of the HWCL.

The State hazardous waste regulations establish criteria for identifying, packaging, and labeling hazardous wastes; prescribe the management of hazardous wastes; establish permit requirements

for hazardous waste treatment, storage, disposal, and transportation; and identify hazardous wastes that cannot be disposed of in ordinary landfills. Hazardous waste generators must retain hazardous waste manifests for a minimum of three years. These manifests provide a description of the waste, its intended destination, and regulatory information about the waste. A copy of each manifest must be filed with the state. The generator must match copies of hazardous waste manifests with receipts from treatment, storage, and disposal facilities.

Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)

The Comprehensive Environmental Response, Compensation, and Liability Act and associated Superfund Amendments provide the US Environmental Protection Agency with the authority to identify hazardous sites, to require site remediation, and to recover the costs of site remediation from polluters. California has enacted similar laws intended to supplement the federal program. The DTSC is primarily responsible for implementing California's Superfund Law.

STATE

California Code of Regulations, Title 22, §66261.20-24

Soils having concentrations of contaminants higher than certain acceptable levels must be handled and disposed of as hazardous waste when excavated. The California Code of Regulations, Title 22, §66261.20-24 contains technical descriptions of characteristics that would cause a soil to be classified as a hazardous waste.

The California Hazardous Materials Release Response Plans and Inventory Law of 1985 (Business Plan Act)

The Business Plan Act requires that any business that handles hazardous materials prepare a business plan, which must include the following:

- Details, including floor plans, of the facility and business conducted at the site.
- An inventory of hazardous materials that are handled or stored on site.
- An emergency response plan.
- A safety and emergency response training program for new employees with annual refresher courses.

Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program)

In January 1996, the Cal EPA adopted regulations implementing the Unified Program. The program has six elements: hazardous waste generators and hazardous waste on-site treatment; underground storage tanks; aboveground storage tanks; hazardous materials release response plans and inventories; risk management and prevention programs; and Uniform Fire Code hazardous materials management plans and inventories. The plan is implemented at the local level. The local agency that is responsible for the implementation of the Unified Program is called the Certified Unified Program Agency (CUPA), and the Shasta County Environmental Health Division is designated the CUPA.

Hazardous Materials Transportation Regulations (26 CCR)

The State of California has also adopted US Department of Transportation (DOT) regulations for the intrastate movement of hazardous materials. State regulations are contained in 26 CCR. In addition, the State of California regulates the transportation of hazardous waste originating in the state and passing through the state (26 CCR). Both regulatory programs apply in California. The two state agencies with primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol (CHP) and the California Department of Transportation (Caltrans).

California Vehicle Code § 32000

Common carriers are licensed by the CHP, pursuant to California Vehicle Code § 32000. This section requires the licensing of every motor (common) carrier who transports, for a fee, in excess of 500 pounds of hazardous materials at one time, and every carrier, if not for hire, who carries more than 1,000 pounds of hazardous material of the type requiring placards.

California Emergency Services Act

Pursuant to the California Emergency Services Act, the state has developed an Emergency Response Plan to coordinate emergency services provided by federal, state, and local governmental agencies and private persons. Response to hazardous materials incidents is one part of this plan. The plan is administered by the state Office of Emergency Services (OES). The OES coordinates the responses of other agencies, including the Cal EPA, CHP, the California Department of Fish and Game (CDFG), the Regional Water Quality Control Boards (RWQCBs), the local air pollution control districts, and local agencies.

California Accidental Release Prevention Program (CalARP)

CalARP regulations became effective January 1, 1997, replacing the California Risk Management and Prevention Program. CalARP was created to prevent the accidental release of regulated substances. It covers businesses that store or handle certain volumes of regulated substances at their facilities. A list of regulated substances is found in § 2770.5 of the CalARP regulations. If a business has more than the listed threshold quantity of a substance, an accidental release prevention program must be implemented and a risk management plan may be required. The California Office of Emergency Services is responsible for implementing the provisions of CalARP.

LOCAL

Shasta County General Plan

Policy HM-a: The County shall make every effort to inform applicants for discretionary and non-discretionary projects which are located within potential border zone property of known hazardous waste facilities that they must comply with State requirements regarding hazardous waste facilities. A map shall be prepared and maintained which identifies these areas.

Policy HM-c: Shasta County shall adopt policies for hazardous materials use, transportation, storage and disposal as required by State laws.

Policy HM-d: Shasta County shall adopt policies for the protection of life and property from contact with hazardous materials through site design and land use regulations.

Table 3.7-2 provides a discussion of the proposed project's consistency with applicable portions of Shasta County General Plan Policies related to hazards and hazardous materials.

Table 3.7-2
General Plan Consistency – Hazards and Hazardous Materials

Policy No.	Finding	Discussion
HM-a	Consistent	The project site is not located within the border zone of any hazardous waste facilities.
HM-c	Consistent	All hazardous materials on the project site will be used, transported, stored and disposed of in accordance with State law and County policy.
HM-d	Consistent	Implementation of the proposed project will not result in significant contact with hazardous materials.

3.7.2 THRESHOLDS OF SIGNIFICANCE

Consistent with Appendix G of the CEQA Guidelines, the proposed project is considered to have a significant impact on the environment if it will:

- 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 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, would it create a significant hazard to the public or the environment

- 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

- 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

- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan

- Expose 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

3.7.3 IMPACTS AND MITIGATION MEASURES

Impact #3.7-1: Routine use, transport, storage, disposal, or accidental release of hazardous materials.

Discussion/Conclusion: Gasoline fueling facilities and other retail establishments would likely require the transport and use of large amounts of hazardous materials including gasoline, oil and other automotive materials, pesticides, fertilizers, cleaners, solvents, paints, etc. Commercial transporters of hazardous materials must comply with California Vehicle Code Section 3103, which specifies transportation routes with the least overall travel time and prohibits transportation of hazardous materials through residential neighborhoods. Additionally, a gasoline fueling facility would be regulated by the Shasta County Department of Resource Management Environmental Health Division which has been certified by the California Department of Toxic Substances Control as the Certified Unified Program Agency to implement the state's Hazardous Material Program. This program requires handlers of significant amounts of hazardous materials to prepare Hazardous Materials Business Plans which detail plans for emergency response to a release or threatened release of a hazardous material. These plans are also submitted to the appropriate emergency rescue personnel. Finally, gasoline fueling facilities will also be regulated by the State Water Resources Control Board under the Underground Storage Tank Program.

Most uses proposed for the project site will not create a significant hazard to the public or the environment as they will not routinely handle any significant amounts of hazardous waste. While gasoline fueling facilities will likely routinely handle significant amounts of hazardous material (fuel), it will be regulated by various state and local government agencies to ensure public safety. This impact is ***less than significant.***

Mitigation Measures

No mitigation measures are required.

Impact #3.7-2: 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

Discussion/Conclusion: As stated above under Impact #3.7-1, the uses anticipated on the proposed project site would likely require the transport and use of large amounts of hazardous materials including gasoline, oil and other automotive materials, pesticides, fertilizers, cleaners, solvents, paints, etc.. The hazardous materials that will likely be transported to and stored at

these businesses will be regulated by various state and local government agencies in order to ensure public safety. Off site release of hazardous materials, in consideration of the distance of the facilities listed in Table 3.7-1, would result in no significant adverse impact to the site.

Additionally, the Shasta County Environmental Health Division administers the CalARP Program. This program is intended to prevent accidental releases of regulated substances that have the potential to harm the public and the environment. This program will require the proposed gas station to be evaluated to determine the potential for and impacts of accidental releases. Furthermore, this program will likely require the owner or operator of the station to submit a risk management plan to the Environmental Protection Agency. It is unlikely that any onsite, or offsite, occurrences would result in foreseeable release of hazardous materials. There is a ***less than significant*** impact.

Mitigation Measures

No mitigation measures are required.

Impact #3.7-3: Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school

Discussion/Conclusion: The project site is located within a quarter-mile of Pacheco Elementary School. The site's proximity to a school creates potential for adverse impacts to a portion of the public considered especially sensitive in the event hazardous materials are emitted from the site or otherwise accidentally released into the environment. The uses proposed for the project site will not emit any hazardous materials. As described above, the use, storage, transport, and accidental release of hazardous materials on the site will be regulated by both the federal and state government through the Shasta County Environmental Health Division. The existing regulatory environment provides assurances that the school site will not be adversely affected by the use of hazardous materials at the project site. The impact is ***less than significant***.

Mitigation Measures

No mitigation measures are required.

Impact #3.7-4: Location of project site on a known hazardous materials site.

Discussion/Conclusion: According to the Phase I Environmental Site Assessment prepared for the proposed project (Appendix H), the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, review of the California Leaking Underground Storage Tanks Information System database indicates that three sites of known or suspected leaking underground storage tanks are located within ½-mile of the project site. In general, the primary risk associated with these off-site sources is for migration of petroleum products into the subject property via the groundwater, surface runoff, or direct transmission through site soils. Two cases involving these leaking tanks have been closed while the third case is still open and is currently being monitored by the lead regulatory agency,

however it is unlikely these off-site sources currently pose a significant environmental risk to the project site.

Although there are several sites within the vicinity of the project site that are included on a list of hazardous materials sites, the potential impact from these sites is ***less than significant***.

Mitigation Measures

No mitigation measures are required.

Impact #3.7-5: Adverse impacts due to existing soil contamination.

Discussion/Conclusion: Agricultural chemicals, including herbicides, pesticides, and fertilizers, have been used at the project site. Some of these agricultural chemicals are classified as hazardous substances. In more recent times, chemical use (primarily herbicides) by Woodrick's Christmas Tree Ranch has been conducted under permit from Shasta County Department of Agriculture. Herbicides, insecticides, and fertilizers were observed at Gold Leaf Nursery; the plants are grown in pots, however, so it is inferred that agricultural chemicals are not discharged directly to surface soils (although the possibility of spills or leaks cannot be ruled out).

With the use of agricultural chemicals, there is the potential of the persistence of chemical constituents in soil or migration of chemicals to soil or groundwater. Surface paving limits the exposure of surface soils to surface water, humans, and wildlife, and limits infiltration of surface water that would normally migrate to groundwater, so this recognized environmental condition is not seen as a significant environmental risk or to be in need of further investigation or corrective action. This impact is ***less than significant***.

Mitigation Measures

No mitigation measures are required.

Impact #3.7-6: Would the proposed project be located within an airport land use plan within two miles of a public airport or the vicinity of a private airstrip, creating a safety hazard for people residing or working in the project area.

Discussion/Conclusion: The proposed project site is not located within an airport land use plan or within 2 miles of a public airport, nor is the project site located within the vicinity of a private airstrip that would create a safety hazard for the people residing or working in the project area beyond the hazards that already existing within the project area. Therefore there is ***no impact***.

Mitigation Measures

No mitigation measures are required.

Impact #3.7-7: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan

Discussion/Conclusion: The project site is located in an accessible area. Minimum access requirements for emergency vehicles would be maintained at the project site and on surrounding roadways at all times during construction and ongoing operation. Construction activities associated with the proposed project would occur along Knighton Road and Churn Creek Road and within the project boundaries. Any construction activities associated with the proposed project will not impede or block emergency access on Knighton Road and Churn Creek Road. The proposed project would not impair implementation of any emergency response plan or emergency evacuation plan because it would not alter existing roadways or physically interfere with existing roadway patterns. Any impact would be ***less than significant***.

Mitigation Measures

No mitigation measures are required.

Impact #3.7-8: Expose 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 residence are intermixed with wildlands

Discussion/Conclusion: According to the Shasta County General Plan Section 5.4 Fire Safety and Sheriff Protection, the area surrounding the project site is designated as having a high fire hazard. Topography and natural vegetation in the form of dry grasses pose fire hazards, especially to structures located near wildlands if adjacent clearing is not done. The proposed project site is surrounded by commercial, residential, highway and agricultural uses.

Shasta County has a number of policies and standards intended to reduce the risk of damage from wildland fires. General Plan Policy FS-a requires that all new land use projects shall conform to the County Fire Safety Standard. Project compliance with these policies and standards will reduce the effect of wildland fire to ***less than significant***.

Mitigation Measures

No mitigation measures are required.