

2.6 Hazards and Hazardous Materials

This section evaluates existing conditions for hazardous materials, airports, wildland fire potential, vectors, and emergency response and evacuation plans within the County, relative to the Project areas addressed in this SEIR, and the potential effects that implementation of the proposed Project may have on these conditions.

2.6.1 Existing Conditions

This section provides new existing conditions information that has come to light since adoption of the General Plan Update in August 2011 for hazards and hazardous materials information within the unincorporated County as relates to the Project areas addressed in this SEIR. The adequacy of the remaining existing conditions information for this environmental topic as provided in the General Plan Update Program EIR has been confirmed through re-checking of the references pertaining to this section in Chapter 5.0 of the General Plan Update Program EIR, including all relevant listed persons, plans, policies, and websites. In addition, this information has been confirmed through consultation/interviews with appropriate County or other agency staff, as available, that were involved in the preparation/review of this section of the General Plan Update Program EIR and/or supporting technical studies; all of these sources are listed in Chapter 6.0 of the General Plan Update Program EIR. Therefore, the remaining existing conditions information for this environmental topic as provided in the General Plan Update Program EIR applies equally to the Project areas addressed in this SEIR, and is therefore not repeated here.

2.6.1.1 *Hazardous Materials*

In the General Plan Update Program EIR, eleven government data sources were reviewed to identify sites that may have been subject to a release of hazardous substances or that may have supported a use which resulted in a hazardous condition. Most of these databases identified such sites within unincorporated areas of San Diego County which would also apply to some of the Project areas addressed in this SEIR.

Solid Waste Information System (SWIS) Database

The SWIS database contains information on solid waste facilities, operations, and disposal sites throughout the State of California. The types of facilities found in this database include landfills, closed disposal sites, transfer stations, materials recovery facilities, composting sites, transformation facilities, waste tire sites, and construction, demolition and inert debris facilities and operations. For each facility, the database contains information about location, owner, operator, facility type, regulatory and operational status, authorized waste types, local enforcement agency and inspection and enforcement records.

There are approximately 100 facility/site listings within both the incorporated and unincorporated areas of San Diego County (not including within the City of San Diego) which are under the jurisdiction of the County of San Diego Local Enforcement Agency (SWIS 2012).

Formerly Used Defense Sites (FUDS) Listing

The U.S. Army Corps of Engineers (ACOE) maintains a list of FUDS within the unincorporated County. FUDS are real properties that were under the jurisdiction of the Secretary of Defense and owned by, leased by, or otherwise possessed by the U.S. FUDS are located throughout the U.S. and in many cases the ownership of these properties have been transferred to private individuals, corporations, State and local governments, federal agencies, and tribal governments. FUDS include, but are not limited to hazardous, toxic and radioactive waste; military munitions including munitions constituents; containerized hazardous, toxic and radioactive waste; building demolition and debris removal; and potentially responsible party sites (government shares burden with private entity).

There are approximately 34 FUDS in San Diego County, including FUDS within incorporated cities.¹ Many FUDS have potential hazardous waste contamination problems such as disposal areas and leaking underground fuel tanks. Other FUDS utilized practice rounds for training, and some FUDS used live munitions and explosives, known collectively as ordnance and explosives. The live munitions that were fired but did not detonate are known as unexploded ordnance (UXO). The UXO that remain on FUDS properties today pose the greatest safety hazard to the public, if they are disturbed. Many FUDS sites in San Diego County are under investigation by the ACOE to identify and remediate potential hazards.

Burn Dump Sites

Burn ash refers to the debris, refuse, ash, and ash-contaminated soil that result from the open burning of municipal solid waste. Burn dump sites refer to locations where the open burning of solid waste occurred. From the late 1800s to the early 1970s, the open burning of solid waste was a common practice. After the waste was burned soil was placed over the debris, which typically consisted of unburned metal and ash. Ash from the open burning of municipal solid waste is the most common, but not the only source of burn ash. Historically, some open burning and low temperature incineration did occur with specific commercial waste streams, often disposed of on site.

Burn ash can be commingled with other solid wastes, including incompletely burned refuse. There are many environmental issues and concerns regarding the management of former burn dump sites. Burn ash may contain concentrations of heavy metals, such as lead, that may be a

¹ U.S. Army Corps of Engineers, Formerly Used Defense Sites (FUDS) Projects Per State. As of September 30, 2010. Accessed online at: http://www.usace.army.mil/Portals/2/docs/Environmental/FUDS/FUDS_Inventory/FUDS_Inventory_California.pdf. January 29, 2013.

potential risk to human health and, if excavated, may need to be disposed as either a California or Resource Conservation and Recovery Act (RCRA) hazardous waste.

When properly managed, burn dump sites pose little to no potential risk to the environment or public health. During development activities, soil containing burn ash must be properly managed. This includes minimizing dust migration and using appropriate BMPs to prevent surface erosion and the transportation of the burn ash. If the soil is to be exported from the site, care must be taken to ensure that it is disposed at an appropriate disposal facility.

The County Department of Public Works Landfill Management Unit manages seven former burn dump sites within the County. Additional burn dump sites throughout the County are managed either by private property owners or other jurisdictions. Figure 2.6-1, Location of Active Landfills, Inactive Landfills, and Burnsites within the County, identifies the location of burn dump sites within the County.

Landfills

Active, abandoned, and closed landfills present potential issues related to the exposure of humans to hazards, such as landfill gas migration, when a project is proposed on or near a landfill site. Active landfills located within the County are shown in Figure 2.6-1. Landfill capacity is discussed in Section 2.14, Utilities and Service Systems.

Active Landfills

There are six active landfills in the San Diego region that serve the residents, businesses, and military operations of both incorporated and unincorporated areas. The Sycamore, Otay, and Borrego landfills are owned and operated by the private waste service company, Republic Waste. One additional Republic landfill, the Ramona landfill is in the closure process and no longer accepts waste. Las Pulgas and San Onofre landfills are owned and operated by the U.S. Marine Corps (USMC), and the Miramar Landfill is owned and operated by the City of San Diego. The USMC-operated landfills are not available for public disposal.

Hazardous Waste Transportation

In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by the California Department of Toxic Substances Control (DTSC). The DTSC maintains a list of active registered hazardous waste transporters throughout the State. There are five registered hazardous waste transporters within the unincorporated areas of San Diego County. The name, location, and company services of these transporters are listed in Table 2.6-1.

The process of transporting hazardous waste often involves transfer facilities. A transfer facility is any facility that is not an on-site facility that is related to the transportation of waste. These facilities include but are not limited to, loading docks, parking areas, storage areas, and other similar areas. Although not all transfer facilities hold hazardous waste, any operator of a facility

that accepts hazardous waste for storage, repackaging or bulking must obtain formal authorization for those activities through the hazardous waste permit process. Hazardous waste transporters are exempt from storage facility permit requirements so long as they observe the limits on storage time and handling.

Hazardous Waste Transfer facilities are categorized into three main categories:

1. An exempt transfer facility, operated by a registered transporter,
2. A transfer facility, operating under the authority of a RCRA permit; and,
3. A transfer facility, operating under the authority of a Standardized Permit.

A transfer facility may be either permitted or exempt. The permit authorizes the activities and establishes the conditions that must be followed by the operator of a permitted transfer facility. Exempt facilities are owned and operated by the transporter of the waste.

2.6.1.2 Airport Hazards

Subsequent the certification of the General Plan Update Program EIR, the 2006 Airport Land Use Compatibility Plans (ALUCPs) for six rural airports operated by the County (Agua Caliente, Borrego Valley, Fallbrook, Jacumba, Ocotillo, and Ramona) were amended December 2011. The amendments to the six adopted ALUCPs include organizational edits to document headings, and revisions/clarifications to select terminology and technical data (i.e., permitted area or lot coverage increases).² Figure 2.6-2, Military, Public, and Private Airports, shows the existing military, public, and private airports located within San Diego County.

2.6.2 Regulatory Framework

The regulatory framework discussion in the General Plan Update Program EIR as pertains to hazards and hazardous materials has not changed since adoption of the General Plan Update in August 2011. Therefore, the regulatory framework applies equally to the Project areas addressed in this SEIR, and is therefore not repeated here.

2.6.3 Analysis of Project Effects and Cumulative Impacts

For the cumulative impact analyses, the geographic scope for each of the issues below would be the same as described and evaluated in the General Plan Update Program EIR, and as updated in Section 1.9 of this SEIR (Cumulative Project Assessment Overview).

2.6.3.1 Transport, Use, and Disposal of Hazardous Materials

This section describes potential direct and cumulative impacts associated with the transport, use, and disposal of hazardous materials as pertains to the Project areas addressed in this SEIR.

² San Diego County Regional Airport Authority – Airport Land Use Compatibility Plans (ALUCP). Accessed online: http://www.san.org/sdcraa/airport_initiatives/land_use/adopted_docs.aspx. February 2013.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines, the proposed Project would have a significant impact if it would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

A significant impact would occur if the project proposed businesses, operations, or facilities that handle hazardous substances in excess of the threshold quantities listed in Chapter 6.95 of the California Health and Safety Code (H&SC), generate hazardous waste regulated under Chapter 6.5 of the H&SC, and/or store hazardous substances in underground storage tanks regulated under Chapter 6.7 of the H&SC, and would not be able to comply with applicable hazardous substance regulations.

Impact Analysis

The General Plan Update Program EIR determined that buildout under the General Plan Update would result in less than significant direct and cumulative impacts related to the routine transport, use, or disposal of hazardous materials due to the implementation of a combination of federal, State and local regulations; existing County regulatory processes; and, the adopted General Plan goals and policies. Although hazardous materials can be found in all land uses, those that are more likely to regularly use high quantities of hazardous materials include limited impact industrial, medium impact industrial, high impact industrial, general commercial, and rural commercial. With future development of the proposed commercial land use designations, the number of facilities that transport, use and dispose of hazardous materials would increase under the proposed Project. Because the proposed Project is also required to comply with these same programs, future development of the Project areas addressed in this SEIR would also not result in significant direct and cumulative impacts related to the routine transport, use, or disposal of hazardous materials. Therefore, mitigation would not be required.

2.6.3.2 Accidental Release of Hazardous Materials

This section describes potential direct and cumulative impacts associated with the accidental release of hazardous materials as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance for Hazardous Materials and Existing Contamination, the proposed Project would have a significant impact if it would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the accidental release of hazardous materials into the environment.

Impact Analysis

The General Plan Update Program EIR determined that buildout under the General Plan Update would result in less than significant direct and cumulative impacts related to the accidental release of hazardous materials due to the implementation of a combination of federal, State and local regulations; existing County regulatory processes; and, the adopted General Plan goals and policies. Although hazardous materials can be found in all land uses, those that are more likely to regularly use high quantities of hazardous materials include limited impact industrial, medium impact industrial, high impact industrial, general commercial, and rural commercial. With future development of the proposed commercial land use designations, the number of facilities that use and store hazardous materials and have the potential to result in a reasonably foreseeable upset or accident condition involving the release of hazardous materials, would increase under the proposed Project. Because the proposed Project is also required to comply with these same programs, future development of the Project areas addressed in this SEIR would also not result in significant direct and cumulative impacts related to the accidental release of hazardous materials. Therefore, mitigation would not be required.

2.6.3.3 Hazards to Schools

This section describes potential direct and cumulative impacts associated with the use, storage, transport, or emissions of hazardous materials within one-quarter mile of a school as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance for Hazardous Materials and Existing Contamination, the proposed Project would have a significant impact if it would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Impact Analysis

The General Plan Update Program EIR determined that buildout under the General Plan Update would result in less than significant direct and cumulative impacts related to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school due to the implementation of a combination of federal, State and local regulations; existing County regulatory processes; and, the adopted General Plan goals and policies. Almost all land uses have the potential to use, store, transport and dispose of hazardous materials, including schools and day care operations involving cleaning products or laboratory chemicals, which could pose a risk to the public. Therefore, under the proposed Project, land uses that have a high potential for hazardous materials usage would potentially be located within one-quarter mile of schools or daycares. Because the proposed Project is also

required to comply with these same programs, future development of the Project areas addressed in this SEIR would also not result in significant direct and cumulative impacts related to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, mitigation would not be required.

2.6.3.4 *Hazardous Materials Sites*

This section describes potential direct and cumulative impacts associated with the development on a site which is listed as a hazardous materials site and/or includes structure(s) for human occupancy near a hazardous materials site as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance for Hazardous Materials and Existing Contamination, the proposed Project would have a significant impact if it proposes development on or near hazardous materials sites pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment. A significant impact could also occur if the Project results in:

- structure(s) for human occupancy within 1,000 feet of an open, abandoned, or closed landfill;
- development on or within 250 feet of a parcel containing burn ash (from the historic burning of trash);
- development on or within 1,000 feet of a Formerly Used Defense Site which could have potential hazardous waste contamination problems, such as disposal areas, leaking underground fuel tanks and unexploded ordnance that pose a potentially significant risk to the public if disturbed;
- human or environmental exposure to soils or groundwater in exceedance of California Environmental Protection Agency (EPA) Region 9 Preliminary Remediation Goals, California Human Health Screening Levels, or Primary State or Federal Maximum Contaminant Levels (MCLs) for applicable contaminants; or,
- demolition of commercial, industrial or residential structures that contain asbestos-containing material (ACM), lead-based paint (LBP), and/or other hazardous materials.

Analysis

The General Plan Update Program EIR determined that buildout under the General Plan Update would result in less than significant direct and cumulative impacts related to hazardous waste sites due to the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General Plan goals and policies; and, specific

mitigation measures/implementation programs identified in the General Plan Update Program EIR.

The additional growth associated with the proposed Project would increase the potential for development on sites such as those pursuant to Government Code 65962.5, burn dump sites, active, abandoned or closed landfills, FUDS, areas of historic or current agriculture uses, or areas with petroleum contamination. The residential designations associated with the proposed Project would have the potential to introduce human populations into or near areas with a history of contamination from historic burn sites, landfills, agricultural use, or other hazards. In addition, construction activities could uncover buried underground storage tanks or other buried hazards. The proposed Project would result in the following impacts associated with each of the hazardous materials categories evaluated in the General Plan Update Program EIR:

Hazardous Materials Sites Pursuant to Government Code Section 65962.5: Implementation of the proposed Project would likely result in future development on or within one-quarter mile of these sites. Due to the large number of sites located throughout the County that have existing contamination, the Project would have the potential to result in a potentially significant hazard to the public or environment by locating future development on or near sites listed pursuant to Government Code Section 65962.5.

Burn Dump Sites: The proposed Project may result in future development on or within 250 feet of a parcel containing burn ash (from the historic burning of trash) which are located in the unincorporated communities or areas of Ramona, Alpine, Jamul, Campo, Descanso, Julian, Palomar Mountain, and, Pine Valley, with regard to lands affected by the FCI. Therefore, the Project could create a hazard to the public or the environment through exposure of new development to burn dump sites.

Landfills: The proposed Project may result in future residential development within 1,000 feet of an active, abandoned, or closed landfill, with regard for lands affected by the FCI, which are located in the unincorporated community of Ramona. Within the communities affected by the FCI, closed landfills are located in the unincorporated community of Pendleton/De Luz. Therefore, the Project could create a hazard to the public or the environment through exposure of new development to hazards associated with active, abandoned or closed landfills.

FUDS: The proposed Project may result in future development on or within 1,000 feet of a FUDS which are located in the unincorporated communities of Campo/Lake Moreno and Ramona, with regard for lands affected by the FCI. Therefore, the Project could result in hazards to the public or the environment from exposure to FUDS.

Agricultural Areas: The proposed Project may result in future development on or near areas that have elevated pesticide levels due to existing and historic agricultural areas that exist throughout the County. Therefore, the Project could result in hazards to the public or the environment from exposure to soils or groundwater previously contaminated with agricultural pesticides.

Petroleum Contamination: The proposed Project may result in future development on or near areas with elevated concentrations of petroleum in soil, surface or groundwater that exist throughout the County due to accidents, spills, leaks, and past improper disposal of petroleum products. These contaminated sites have the potential to threaten human health as well as the environment by contaminating soil, groundwater and drinking water supplies. Therefore, the Project could result in hazards to the public or the environment from exposure to petroleum contamination.

Because the proposed Project is required to comply with the same federal, State and local regulations; existing County regulatory processes; and, the adopted General Plan goals and policies; future development of the Project areas addressed in this SEIR would also not result in significant direct and cumulative impacts related to hazardous waste sites. Therefore, mitigation would not be required.

2.6.3.5 Public and Private Airports

This section describes potential direct and cumulative impacts associated with the development on a site which would result in a safety hazard associated with public airports or private airstrips as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Airport Hazards, the proposed Project would have a significant impact if it would locate development 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 or within the vicinity of a private airstrip and would result in a safety hazard for people residing or working in the project area.

Analysis

The General Plan Update Program EIR determined that buildout under the General Plan would result in potentially significant direct and less than significant cumulative impacts related to public and private airports. The direct impacts would be reduced to below a level of significance through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General Plan goals and policies; and, specific mitigation measures/ implementation programs identified in the General Plan Update Program EIR.

Similar direct impacts would occur with future development of the Project areas addressed in this SEIR. Specifically, future development under the Proposed Project may occur within two miles of a public or private airport which could result in safety hazards for people residing or working in the area. Within the unincorporated County, there are no public airports which would be affected by the Project areas addressed in this SEIR, but there would be four private airports in

the communities of Alpine (U.S. Forest Service), and North Mountain (Ward Ranch, Warner Springs, and Loma Madera Ranch) that would be affected by the Project areas; however, these potentially significant direct impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by the same regulations, implementation programs (General Plan goals/policies) and mitigation measures from the General Plan Update Program EIR and repeated in Section 2.6.4.5 (Mitigation for Public/Private Airports) below. No additional measures would be required.

Such impacts would also be cumulative in nature as they would contribute to increases in safety hazards for people residing or working near public or private airports, when combined with other development allowed under the General Plan Update. Most cumulative projects would be required to comply with regulations of the Federal Aviation Administration (FAA) and California Department of Transportation (Caltrans) Division of Aeronautics which would also reduce the potential for cumulative impacts. Therefore, cumulative impacts associated with increased safety hazards for people residing or working near public or private airports from cumulative projects would not be significant, and for these same reasons, the proposed Project, in combination with the identified cumulative projects, would not result in a significant cumulative impact with respect to this issue.

2.6.3.6 *Emergency Response and Evacuation Plans*

This section describes potential direct and cumulative impacts associated with the development on a site which would result in impacts related to emergency response and evacuation plans as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Emergency Response Plans, the proposed Project would have a significant impact if it would impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

Analysis

The General Plan Update Program EIR determined that buildout under the General Plan would result in potentially significant direct and less than significant cumulative impacts related to impairment of/interference with an adopted emergency response plan or emergency evacuation plan. The direct impacts would be reduced to below a level of significance through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General Plan Update goals and policies; and, specific mitigation measures/ implementation programs identified in the General Plan Update Program EIR.

Similar direct impacts would occur with future development of the Project areas addressed in this SEIR. Specifically, the proposed Project would increase development in areas that may not have accounted for this growth in their existing Emergency Response and Evacuation plans. For example, construction activities associated with future development under the proposed Project would have the potential to interfere with emergency plans and procedures if authorities are not properly notified, or multiple projects are constructed during the same time and multiple roadways used for emergency routes are concurrently blocked. This could cause an inadvertent impairment to the existing emergency response plans and policies, which could increase the risk to loss of life and property in the event of an emergency; however, these potentially significant direct impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by the same regulations, implementation programs (General Plan goals/policies) and mitigation measures from the General Plan Update Program EIR and repeated in Section 2.6.4.6 (Mitigation for Emergency Response and Evacuation Plans) below. No additional measures would be required.

Such impacts would also be cumulative in nature as they would contribute to impairment of/interference with adopted emergency response or emergency evacuation plans, when combined with other development allowed under the General Plan Update. Most cumulative projects would be required to comply with some or all of the following regulations which would also reduce the potential for cumulative impacts: Statewide Standardized Emergency Management System, San Diego County Nuclear Power Station Emergency Response Plan, Oil Spill Contingency Element, Emergency Water Contingencies Annex and Energy Shortage Response Plan, and Dam Evacuation Plan. Therefore, cumulative impacts associated with impairment of/interference with adopted emergency response or emergency evacuation plans from cumulative projects would not be significant, and for these same reasons, the proposed Project, in combination with the identified cumulative projects, would not result in a significant cumulative impact with respect to this issue.

2.6.3.7 Wildland Fires

This section describes potential direct and cumulative impacts associated with the development on a site which would result in impacts from wildland fires as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Wildland Fire and Fire Protection, the proposed Project would have a significant impact if it would 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.

Analysis

The General Plan Update Program EIR determined that buildout under the General Plan would result in potentially significant direct and cumulative impacts related to exposing people or structures to a significant risk of loss, injury, or death involving wildland fire. These impacts would be reduced through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General Plan goals and policies; and, specific mitigation measures/ implementation programs identified in the General Plan Update Program EIR; however, even with these programs in place, the impacts would not be reduced to below a level of significance because future development would occur in areas that are known to be at high risk for wildland fires.

Similar direct and cumulative impacts related to wildland fires would occur with the proposed Project. Future development under the proposed Project would occur in areas that are known to be at high risk for wildland fires, including in High or Very High Fire Hazard Severity Zones and Wildland/Urban Interface Areas, thereby resulting in increased fire related risk to people and structures; refer to Figures 2.6-3, County Fire Hazard Severity Zones for FRA, SRA, and LRA, and 2.6-4, Wildland/Urban Interface Areas, respectively). Table 2.6-2 also provides the acreage of lands affected by the proposed Project that are located within areas currently designated as Very High or High Fire Severity Zones. Such potentially significant impacts resulting from implementation of the proposed Project would be reduced by the same regulations, implementation programs (General Plan Update goals/policies) and mitigation measures from the General Plan Update Program EIR and repeated in Section 2.6.4.7 (Mitigation for Wildland Fires) below; however, even with these programs in place, the impacts would not be reduced to below a level of significance due to the infeasibility of mitigation measures as discussed in Section 2.6.4.7 below. As such, implementation of the proposed Project would result in significant and unavoidable direct and cumulative impacts related to wildland fires.

2.6.3.8 Vectors

This section describes potential direct and cumulative impacts associated with the development on a site which would result in impacts from the human exposure to vectors capable of spreading disease as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on the County of San Diego Guidelines for Determining Significance, Vectors, the proposed Project would have a significant impact if it would substantially increase human exposure to vectors capable of spreading disease by:

- a. Proposing a vector breeding source including, but not limited to, sources of standing water for more than 72 hours (e.g., ponds, stormwater management facilities, constructed wetlands); or,
- b. Proposing a vector breeding source including, but not limited to, composting or manure management facilities, confined animal facilities, or animal boarding/breeding/training operations.

Analysis

The General Plan Update Program EIR determined that buildout under the General Plan would result in less than significant direct and cumulative impacts related to human exposure to vectors capable of spreading diseases due to the implementation of a combination of federal, State and local regulations; existing County regulatory processes; and, the adopted General Plan goals and policies. Because the proposed Project is also required to comply with these same programs, future development of the Project areas addressed in this SEIR would also not result in significant direct and cumulative impacts related to human exposure to vectors. Therefore, mitigation would not be required.

2.6.4 Mitigation for Hazards and Hazardous Materials

2.6.4.1 *Transport, Use, and Disposal of Hazardous Materials*

The Project would not result in significant direct and cumulative impacts related to transportation, use and disposal of hazardous materials through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General Plan goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update Program EIR. Therefore, mitigation is not necessary.

2.6.4.2 *Accidental Release of Hazardous Materials*

The Project would not result in significant direct and cumulative impacts related to the accidental release of hazardous materials through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General Plan goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update Program EIR. Therefore, mitigation is not necessary.

2.6.4.3 *Hazards to Schools*

The Project would not result in significant direct and cumulative impacts related to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General

Plan goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update Program EIR. Therefore, mitigation is not necessary.

2.6.4.4 Hazardous Materials Sites

The Project would not result in significant direct and cumulative impacts related to hazardous materials sites through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General Plan goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update Program EIR. Therefore, mitigation is not necessary.

2.6.4.5 Public and Private Airports

Direct impacts related to increased safety hazards for people residing or working near public or private airports associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable General Plan policies and mitigation measures identified in the General Plan Update Program EIR, and repeated below.

General Plan Update Policies

Policy LU-4.7: Airport Land Use Compatibility Plans (ALUCP). Coordinate with the Airport Land Use Commission (ALUC) and support review of Airport Land Use Compatibility Plans (ALUCP) for development within Airport Influence Areas.

Policy M-7.1: Meeting Airport Needs. Operate and improve airport facilities to meet air transportation needs in a manner that adequately considers impacts to environmental resources and surrounding communities and to ensure consistency with Airport Land Use Compatibility Plans.

Policy S-15.1: Land Use Compatibility. Require land uses surrounding airports to be compatible with the operation of each airport.

Policy S-15.2: Airport Operational Plans. Require operational plans for new public/private airports and heliports, as well as future operational changes to existing airports, to be compatible with existing and planned land uses that surround the airport facility.

Policy S-15.3: Hazardous Obstructions within Airport Approach and Departure. Restrict development of potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards. Specific concerns include heights of structures near airports and activities which can cause electronic or visual impairments to air navigation or which attract large numbers of birds (such as landfills, wetlands, water features, and cereal grain fields).

Policy S-15.4: Private Airstrip and Heliport Location. Locate private airstrips and heliports outside of safety zones and flight paths for existing airports where they are compatible

with surrounding established and planned land uses, and in a manner to avoid impacting public roadways and facilities.

Mitigation Measures

- Haz-1.1** Implement the Guidelines for Determining Significance, Airport Hazards, when reviewing new development projects to ensure compatibility with surrounding airports and land uses and apply appropriate mitigation when impacts are significant.
- Haz-1.2** Participate in the development of ALUCPs and future revisions to the ALUCPs to ensure the compatibility of land uses and airport operations.
- Haz-1.3** Review the Air Installation Compatible Use Zone (AICUZ) when reviewing new development projects within the study area. Ensure that such development projects are consistent with the land use compatibility and safety policies therein.
- Haz-1.4** Facilitate coordination between DPW and Department of General Services staff when planning new airports or operational changes to existing airports when those changes would produce new or modified airport hazard zones.
- Haz-1.5** Coordinate with the San Diego County Regional Airport Authority (SDCRAA) and County Airports for issues related to airport planning and operations.
- Haz-2.1** Implement and revise as necessary the Zoning Ordinance requiring MUPs for private airports and heliports.

2.6.4.6 *Emergency Response and Evacuation Plans*

Direct impacts related to impairment of/interference with adopted emergency response or emergency evacuation plans associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable General Plan policies and mitigation measures identified in the General Plan Update Program EIR, and repeated below.

General Plan Update Policies

Policy S-1.3: Risk Reduction Programs. Support efforts and programs that reduce the risk of natural and man-made hazards and that reduce the time for responding to these hazards.

Policy M-1.2: Interconnected Road Network. Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.

Policy M-3.3: Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law and local regulations.

Policy M-4.3: Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character consistent with Community Plans.

Mitigation Measures

- Haz-3.1** Facilitate coordination between Department of General Services and the Office of Emergency services to implement and periodically update the Hazard Mitigation Plan.
- Haz-3.2** Implement the CEQA Guidelines for Determining Significance to ensure that discretionary projects do not adversely impact emergency response or evacuation plans. Also implement the County Public Road Standards and County Private Road Standards during these reviews and ensure that road improvements are consistent with Emergency Response and Evacuation Plans. Apply appropriate mitigation when impacts are significant.
- Haz-3.3** Prepare Fire Access Road network plans and include in Community Plans or other document as appropriate. Also implement the County Fire Code and require fire apparatus access roads and secondary access for projects.

2.6.4.7 Wildland Fires

Direct and cumulative impacts related to wildland fires associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable General Plan Update policies and mitigation measures identified in the General Plan Update Program EIR, and repeated below; however, the County determined that implementation of the additional measures listed below would be infeasible for the following reasons:

- Require development guidelines to be prepared and incorporated into all community plans that would limit the amount of future development to reduce hazards associated with wildland fires. Restrictions on the type or amount of development within a community would conflict with areas identified for increased growth under the proposed Project. Therefore, this measure would be infeasible because community plans are required to be consistent with the adopted General Plan. The measure would also conflict with goals of the Housing Element to provide sufficient housing stock, and would not achieve one of the primary objectives of the proposed Project which is to accommodate a reasonable amount of growth.
- Substantially reduce planned densities within High or Very High Fire Hazard Severity Zones and Wildland Urban Interfaces. This measure would result in significant growth restrictions in areas identified for increased growth under the proposed Project. As such,

this measure would conflict with goals of the Housing Element to provide sufficient housing stock, and would not achieve one of the primary objectives of the proposed Project which is to accommodate a reasonable amount of growth.

- Approve development only within unincorporated County areas that are considered to have a moderate fire hazard. This measure would be infeasible because the majority of the unincorporated County is classified as having a higher than moderate risk for wildland fires. This measure would result in significant growth restrictions in areas identified for increased growth under the proposed Project. As such, this measure would conflict with goals of the Housing Element to provide sufficient housing stock, and would not achieve one of the primary objectives of the proposed Project which is to accommodate a reasonable amount of growth.
- Require extensive fuel modification around existing and future development in Wildland Urban Interfaces. This measure would be infeasible because it would substantially impact the environment by damaging biological resources, altering drainage patterns, causing erosion, and modifying the visual landscape. This would conflict with the objective to protect natural resources and habitat that uniquely define the County's character and ecological importance.

Because the measures listed above have been found to be infeasible by the County and would not be implemented, impacts would be significant and unavoidable.

General Plan Update Policies

Implementation of the General Plan policies listed below would reduce impacts to wildland fire hazards, although not to below a level of significance:

Policy LU-6.11: Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.

Policy LU-10.2: Development - Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.

Policy S-3.1: Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.

Policy S-3.2: Development in Hillsides and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.

Policy S-3.3: Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets, peninsulas, or islands of flammable vegetation within a development.

Policy S-3.4: Service Availability. Plan for development where fire and emergency services are available or planned.

Policy S-3.6: Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.

Policy S-4.1: Fuel Management Programs. Support programs consistent with State law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.

Policy COS-18.3: Alternate Energy Systems Impacts. Require alternative energy system operators to properly design and maintain these systems to minimize adverse impacts to the environment.

Mitigation Measures

Implementation of the mitigation measures listed below would reduce impacts to wildland fire hazards, although not to below a level of significance:

Haz-4.1 Identify and minimize potential fire hazards for future development by using and maintaining a database that identifies fire prone areas, locating development away from Fire Hazard areas whenever practicable, and adhering to the County Guidelines for Determining Significance for Wildland Fires & Fire Protection and applying appropriate mitigation when impacts are significant.

Haz-4.2 Conduct effective and environmentally sensitive brush management measures such as: addressing habitat-specific fire controls within Resource Management Plans; implementation of the Weed Abatement Ordinance and enforcing proper techniques for maintaining defensible space around structures; coordination with the local FAHJ to ensure that district goals for fuel management and fire protection are being met; and recognizing the Memorandum of Understanding between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection.

Haz-4.3 Enforce and comply with Building and Fire Code to ensure there are adequate fire service levels; and require site and/or building designs that incorporate features that reduce fire hazards. Also implement the General Plan Regional Category map and Land Use Maps, which typically show lower densities in wildland areas.

Haz-4.4 Create a Conservation Subdivision Program that facilitates conservation-oriented, fire-safe, project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary.

2.6.6.8 Vectors

The Project would not result in significant direct and cumulative impacts related to vectors through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General Plan goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update Program EIR. Therefore, mitigation is not necessary.

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

**TABLE 2.6-1.
REGISTERED ACTIVE HAZARDOUS WASTE TRANSPORTERS IN SAN DIEGO COUNTY**

Registration ID#	Expiration Date	Transporter Name	Address	City	State	Zip
5432	7/31/2013	Lamb Fuels, Inc.	789 Anita Street	Chula Vista	CA	91911
2069	2/28/2013	Rust And Sons Trucking, Inc.	15353 Olde Highway 80	El Cajon	CA	92021
2831	2/28/2013	Pacific Trans Environmental Services, Inc.	1452 North Johnson Ave.	El Cajon	CA	92020
3534	7/31/2013	Efr Environmental Services Inc.	954 Industrial Place	El Cajon	CA	92020
4499	9/30/2013	Schwartz Electric, Inc.	1044 Pioneer Way, Suite C	El Cajon	CA	92020
5240	1/31/2013	Ase Contracting, Inc.	1985 Friendship Dr., #J	El Cajon	CA	92020
5507	1/31/2013	Mountain Materials, Inc.	15989 Old Highway 80	El Cajon	CA	92021
6072	12/31/2012	City of Encinitas	160 Calle Magdalena	Encinitas	CA	92024
4481	6/30/2013	Downstream Services, Inc.	2855 Progress Place	Escondido	CA	92029
4857	1/31/2013	Ingenium Group, LLC	2255 Barham Drive, Suite A	Escondido	CA	92029
2183	11/30/2012	University of California, San Diego (Environment, Health and Safety)	9500 Gilman Drive	La Jolla	CA	92093-0958
5043	6/30/2013	Global Power Group, Inc.	12060 Woodside Ave.	Lakeside	CA	92040
6007	5/31/2013	Green Clean Water And Waste Services, Inc.	11653 Riverside Drive #153	Lakeside	CA	92040
5002	4/30/2013	Jenal Engineering Corporation	7959 Lemon Grove Way	Lemon Grove	CA	91945
3893	1/31/2013	J.C. Environmental Company, Inc.	2504 Transportation Avenue, Suite C	National City	CA	91950
6120	7/31/2013	Bio Sharp Technologies	4943 Gabrielino Avenue	Oceanside	CA	92057
3666	2/28/2013	Trimsa	8594 Siempre Viva Road	Otay Mesa	CA	92154
5598	2/28/2013	Eduardo A. Rodriguez	24033 Hartley Hill Road	Potrero	CA	91963
426	4/30/2013	San Diego Gas & Electric	101 Ash Street	San Diego	CA	92101-3017
832	10/31/2012	Naval Facilities Engineering Command Southwest	Bsve, Nbsd, Bldg 3509, Nmsd	San Diego	CA	92132-5190
1127	3/31/2013	Action Cleaning Corporation	1620 - 1668 Newton Avenue	San Diego	CA	92113
1835	6/30/2013	San Diego County Public Works	5469 Kearny Villa Road Suite 201	San Diego	CA	92123
2174	7/31/2013	California Marine Cleaning, Inc.	2049 Main Street	San Diego	CA	92113
3016	1/31/2013	City of San Diego, Fire-Rescue Department	1010 Second Ave., Suite 400	San Diego	CA	92101
3585	4/30/2013	Pacific Tank Cleaning Services, Inc.	1775 National Avenue	San Diego	CA	92113

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

TABLE 2.6-1, CONTINUED

Registration ID#	Expiration Date	Transporter Name	Address	City	State	Zip
3843	9/30/2013	Hazardous Material Transportation, Inc.	2335 Marconi Place, Suite B	San Diego	CA	92154
4397	7/31/2013	County of San Diego, Department of Environmental Health	5500 Overland Avenue #201	San Diego	CA	92123
4399	2/28/2013	Envirocon International	1590 Continental Street, Suite 210	San Diego	CA	92154
5093	8/31/2013	Mina International Group, Inc.	9765 Marconi Drive Suite 106a	San Diego	CA	92154
5406	6/30/2013	Coffman Specialties, Inc	9685 Via Excelencia #200	San Diego	CA	92126
5789	4/30/2013	Nexon Corporation	5450 Complex Street #301	San Diego	CA	92123
5855	3/31/2013	West-Tech Contracting Inc.	7625 Carroll Road	San Diego	CA	92121
5919	6/30/2013	Clancy Contracting Services, Inc.	8383 Clairemont Mesa Blvd #7	San Diego	CA	92111
5971	12/31/2012	Logan Oil, Inc.	9888 Waples Street #B	San Diego	CA	92121
5996	3/31/2013	GI Technologies, LLC	4204 Sorrento Valley Blvd, Suite I	San Diego	CA	92121
6028	6/30/2013	Continental Maritime of San Diego	1995 Bay Front St	San Diego	CA	92113
6083	2/28/2013	Watkins Environmental, Inc.	8291 Aero Place #160	San Diego	CA	92123
6097	4/30/2013	Recycle X LLC, Medical Waste Division	9921 Carmel Mountain Road	San Diego	CA	92129
6133	9/30/2013	San Diego Abatement Services, Inc.	6156 Mission Gorge Road #A	San Diego	CA	92120
4695	8/31/2013	Baja Pacific	1308 Descanso Ave	San Marcos	CA	92069
494	7/31/2013	Burns & Sons Trucking, Inc.	9157 Olive Drive	Spring Valley	CA	91977
5462	9/30/2013	Casper Company	3825 Bancroft Drive	Spring Valley	CA	91977
5960	11/30/2012	Ben & Son's Transportation	3415 Sweetwater Spring Blvd	Spring Valley	CA	91978

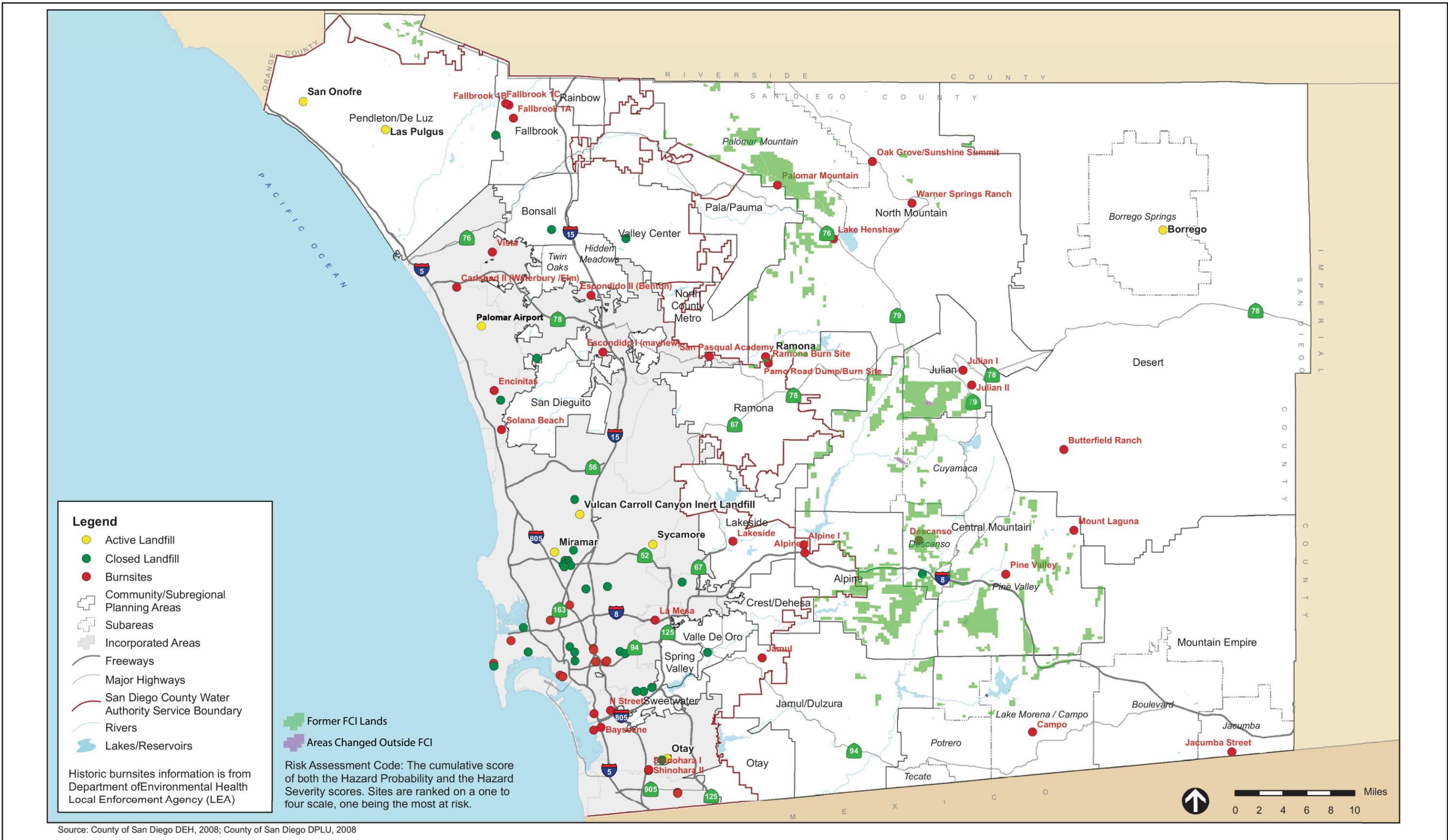
Source: California Department of Toxic Substances Control – Registered Hazardous Waste Transporters. Accessed online at: http://www.dtsc.ca.gov/database/Transporters/trans_cnty.cfm. January 29, 2013.

**TABLE 2.6-2.
LAND USE DESIGNATIONS BY FIRE SEVERITY ZONES (IN ACRES)**

Land Use Designation	Proposed	
	Very High	High
Village Residential	7	--
Semi-rural Residential	3,552	3,694
Rural Lands	34,298	--
Specific Planning Area	21	--
Rural Commercial	38	--
Village Core Mixed Use	--	3
Public/Semi-Public Facilities	3	--
Public Agency Lands	153	--
Tribal Lands	8	--
Open Space (Recreation)	--	--
Open Space (Conservation)	--	3,697
Total:¹	38,080	3,697

Source: County LUEG GIS, 2013. SANGIS, 2012.

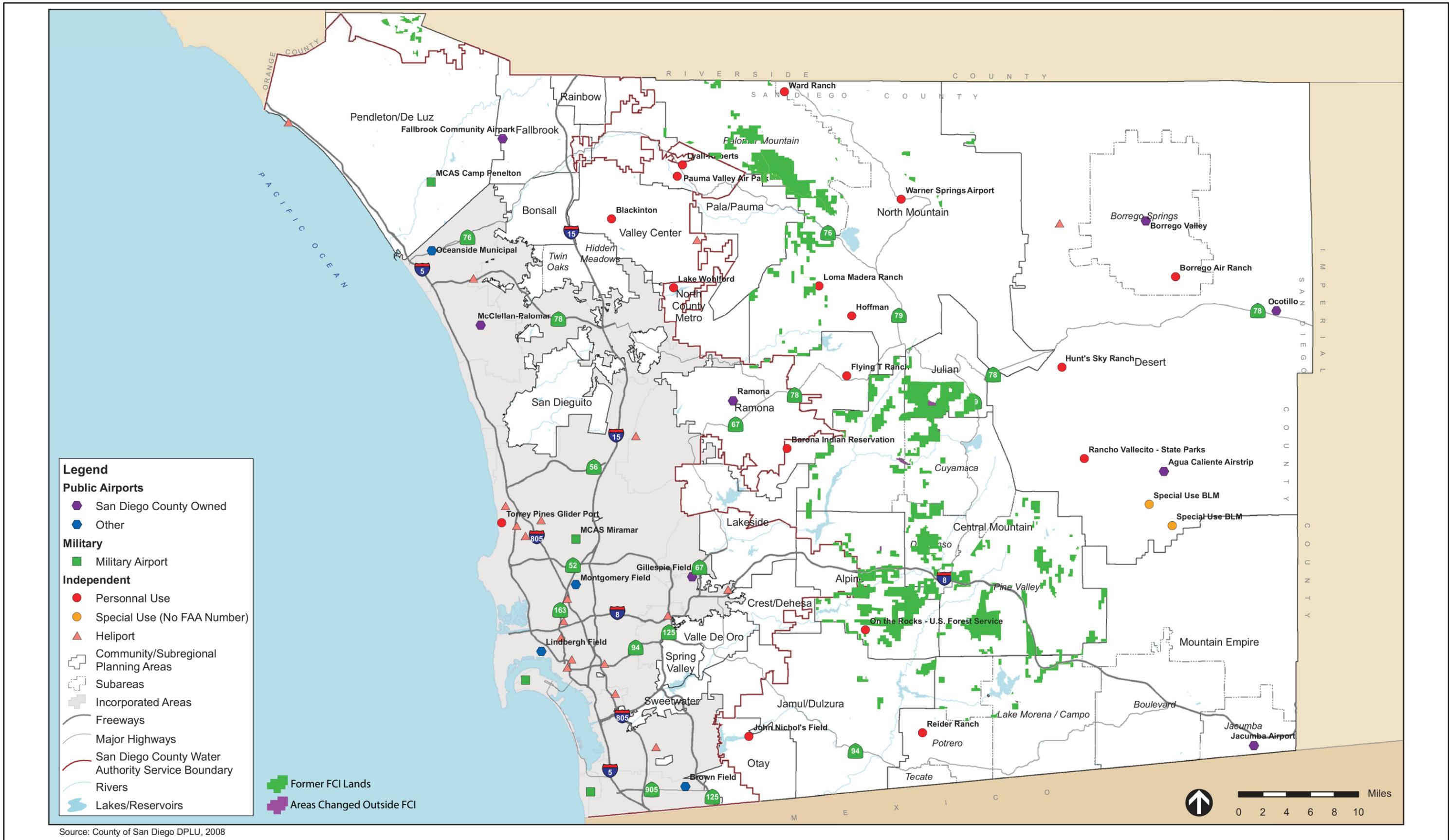
¹ Includes 381.8 acres of non-FCI lands.



LOCATION OF ACTIVE LANDFILLS, INACTIVE LANDFILLS AND BURNSITES WITHIN THE COUNTY

FIGURE 2.6-1

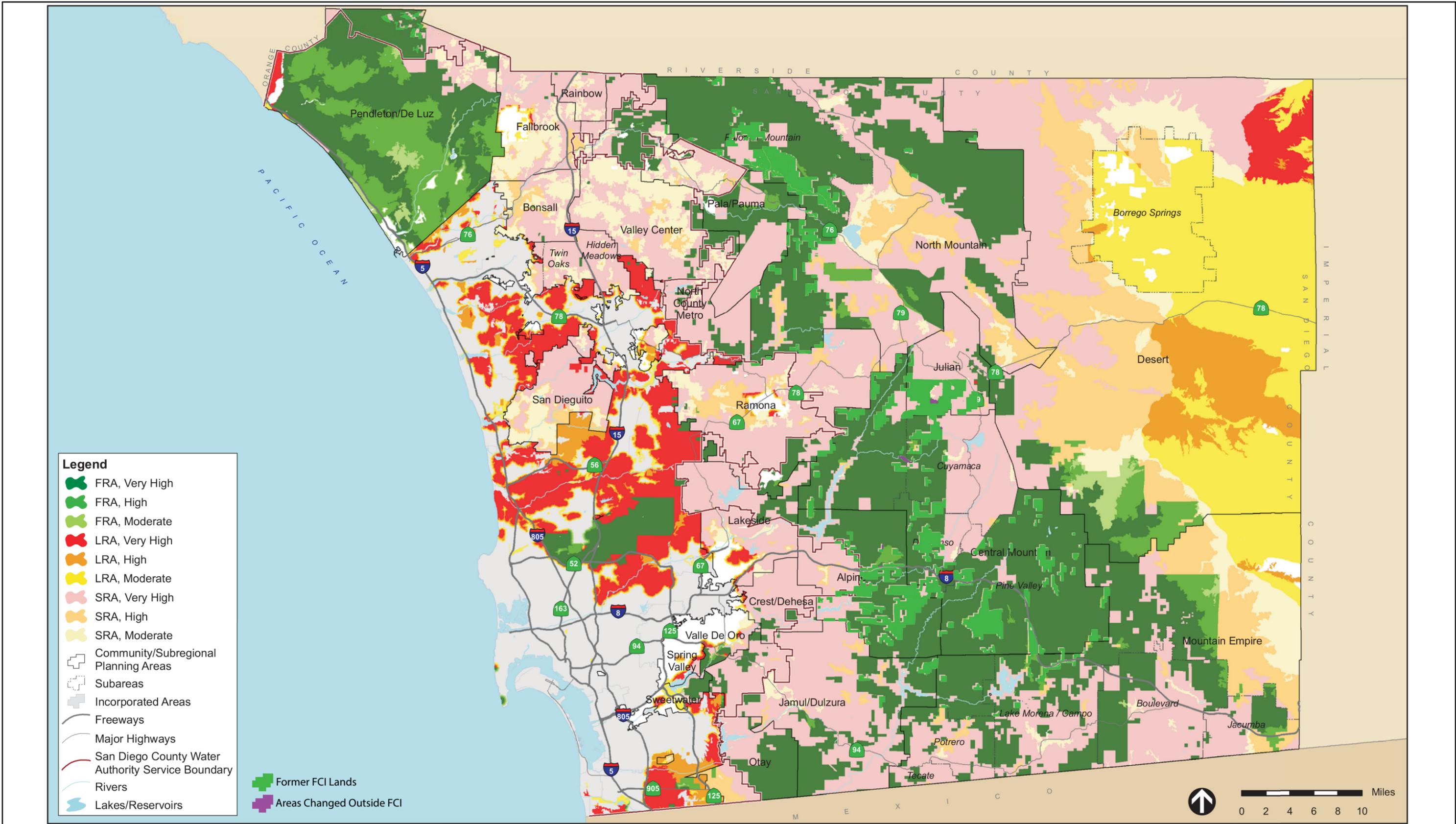
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MILITARY, PUBLIC AND PRIVATE AIRPORTS

FIGURE 2.6-2

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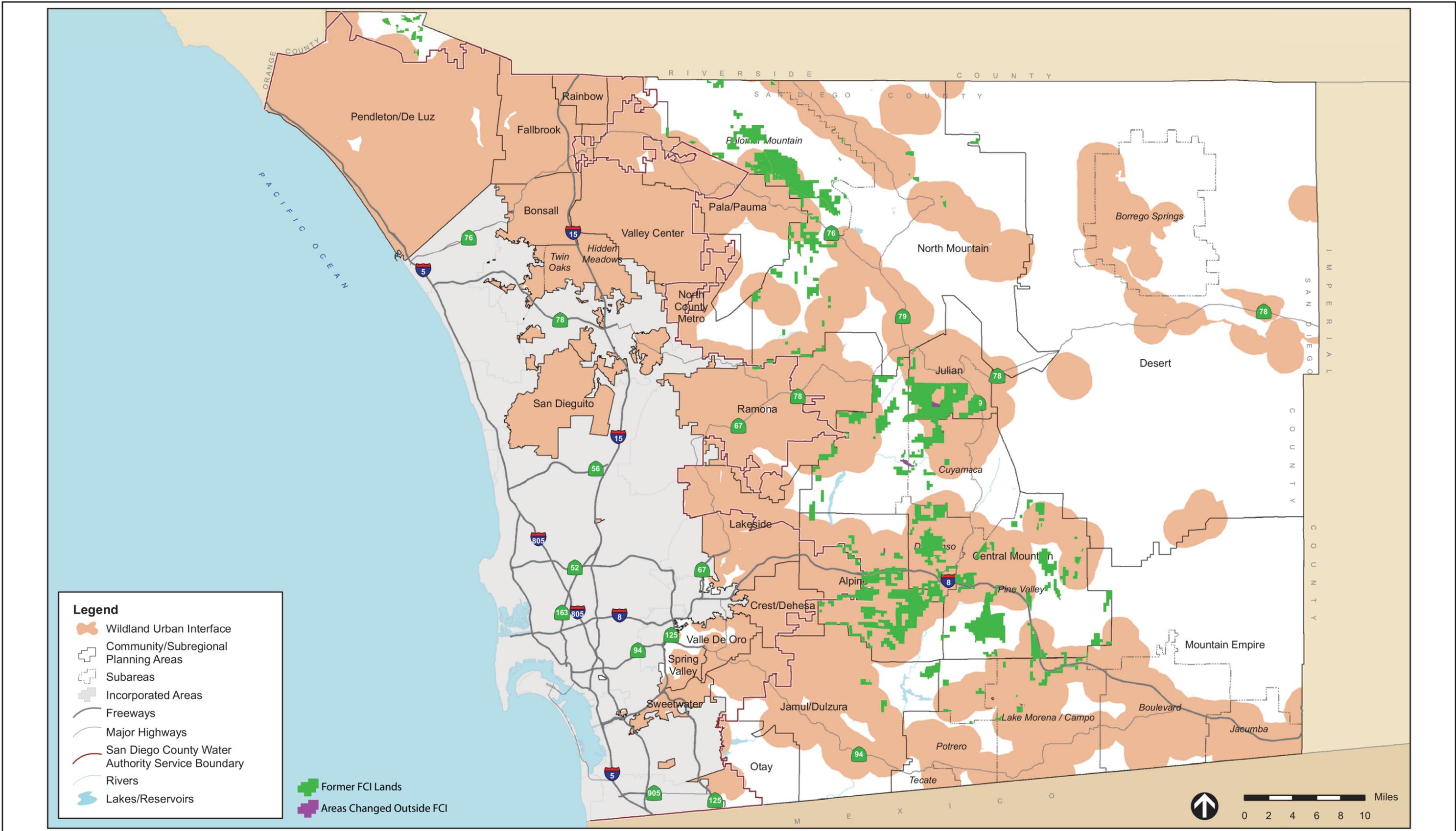
Source: County of San Diego DPLU GIS and SanGIS, 2009; CalFire Data Publication 2008

Source: SanGIS
5655Exhibits-Chapter 02.indd

COUNTY FIRE HAZARD SEVERITY ZONES FOR FRA, SRA AND LRA

FIGURE 2.6-3

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Source: County of San Diego DPLU GIS and SanGIS, 2008; CalFire Data Publication 2003

Source: SanGIS
5655Exhibits-Chapter 02.indd

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