

2.6 Hazards and Hazardous Materials

This section discusses potential impacts to the public resulting from potential hazards and hazardous materials resulting from implementation of the proposed project. In the United States, hazardous materials and wastes are defined and regulated at the federal, state, and local levels. Hazardous wastes are defined in the Code of Federal Regulations (40 CFR 20) and also in the California Code of Regulations (22 CCR 66261.3). The information used in this analysis is general in nature and is derived from the most readily available information in applicable resource and planning documents.

2.6.1 Existing Conditions

This section of the environmental impact report (EIR) is divided into discussions of potential hazards to public safety and the environment related to hazardous materials, airports, emergency response, evacuation plans, and wildland fire. This section also presents information on potential effects from vector sources as they relate to public health and safety in the form of a “public nuisance.” The discussion on hazards and hazardous materials describes sites with known hazardous materials issues, sites with potential hazardous materials issues, hazardous materials transportation, hazardous materials disposal, and hazardous materials release threats. The discussion on airports examines existing airport facilities and potential operational hazards within the County of San Diego (County). The discussion on emergency response and evacuation plans identifies operations and plans that exist to protect lives and property in the event of a disaster within the County. The wildland fires discussion examines fire threat hazards, wildland–urban interface (WUI) areas, and the history of wildland fires in the County.

2.6.1.1 Hazardous Materials

Hazardous materials are commonly encountered during construction activities. Hazardous materials typically require special handling, reuse, and disposal because of their potential to harm human health and the environment. The California Health and Safety Code, Section 25501, defines a hazardous material as:

Any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. “Hazardous materials” include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Sites with Known Hazardous Materials Issues

A variety of government data sources are available to identify sites that may have been subject to a release of hazardous substances or that may have supported a use that could have resulted in a hazardous condition on site. Listed below are some key sources of data that identify potential environmental conditions and historical uses that may represent a hazardous condition on specific properties:

1. Hazardous Waste and Substances Sites from the California Environmental Protection Agency (CalEPA) Department of Toxic Substances Control (DTSC) EnviroStor Database
2. Leaking underground storage tank sites by county and fiscal year from the State Water Resources Control Board (SWRCB) GeoTracker Database
3. Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste levels outside the waste management unit
4. Active cease and desist orders (CDO) and cleanup and abatement orders (CAO) from the SWRCB
5. Hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the California Health and Safety Code, identified by DTSC
6. Active and closed solid waste sites (Solid Waste Inventory System (SWIS) database) maintained by the California Integrated Waste Management Board
7. Hazardous Materials Establishment Listing maintained by the County
8. The County maintains the Site Assessment and Mitigation (SAM) Case Listing of contaminated sites that have previously or are currently undergoing environmental investigations and/or remedial actions
9. Resource Conservation and Recovery Information System (RCRIS): A database of Resource Conservation and Recovery Act (RCRA) facilities that is maintained by U.S. Environmental Protection Agency (EPA)
10. The U.S. Army Corps of Engineers (ACOE) list of Formerly Used Defense Sites (FUDS)
11. The Department of Toxic Substances Control (DTSC) School Property Evaluation and Cleanup Division is responsible for assessing, investigating, and cleaning up proposed school sites. A list of school properties with environmental assessments and the findings is maintained by DTSC.

As of January 2007, all databases listed above (with the exception of database 3, list of solid waste disposal sites identified by SWRCB; database 5, list of hazardous waste facilities subject to corrective action by the California Health and Safety Code; and database 11, DTSC school

property list) have identified sites located in unincorporated areas of the County. Databases with sites located in the unincorporated County are discussed below. Sites listed in the RCRIS and the Hazardous Materials Establishment databases were not included in this discussion, because information contained in these databases is repetitive of other databases.

Department of Toxic Substances Control EnviroStor Database

This list includes the following site types: Federal Superfund Sites (National Priorities List); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School Sites.

In the entire County, there are over 150 sites listed on the EnviroStor Database. Approximately 22 of these are located in the unincorporated communities of Ramona, Borrego Springs, Fallbrook, Campo, Jacumba, Cuyamaca, Tecate, Boulevard, Rancho Santa Fe, Warner Springs, Pine Valley, Mount Laguna, and Lakeside (County of San Diego 2011).

GeoTracker Database

The GeoTracker database is a geographic information system that provides online access to environmental data, including underground fuel tanks, fuel pipelines, and public drinking water supplies. GeoTracker contains information about leaking underground fuel tanks (LUFTs) and data on non-LUFT cleanup programs, including Spills-Leaks-Investigations-Cleanups sites, Department of Defense (DOD) sites, and Land Disposal programs.

In the entire County, there are almost 8,000 sites listed in the GeoTracker Database. Of these, 66 are listed as “open,” and of these, 19 are located in the unincorporated communities of Camp Pendleton, Descanso, Ramona, Campo, Mt. Laguna, and Lakeside. All 19 sites are classified as LUFTs (County of San Diego 2011).

Active Cease and Desist Orders and Cleanup and Abatement List

The list of active CDO and CAO from the SWRCB is a compilation of “all cease and desist orders issued after January 1, 1986, pursuant to Section 13301 of the Water Code, and all cleanup or abatement orders issued after January 1, 1986, pursuant to Section 13004 of the Water Code, that concern the discharge of wastes that are hazardous materials.” The orders that are “active,” meaning the necessary actions have not yet been completed, are on this list. The SWRCB updates this list by deleting sites when there is no longer any discharge of wastes and/or where the necessary cleanup or abatement actions were taken.

In the entire County, there are over 150 “active” CDO and/or CAO sites listed. Approximately 42 of these are located in the unincorporated communities of Borrego Springs, Camp Pendleton, Lakeside, Ramona, Rancho Santa Fe, and Valley Center (County of San Diego 2011).

Solid Waste Inventory System 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.

There are 95 facility/site listings within both the incorporated and unincorporated areas of County that are under the jurisdiction of the County's Local Enforcement Agency (County of San Diego 2011).

County of San Diego Site Assessment and Mitigation Program Case Listing

The County SAM Program, within the Land and Water Quality Division of the County of San Diego Department of Environmental Health (DEH), has a primary purpose to protect human health, water resources, and the environment within the County by providing oversight of assessments and cleanups in accordance with the California Health and Safety Code and the CCR. The SAM's Voluntary Assistance Program also provides staff consultation, project oversight, and technical or environmental report evaluation and concurrence (when appropriate) on projects pertaining to properties contaminated with hazardous substances.

The SAM Program covers the entire County and includes remediation sites of all sizes. The SAM case listing is revised and updated regularly, and the number of sites on the list is continually changing but may contain more than 5,000 cases at one time. There is some overlap with the information in other regulatory databases; however, the list also contains sites that are not covered by some of the larger regulatory databases. If future equine facilities are submitted to the County for discretionary review and are located on a site found on the SAM list, the proposed project's status must be determined and any ongoing remediation requirements coordinated with the DEH SAM project manager.

Formerly Used Defense Sites Listing

The ACOE maintains a list of FUDS within the unincorporated County. FUDS are real properties that are under the jurisdiction of the Secretary of Defense and owned by, leased by, or otherwise possessed by the United States. FUDS are located throughout the United States, and in many cases, the ownership of these properties has 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 146 FUDS in the County, including FUDS within incorporated cities. Many FUDS have potential hazardous waste contamination problems, such as disposal areas and LUFTs. Training with practice rounds and live munitions and explosives (known collectively as ordnance and explosives) occurred on several FUDS. Live munitions that were fired but did not detonate are known as unexploded ordnance. Unexploded ordnance that remain on FUDS properties today pose the greatest safety hazard to the public, if they are disturbed. Sites are ranked on a scale of one to four, one representing the most risk for hazard to the public and environment. Many FUDS sites in the County are under investigation by the ACOE to identify and remediate potential hazards. High-risk FUDS sites, with scores of one or two, are located in the communities of Lakeside, Otay, and Campo/Lake Morena. FUDS sites with lower risks are located in the communities of Borrego Springs and Ramona.

Sites with Potential Hazardous Materials Issues

A variety of historical land uses and conditions could potentially result in site contamination, representing potential hazards to humans and the environment when new land uses are proposed on those lands. Equine facilities are considered to be accessory structures, and no new land uses would be proposed as part of the project. Examples of historic land uses that have the potential to result in current site contamination include burn sites, landfills, formerly used defense sites, agriculture, and petroleum storage.

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. 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 potential risk to human health and, if excavated, may need to be disposed as either a California or 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 best management practices (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 six former burn dump sites within the County. Additional burn dump sites throughout the County are managed either by private property owners or other jurisdictions.

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

There are seven active landfills in the San Diego region that serve the residents, businesses, and military operations of both incorporated and unincorporated areas. The Sycamore, Otay, Ramona, and Borrego landfills are owned and operated by the private waste service company, Allied Waste Industries. Las Pulgas and San Onofre landfills are owned and operated by the U.S. Marine Corps, and the Miramar Landfill is owned and operated by the City of San Diego. The Marine Corps-operated landfills are not available for public disposal.

Transfer Stations

Solid waste not placed directly in the landfills is deposited temporarily in several privately operated transfer stations or rural bin sites located throughout the County. The region's transfer stations and bin sites play a vital role in accommodating throughput to landfills, serving as collection and separation points of solid waste and recyclables.

Inactive Landfills

The Landfill Management Unit of the County Public Works Department manages and maintains 11 closed landfills throughout the County and San Diego Metropolitan Area, and it maintains the gas collection system at the Bell Jr. High Landfill located in the City of San Diego. At least five other closed landfills are maintained by other parties. Although closed landfill sites no longer accept solid waste, there is a great deal of maintenance required to keep them environmentally safe.

At inactive landfills, the County and others monitor landfill gas and maintain active landfill gas control systems, maintain the soil cover system, monitor groundwater quality and surface water, and employ stormwater BMPs to ensure that closed landfills do not pollute surface or ground water or pose an explosion or health hazard.

Historic Agriculture

Agricultural activities include the application of fertilizers, herbicides, and pesticides that have the potential to contaminate soil and groundwater. Soils contaminated by past agricultural activities are a growing concern, generally because of land use changes involving proposed

housing developments on former agricultural lands. Equine facilities are considered to be accessory structures, and no new land uses would be proposed as part of the project. Investigation of suspected pesticide contamination on properties proposed for development typically includes soil and groundwater sampling in areas where materials were stored, handled, and mixed, in addition to identifying the historical crops grown, pesticides applied, and the methods of application. The investigation and any remedial actions related to pesticide contamination focus on the elimination of human or environmental exposure.

Petroleum

Petroleum hydrocarbons are the most commonly used group of chemicals in society today. Petroleum hydrocarbons encompass a wide range of compounds, including but not limited to fuels, oils, paints, dry cleaning solvents, and non-chlorinated solvents. These compounds are used in all facets of modern life and can cause soil and groundwater contamination if not properly handled. Underground storage tanks (USTs) and aboveground storage tanks (ASTs) that store petroleum are common sources of contamination into soils and groundwater in the County. Property owners with USTs and ASTs on their land often include retailers who sell gasoline to the public, such as service stations and convenience stores, or others who use tanks solely for their own needs, such as fleet service operators or agricultural users. Leaking USTs can result in vapor intrusion from volatile organic compounds and benzene into homes when chemicals seep down into the soil and groundwater and travel through soil as vapor. These vapors may then move up through the soil and into nearby buildings, through cracks in the foundation, causing contamination of indoor air. While vapor intrusion is uncommon, it should be considered when there is a known source of soil or groundwater contamination nearby.

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 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 the County.

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 fall into three main categories:

1. An exempt transfer facility operated by a registered transporter
2. A transfer facility operating under the authority of an RCRA permit
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.

Hazardous Materials Disposal

Through the RCRA, Congress directed the EPA to create regulations that manage hazardous waste from “the cradle to the grave.” Under this mandate, the EPA has developed strict requirements for all aspects of hazardous waste management, including the recycling, treatment, storage, and disposal of hazardous waste. Facilities that provide recycling, treatment, storage, and disposal of hazardous waste are referred to as treatment, storage, and disposal facilities (TSDFs). Regulations pertaining to TSDFs are designed to prevent the release of hazardous materials into the environment and are more stringent than those that apply to generators or transporters. Within the unincorporated County, multiple TSDF sites exist, such as those owned and operated by the U.S. military and the San Diego Gas and Electric Company.

Hazardous Materials Release Threats

When unexpectedly released into the environment, hazardous materials may create a significant hazard to the public or environment. Hazardous materials are commonly stored and used by a variety of businesses within the County and could be released into the environment through improper handling or accident conditions. The following business plans and response systems are in place to help prevent hazardous material release threats.

Hazardous Materials Business Plans

Any business that handles, stores, or disposes of a hazardous substance at a given threshold quantity must prepare a Hazardous Materials Business Plan (HMBP). HMBPs intend to minimize hazards to human health and the environment from fires, explosions, or an unplanned release of hazardous substances into air, soil, or surface water. The HMBP must be carried out immediately whenever a fire, explosion, or unplanned chemical release occurs. An HMBP includes three sections: (1) an inventory of hazardous materials, including a site map, which details their location; (2) an emergency response plan; and (3) an employee-training program. HMBPs serve as an aid to employers and employees in managing emergencies at a given facility.

They also help better prepare emergency response personnel for handling a wide range of emergencies that might occur at the facility.

The Hazardous Materials Division (HMD) of the DEH conducts routine inspections at businesses required to submit business plans. The purpose of these inspections is to (1) ensure compliance with existing laws and regulations concerning HMBP requirements, (2) identify existing safety hazards that could cause or contribute to an accidental spill or release, and (3) suggest preventative measures designed to minimize the risk of a spill or release of hazardous materials. After initial submission of an HMBP, the business must review and recertify the HMBP every year.

Risk Management Plans

Article 2 of Chapter 6.95 (California Health and Safety Code, Sections 25531–25543.3) requires the owner or operator of a stationary source with more than a threshold quantity of a regulated substance to prepare a Risk Management Plan (RMP). The state statutes and regulations combine federal and state program requirements for the prevention of accidental releases of listed substances into the atmosphere. The incorporation of the federal and state requirements have been designated the California Accidental Release Prevention (CalARP) program. CalARP requires that an RMP include a hazard assessment program, an accidental release prevention program, and an emergency response plan. The RMP must be revised every 5 years or as necessary. The majority of facilities or businesses in the County that have prepared RMPs are ammonia refrigeration facilities and water treatment and wastewater treatment plants that handle chlorine gas.

Hazardous Materials Emergency Response

The County of San Diego Department of Environmental Health, Hazardous Incident Response Team (DEH-HIRT) consists of 10 California State Certified Hazardous Materials Specialists. The team was founded in 1981 by the Unified Disaster Council and is funded by a Joint Powers Agreement. This team services all unincorporated San Diego County areas, 18 municipalities, 2 military bases, and 5 Indian reservations. There are over 400 responses a year in the DEH-HIRT operational area. DEH-HIRT responds jointly with the San Diego Fire-Rescue Department Hazardous Incident Response Team to investigate and mitigate hazardous materials-related emergencies or complaints. Emergency response activities include mitigation, containment, control actions, hazard identification, and threat evaluation to the local population and the environment. DEH-HIRT is also responsible for handling all after normal business hours complaints for the DEH. Recent DEH-HIRT incidents include responses to the 2007 firestorm, responses to fires at factories that store and use hazardous materials, and responses to accidents involving vehicles transporting fuel, liquid oxygen, pesticides, and other hazardous materials (County of San Diego 2011).

2.6.1.2 Airport Hazards

Main areas of concern related to airport hazards are over-flight safety, airspace protection, flight patterns, and land-use compatibility. Hazards associated with airports can have serious human safety and quality of life impacts. Airports within the County include Agua Caliente Airstrip, Borrego Valley Airport, Fallbrook Community Airpark, Jacumba Airport, Ocotillo Airstrip, and Ramona Airport. The Gillespie Field and McClellan-Palomar Airports are also owned by the County but are located within incorporated areas. Residents in the unincorporated areas are also served by a number of airports located within incorporated cities, including San Diego International Airport (Lindbergh Field), Montgomery Field, Brown Field Municipal Airport, and Oceanside Municipal Airport. Aviation facilities provide a variety of aviation services to local residents, including civil aviation, government use, business flights, charter flights, flight schools, and helicopter operations.

Public Airport Hazard Prevention

Airport Land Use Compatibility Plans (ALUCPs) are plans that guide property owners and local jurisdictions in determining what types of proposed new land uses are appropriate around airports. They are intended to protect the safety of people, property, and aircraft on the ground and in the air in the vicinity of the airport. They also protect airports from encroachment by new incompatible land uses that could restrict their operations. ALUCPs are based on a defined area around an airport known as the Airport Influence Area, which is established by factors including airport size, operations, and configuration, as well as the safety, airspace protection, noise, and over-flight impacts on the land surrounding an airport. It is important to note that ALUCPs do not affect existing land uses. Structure replacement and infill development are generally permitted under ALUCPs, in accordance with policies established by the San Diego County Regional Airport Authority (SDCRAA). In December 2006, the SDCRAA adopted new ALUCPs for six rural airports operated by the County (Agua Caliente, Borrego Valley, Fallbrook, Jacumba, Ocotillo, and Ramona).

Airport safety zones are established for all public airports as part of the ALUCP, and land-use restrictions within safety zones are established to protect people and property on the ground and in the air. Safety zones were created to address the following three safety concerns:

1. Protecting people and property on the ground. Land use restrictions are implemented that include limiting the intensity of use, residential uses, and sensitive uses, such as occupants with mobility issues and hazardous materials.
2. Minimizing injury to aircraft occupants. Land-use controls are implemented to preserve useful open land in the vicinity of the airport for an off-airport emergency landing.

3. Preventing creation of hazards to flight. Restrictions on building heights and objects in the approach and take-off flight paths are implemented, along with the limitation of land uses that would interfere with aircraft communication and navigation equipment or attract wildlife that pose a hazard to aircraft (such as large birds).

Military Airport Hazard Prevention

Guidelines set forth by the DOD as part of its Air Installation Compatible Use Zone (AICUZ) Program addresses land-use compatibility and safety policies for military airport runways. The AICUZ was initiated in the 1970s to recommend land uses that may be compatible with noise levels, accident potential, and flight clearance requirements associated with military airfield operations. The DOD prepared individual AICUZ plans for all major military airports. The objective of this program is to encourage compatible uses of public and private lands in the vicinity of military airfields through the local communities' comprehensive planning process.

The Accident Potential Zone (APZ) is unique to military airfields and is generally applied to all U.S. Navy and Marine Corps airfields within the United States. Designation of APZs is a component of the AICUZ. These zones describe the probable impact area if an accident were to occur based on historical accident data. Clear Zones, which are similar to a civilian airport APZ, typically extend 3,000 feet beyond the end of the runway, measuring 1,500 feet wide at the runway and 2,284 feet wide at its outer edge. In addition, military airports designate two APZs (APZ-1 and APZ-2) that extend beyond the Clear Zone. Because military installations often lack land-use authority over the extent of an AICUZ, it is the responsibility of the local jurisdiction to ensure incompatible uses are not permitted or, if allowed, that they are properly regulated in these zones.

Private Airport Hazard Prevention

Safety-related hazards at private and special-use airports affect less land because of lower activity levels compared to public-use airports. In addition, the general public has very limited access or ability to utilize these facilities due to their ownership by private citizens or public agencies (such as the Bureau of Land Management or the U.S. Forest Service). Land use controls differ substantially between public airports and private airports. First, there are no Airport Influence Areas identified around these airports and land-use restrictions are much less defined than with public airports. Second, the California Department of Transportation's Division of Aeronautics controls private and special-use airports through a permitting process and is responsible for regulating operational activities at these airports.

2.6.1.3 *Emergency Response and Evacuation Plans*

Emergency response plans include elements to maintain continuity of government, emergency functions of governmental agencies, mobilization and application of resources, mutual aid, and

public information. Emergency response plans are maintained at the federal, state, and local levels for all types of disasters, including man-made and natural. It is the responsibility of government to undertake an ongoing comprehensive approach to emergency management in order to avoid or minimize the effects of hazardous events. Local governments have the primary responsibility for preparedness and response activities.

To address disasters and emergency situations at the local level, the Unified Disaster Council (UDC) is the governing body of the Unified San Diego County Emergency Services Organization. The UDC is chaired by a member of the County Board of Supervisors and comprised of representatives from the 18 incorporated cities. The County Office of Emergency Services (OES) serves as staff to the UDC.

Potential hazards or events that may trigger an emergency response action in the County include earthquakes, tsunamis, floods, wildland fires, landslides, droughts, hurricanes, tropical storms, and freezes. Emergency response actions could also be triggered by a hazardous material incident; water or air pollution; a major transportation accident; water, gas, or energy shortage; an epidemic; a nuclear accident; or act of terrorism.

Operational Area Emergency Plan

In the County, there is a comprehensive emergency plan known as the Operational Area Emergency Plan (OAEP). Stand-alone emergency plans for the Operational Area include:

- San Diego County Nuclear Power Plant Emergency Response Plan
- San Diego County Operational Area Oil Spill Contingency Element of the Area Hazardous Materials Plan
- San Diego County Operational Area Emergency Water Contingencies Plan
- Unified San Diego County Emergency Services Organization Operational Area Energy Shortage Response Plan
- Unified San Diego County Emergency Services Organization Recovery Plan
- San Diego County Multi-Jurisdictional Hazard Mitigation Plan
- San Diego Urban Area Tactical Interoperable Communications Plan
- San Diego County Draft Terrorist Incident Emergency Response Protocol.

In addition to the above plans, the OES maintains Dam Evacuation Plans for the Operational Area. Emergency plans for dam evacuation are necessary to plan for the loss of life, damage to property, displacement of people, and other ensuing hazards that can occur from dam failure. In

the event of dam failure, damage control and disaster relief would be required, and mass evacuation of the inundation areas would be essential to save lives.

Dam evacuation plans contain information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions, and event responses. In addition, the plans include inundation maps showing direction of flow; inundation area boundaries; hospitals, schools, and multipurpose staging areas; command posts/sites; and mass care and shelter facilities/sites. Unique institutions, as defined by the OES, include the following types of facilities: hospitals, schools, skilled nursing facilities, retirement homes, mental health care facilities, care facilities with patients that have disabilities, adult and childcare facilities, jails/detention facilities, stadiums, arenas, and amphitheaters.

San Diego County Multi-Jurisdictional Hazard Mitigation Plan

The Multi-Jurisdictional Hazard Mitigation Plan was developed with the participation of all jurisdictions in the County, including every incorporated city and the unincorporated County. The plan includes an overview of the risk assessment process, identification of hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County.

Hazards profiled in the plan include wildfire, structure fire, floods, coastal storms, erosion, tsunamis, earthquakes, liquefaction, rain-induced landslides, dam failure, hazardous materials incidents, nuclear materials release, and terrorism. The plan sets forth a variety of objectives and actions based on a set of broad goals including: (1) promoting disaster-resistant future development; (2) increasing public understanding and support for effective hazard mitigation; (3) building support of local capacity and commitment to become less vulnerable to hazards; (4) enhancement of hazard mitigation coordination and communication with federal, state, local, and tribal governments; and (5) reducing the possibility of damage and losses to existing assets, particularly people, critical facilities or infrastructure, and County-owned facilities due to dam failure, earthquake, coastal storm, erosion, tsunami, landslide, flood, structural fire/wildfire, and man-made hazard.

Emergency Air Support

Helicopters and small planes are used in a variety of emergency response actions, such as search and rescue operations and water retrieval to extinguish wildfires. During an emergency response, aircraft tend to fly low to the ground, thus increasing the potential hazards to aircraft from towers and other objects within airspace. The California Department of Forestry and Fire Protection (CAL FIRE) and the County Sheriff's Department Aerial Support Detail, Air Support to Regional Enforcement Agencies (ASTREA) base carry out emergency response actions. CAL FIRE is the

largest fire department in California and the third largest fire department in the United States. Firefighters working for CAL FIRE are responsible for fulfilling their mission to provide comprehensive fire protection and other related emergency services, including protection of life and property. The County Sheriff's ASTREA operates aircraft throughout the County on a daily basis. These aircraft are involved in law enforcement, search and rescue, and fire-related missions.

2.6.1.4 Wildland Fire Hazards

A vast amount of the County's undeveloped lands support natural habitats, such as grasslands, sage scrub, chaparral, and some coniferous forest. In the context of fire ecology, these areas are known as wildlands. Fire ecology research has shown that the natural fire regime for the shrublands and forests in the County was one of frequent small fires and occasional large fires. Modern society has interrupted and fractured the natural fire process by initiating fire suppression policies, introducing invasive plant species that burn readily, such as eucalyptus trees, and building houses within or adjacent to wildland areas (known as WUI areas) such as the County's backcountry. Although fires can occur anywhere in the County, fires that begin in wildland areas pose a serious threat to personal safety and structures due to rapid spread and the extreme heat that these fires often generate. Past wildfires have taken lives, destroyed homes, and devastated hundreds of thousands of acres of the County's natural resources.

Fire Hazard Potential in the County

CAL FIRE has mapped areas of significant fire hazards in the County through their Fire and Resource Assessment Program (FRAP). These maps place areas of the County into different Fire Hazard Severity Zones (FHSZs) based upon fuels, terrain, weather, and other relevant factors. The majority of the unincorporated area of the County is State Responsibility Areas lands.

The FHSZs are divided into three levels of fire hazard severity: Moderate, High, and Very High. The majority of the County is in the High and Very High FHSZs, except for the Desert and eastern Mountain Empire Sub-regions, which are in the Moderate FHRZ. There are also areas of Moderate FHSZs and un-zoned areas in the more densely populated communities around the County.

Wildland Urban Interface

WUI is an area where development is located in close proximity to open space or lands with native vegetation and habitat that are prone to brush fires. The WUI creates an environment in which fire can move readily between structural and vegetation fuels. Once homes are built within or adjacent to natural habitat settings, it increases the complexity of fighting wildland fires, because the goal of extinguishing wildland fires is often superseded by protecting human life and private property.

The WUI is composed of communities that border wildlands or are intermixed with wildlands and where the minimum density exceeds one structure per 40 acres. WUI communities are created when the following conditions occur: (1) structures are built at densities greater than one unit per 40 acres; (2) the percentage of native vegetation is less than 50%; (3) the area is more than 75% vegetated; and (4) the area is within 1.5 miles of an area greater than a census block (1,325 acres). The 1.5-mile buffer distance was adopted according to the 2001 California Fire Alliance definition of vicinity, which is roughly the distance that pieces of burning wood can be carried from a wildland fire to the roof of a structure (UW 2008, as cited in County of San Diego 2011).

Wildland Fire History in the County

The County has a long history of wildland fires. As identified in an annual report produced by CAL FIRE called “Wildfire Activity Statistics,” the County is consistently listed among the top five counties in the state for both number of acres burned and dollar value of fire damage. In the County, fire season is typically defined as occurring from May through November, depending on variations in weather conditions. However, the threat of a wildland fire is always present and is influenced by weather conditions throughout the year.

The 2007 San Diego County firestorms were the second largest in County history, superseded only by the devastating firestorms of October 2003. The firestorms started on October 21, 2007, near the United States–Mexico international border and burned throughout the County until the last fire was fully contained on November 9, 2007. At the height of the firestorms, there were seven separate fires burning in the County. The fires resulted in seven civilian deaths, 23 civilian injuries, and 89 firefighter injuries. More than 6,200 fire personnel fought to control the wildland fires, but the fires consumed approximately 369,000 acres, about 13% of the County’s total land mass.

CAL FIRE mapped areas of significant fire hazards within the County. Areas are placed into different FHSZs based upon fuels, terrain, weather, and other relevant factors. The County General Plan identifies Federal Responsibility Areas, which are areas where the U.S. Forest Service is responsible for wildfire protection; State Responsibility Areas, which are areas where CAL FIRE is responsible for wildfire protection; and Local Responsibility Areas, where local fire protection agencies are responsible for wildfire protection. The majority of the unincorporated area of the County is State Responsibility Area lands (see Figure 2.7-1, County of San Diego Existing Land Uses Map).

The FHSZs are divided into three levels of fire hazard severity: Moderate, High, and Very High. The majority of the County is in the High and Very High FHSZs, except for the Desert and eastern Mountain Empire sub-regions, which are in the Moderate FHRZ. The Very High fire hazard severity designation can be attributed to a variety of factors, including highly flammable, dense,

drought-adapted desert chaparral vegetation; seasonal strong winds; and a Mediterranean climate that results in vegetation drying during the months most likely to experience Santa Ana winds.

2.6.1.5 Vectors

A vector is any insect, arthropod, rodent or other animal of public health significance that can cause human discomfort or injury or is capable of harboring or transmitting the causative agents of human disease. Typical adverse effects related to vectors are twofold. First, vectors can cause significant public health risks due to the transmission of disease to human and animal populations. Second, vectors can create a nuisance for the residents of the County. In the County, the most significant vector populations include mosquitos, rodents, flies, and fleas. Vector sources, populations, and transmittable diseases are discussed below.

Vector Sources

Vector sources occur where site conditions provide habitat suitable for breeding. The vector sources listed below focus specifically on those sources most commonly associated with equine uses that could represent a potential hazard to public health.

Standing Water

Any source of standing water, including, but not limited to, ponds, reservoirs, natural and constructed wetlands, irrigation ponds, detention basins, percolation and infiltration basins, and other stormwater conveyance and treatment systems that hold standing water, can be breeding grounds for mosquitos and other vectors resulting in adverse public health effects related to disease transmission. Backyard residential sources of standing water are common vector breeding sources. These sources include unmaintained swimming pools and buckets, toys, and other common items that can hold even small amounts of water. Ponds, stormwater BMPs, wetlands, and reservoirs are other major source of vectors. The condition of the water body dictates its potential to generate vectors. For example, flowing and aerated water does not support mosquito breeding, while stagnant water does support mosquito breeding.

Composting and Manure Management

The presence of large quantities of manure can significantly increase problems related to vectors, particularly from the breeding of flies. Equine operations, kennels, and animal agricultural uses, such as poultry ranches or other animal breeding operations, can increase vector populations, if not properly managed.

Vector Populations and Diseases

Mosquitoes

Almost all mosquitoes need standing water to complete their life cycle. For this reason, mosquitoes are found in areas of standing water including wetlands, irrigation ponds, detention basins, percolation and infiltration basins, and other stormwater conveyance systems. Some mosquito species are vectors of diseases. There are approximately 24 different species of mosquitoes that are found in the County, and of these, there are at least four that are known to carry diseases that can be passed to humans.

Viruses of concern from mosquitoes include arboviruses (arthropod-borne viruses), a large group of viruses that are spread mainly by bloodsucking insects. In the United States, arboviruses are most commonly spread by mosquitoes. Arboviruses that have been found or may occur in the County include Western equine encephalitis, Saint Louis encephalitis, and most recently, West Nile virus (WNV). Birds are often the source of infection for mosquitoes, which can then spread the infection to horses, other animals, and people. Most people infected with arboviruses have few or no symptoms, but arboviruses can cause serious and potentially fatal inflammation of the brain (encephalitis), as well as other complications. The recent spread of WNV has increased the health risk of mosquito contact and increased the importance of preventing mosquito breeding.

Rodents

Rodents, such as mice, rats, or squirrels, are very destructive pests that can spread disease, contaminate foods and food preparation areas, and cause costly structural damage. Diseases spread by rodents that can harm humans include plague and hantavirus.

Plague is a bacterial disease carried by rodents that is spread through the bite of an infected flea. Rodents, usually ground squirrels, can carry plague. Humans and their pets can also be infected with plague if bitten by infected fleas at campgrounds or rural areas, typically at the higher elevations. The County conducts plague surveillance, mostly at higher elevation localities. Surveillance and testing often yields one or more positive blood tests in ground squirrels each year. In response, plague-warning signs are posted at campgrounds to inform visitors of the appropriate precautions. Hantavirus is a potentially fatal rodent-borne disease. Both hemorrhagic and respiratory strains of hantavirus occur in wild rodents (deer mice and harvest mice) in the County. Humans typically become infected with hantavirus by breathing air-borne particles of wild rodent droppings and urine contaminated with the virus. Symptoms of the virus include fever, headache, nausea, vomiting, and respiratory failure.

Flies

Flies are vectors of disease. When flies forage on feces and spoiled food, they come into contact with pathogens and can spread them to other animals and humans. In 2 weeks, one female fly

may lay more than 1,000 eggs in sources including, but not limited to, animal wastes, household garbage, and piled lawn clippings. The most common fly diseases are dysentery, salmonella, e-coli infection, and cholera.

Fleas

Fleas are usually brought into the home by dogs, cats, or other furry pets. In order to live and reproduce, they feed off the blood of humans and animals, such as dogs and cats. Diseases spread by fleas include plague, tapeworm, and typhus.

2.6.2 Regulatory Setting

Numerous federal, state, and local regulations have been enacted to prevent or mitigate damage to public health and safety and the environment from the release or threatened release of hazardous substances into the workplace or environment and to protect human health and environmental resources from existing site contamination. The regulations below are relevant to the topics of hazardous substances, site contamination, airport operations, emergency response, fire hazards, and vector sources.

Federal Regulations

Resource Conservation and Recovery Act of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984

Federal hazardous waste laws are generally promulgated under RCRA. These laws provide for the “cradle to grave” regulation of hazardous wastes. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed. DTSC is responsible for implementing the RCRA program, as well as California’s own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law. Under the Certified Unified Program Agency (CUPA) program, CalEPA has in turn delegated enforcement authority to the County for state law regulating hazardous waste producers or generators.

Comprehensive Environmental Response, Compensation, and Liability Act and the Superfund Amendments and Reauthorization Act of 1986

Congress enacted the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, on December 11, 1980. CERCLA established prohibitions and requirements concerning closed and abandoned hazardous waste sites; provided for liability of persons responsible for releases of hazardous waste at these sites; and established a trust fund to provide for cleanup when no responsible party could be identified. The Superfund Amendments and Reauthorization Act (SARA) amended CERCLA on October 17, 1986. SARA

stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites; required Superfund actions to consider the standards and requirements found in other federal and state environmental laws and regulations; provided new enforcement authorities and settlement tools; increased state involvement in every phase of the Superfund program; increased the focus on human health problems posed by hazardous waste sites; encouraged greater citizen participation in making decisions on how sites should be cleaned up; and increased the size of the trust fund to \$8.5 billion.

Chemical Accident Prevention Provisions

When Congress passed the Clean Air Act Amendments of 1990, it required the EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. These rules, which built upon existing industry codes and standards, require companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program.

Emergency Planning Community Right-to-Know Act

The Emergency Planning Community Right-to-Know Act (EPCRA), also known as SARA Title III, was enacted in October 1986. This law requires any infrastructure at the state and local levels to plan for chemical emergencies. Reported information is then made publicly available so that interested parties may become informed about potentially dangerous chemicals in their community. EPCRA Sections 301 through 312 are administered by the EPA's Office of Emergency Management. The EPA's Office of Information Analysis and Access implements the EPCRA Section 313 program. In California, SARA Title III is implemented through CalARP.

Hazardous Materials Transportation Act

The U.S. Department of Transportation regulates hazardous materials transportation under Title 49 of the Code of Federal Regulations (CFR). State agencies with primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol and the California Department of Transportation. These agencies also govern permitting for hazardous materials transportation. Title 49 CFR reflects laws passed by Congress as of January 2, 2006.

EPA Region 9, Preliminary Remediation Goals (PRGs)

Region 9 is the Pacific Southwest Division of the EPA, which includes Arizona, California, Hawaii, Nevada, Pacific Islands, and over 140 Tribal Nations. Preliminary Remediation Goals (PRGs) are tools for evaluating and cleaning up contaminated sites. PRGs for the Superfund/RCRA programs are risk-based concentrations derived from standardized equations combining exposure information assumptions with EPA toxicity data. They are considered to be

protective for humans (including sensitive groups) over a lifetime. However, PRGs are not always applicable to a particular site and do not address non-human health issues, such as ecological impacts. Region 9's PRGs are viewed as agency guidelines, not legally enforceable standards.

International Fire Code

The International Fire Code (IFC), created by the International Code Council, is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The IFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The IFC and the International Building Code (IBC) use a hazard classification system to determine what protective measures are required to protect life safety in relation to fire. These measures may include construction standards, separations from property lines, and specialized equipment. To ensure that these safety measures are met, the IFC employs a permit system based on hazard classification. The IFC is updated every 3 years.

Federal Aviation Administration Functions

The Federal Aviation Administration (FAA) has primary responsibility for the safety of civil aviation. The FAA's major functions regarding hazards include the following: (1) Developing and operating a common system of air traffic control and navigation for both civil and military aircraft; (2) Developing and implementing programs to control aircraft noise and other environmental effects of civil aviation; (3) Regulating U.S. commercial space transportation; and (4) Conducting reviews to determine that the safety of persons and property on the ground are protected.

U.S. Department of Defense Air Installations Compatible Use Zone Program

Safety compatibility criteria for military air bases are set forth through the AICUZ Program administered by the DOD. This Program applies to military air installations located within the United States and its territories, trusts, and possessions. The AICUZ Program has the following four purposes: (1) to set forth DOD policy on achieving compatible use of public and private lands in the vicinity of military airfields; (2) to define height and land use compatibility restrictions; (3) to define procedures by which AICUZ may be defined; and (4) to provide policy on the extent of Government interest in real property within these zones that may be retained or acquired to protect the operational capability of active military airfields.

The Robert T. Stafford Disaster Relief and Emergency Assistance Act (P.L. 93-288), as amended, (42 U.S.C. Sections 5121-5206) and Related Authorities

CFR, Sections 206.31-206.48, provide the statutory framework for a presidential declaration of an emergency or a declaration of a major disaster. Such declarations open the way for a wide range of federal resources to be made available to assist in dealing with an emergency or major

disaster. The Stafford Act structure for the declaration process reflects the fact that federal resources under this act supplement state and local resources for disaster relief and recovery. Except in the case of an emergency involving a subject area that is exclusively or preeminently in the federal purview, the governor of an affected state, or acting governor if the governor is not available, must request such a declaration by the president.

Federal Response Plan

The Federal Response Plan of 1999 is a signed agreement among 27 federal departments and agencies, including the American Red Cross, that: (1) provides the mechanism for coordinating delivery of federal assistance and resources to augment efforts of state and local governments overwhelmed by a major disaster or emergency; (2) supports implementation of the Robert T. Stafford Disaster Relief and Emergency Act, as well as individual agency statutory authorities; and (3) supplements other federal emergency operations plans developed to address specific hazards. The Federal Response Plan is implemented in anticipation of a significant event likely to result in a need for federal assistance or in response to an actual event requiring federal assistance under a presidential declaration of a major disaster or emergency.

Centers for Disease Control; National Center for Infectious Disease; Division of Vector-Borne Infectious Diseases

The Division of Vector-Borne Infectious Diseases, within the Centers for Disease Control (CDC), serves as a national and international reference center for vector-borne diseases. The mission of the Division is to: (1) develop and maintain effective surveillance for vector-borne viral and bacterial agents and their arthropod vectors; (2) conduct field and laboratory research and epidemic aid investigations; (3) define disease etiology, ecology, and pathogenesis in order to develop improved methods and strategies for disease diagnosis, surveillance, prevention and control; (4) provide diagnostic reference and epidemiologic consultation, on request, to State and local health departments, other components of CDC, other federal agencies, and national and international health organizations; and (5) provide intramural and extramural technical expertise and assistance in professional training activities.

State Regulations

Government Code Section 65962.5 (a), Cortese List

The Hazardous Waste and Substance Sites Cortese List is a planning document used by the state, local agencies and developers to comply with the California Environmental Quality Act (CEQA) requirements in providing information about the location of hazardous materials release sites. Government Code Section 65962.5 requires the CalEPA to develop, at least annually, an updated Cortese List. DTSC is responsible for a portion of the information contained in the Cortese List.

Other state and local government agencies are required to provide additional hazardous material release information for the Cortese List.

The California Health and Safety Code, Hazardous Materials Release Response Plans and Inventory

Two programs found in Chapter 6.95 of the California Health and Safety Code are directly applicable to the California Environmental Quality Act (CEQA) issue of risk due to hazardous substance release. In the County, these two programs are referred to as the HMBP program, as previously discussed, and the CalARP program. The County DEH Hazardous Materials Division is responsible for the implementation of the HMBP and CalARP programs. The programs provide threshold quantities for regulated hazardous substances. When the indicated quantities are exceeded, an HMBP or RMP is required pursuant to this regulation. Congress requires the EPA Region 9 to make RMP information available to the public through the EPA's Envirofacts Data Warehouse. The Envirofacts Data Warehouse is considered the single point of access to select EPA environmental data.

Title 14 Division 1.5 of the California Code of Regulations

CCR Title 14 Division 1.5 establishes the regulations for CAL FIRE and is applicable in all State Responsibility Areas (SRA)—areas where CAL FIRE is responsible for wildfire protection. Most of the unincorporated area of the County is SRA and any development in these areas must comply with these regulations. Among other things, Title 14 establishes minimum standards for emergency access, fuel modification, setback to property line, signage, and water supply.

Title 22 of the California Code of Regulations and Hazardous Waste Control Law, Chapter 6.5

The DTSC regulates the generation, transportation, treatment, storage, and disposal of hazardous waste under RCRA and the California Hazardous Waste Control Law. Both laws impose “cradle to grave” regulatory systems for handling hazardous waste in a manner that protects human health and the environment. CalEPA has delegated some of its authority under the Hazardous Waste Control Law to county health departments and other CUPAs, including the San Diego County DEH.

Title 23 of the California Code of Regulations, Underground Storage Tank Act

The UST monitoring and response program is required under Chapter 6.7 of the California Health and Safety Code and Title 23 of the CCR. The program was developed to ensure that the facilities meet regulatory requirements for design, monitoring, maintenance, and emergency

response in operating or owning USTs. The County DEH is the local administering agency for this program.

Title 27 of the California Code of Regulations, Solid Waste

Title 27 of the CCR contains a waste classification system that applies to solid wastes that cannot be discharged directly or indirectly to waters of the state and which, therefore, must be discharged to waste management sites for treatment, storage, or disposal. The California Integrated Waste Management Board (CIWMB) and its certified Local Enforcement Agency (LEA) regulate the operation, inspection, permitting, and oversight of maintenance activities at active and closed solid waste management sites and operations.

California Health and Safety Code, Section 25270 et seq., Aboveground Petroleum Storage Act

The Aboveground Petroleum Storage Act requires registration and spill prevention programs for AST that store petroleum. In some cases, ASTs for petroleum may be subject to groundwater monitoring programs that are implemented by the Regional Water Quality Control Boards and the SWRCB. The County DEH is the local administering agency for this program.

California Human Health Screening Levels

The California Human Health Screening Levels (CHHSLs) or “Chisels” are concentrations of 54 hazardous chemicals in soil or soil gas that CalEPA considers to be below thresholds of concern for risks to human health. The CHHSLs were developed by the Office of Environmental Health Hazard Assessment on behalf of CalEPA. The CHHSLs were developed using standard exposure assumptions and chemical toxicity values published by the EPA and CalEPA. The CHHSLs can be used to screen sites for potential human health concerns where releases of hazardous chemicals to soils have occurred. Under most circumstances, the presence of a chemical in soil, soil gas, or indoor air at concentrations below the corresponding CHHSL can be assumed to not pose a significant health risk to people who may live or work at the site. There are separate CHHSLs for residential and commercial/industrial sites.

Senate Bill 1889, Accidental Release Prevention Law/California Accidental Release Prevention Program

Senate Bill (SB) 1889 required California to implement a new federally mandated program governing the accidental airborne release of chemicals promulgated under Section 112 of the Clean Air Act. Effective January 1, 1997, CalARP replaced the previous California Risk Management and Prevention Program and incorporated the mandatory federal requirements. CalARP addresses facilities that contain specified hazardous materials, known as “regulated substances” that, if involved in an accidental release, could result in adverse off-site

consequences. CalARP defines regulated substances as chemicals that pose a threat to public health and safety or the environment, because they are highly toxic, flammable, or explosive.

Emergency Response to Hazardous Materials Incidents

California has developed an Emergency Response Plan to coordinate emergency services provided by federal, state, and local governments and private agencies. The plan is administered by the California Emergency Management Agency (Cal EMA) and includes response to hazardous materials incidents. Cal EMA coordinates the response of other agencies, including CalEPA, California Highway Patrol, California Department of Fish and Wildlife, RWQCB, San Diego Air Pollution Control District, the City of San Diego Fire Department, and DEH-HIRT.

California Fire Code

The California Fire Code (CFC) is Chapter 9 of Title 24 of the CCR. It is created by the California Building Standards Commission, and it is based on the International Fire Code created by the International Code Council. It is the primary means for authorizing and enforcing procedures and mechanisms to ensure the safe handling and storage of any substance that may pose a threat to public health and safety. The CFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The CFC and the California Building Code (CBC) use a hazard classification system to determine what protective measures are required to protect fire and life safety. These measures may include construction standards, separations from property lines, and specialized equipment. To ensure that these safety measures are met, the CFC employs a permit system based on hazard classification. The CFC is updated every 3 years.

California Education Code

The California Education Code (CEC) establishes the law for California public education. The CEC requires that the DTSC be involved in the environmental review process for the proposed acquisition and/or construction of school properties that will use state funding. The CEC requires a Phase I Environmental Site Assessment be completed prior to acquiring a school site or engaging in a construction project. Depending on the outcome of the Phase 1 Environmental Site Assessment, a Preliminary Environmental Assessment and remediation may be required. The CEC also requires potential, future school sites that are proposed within two miles of an airport to be reviewed by Caltrans Division of Aeronautics. If Caltrans does not support the proposed site, no state or local funds can be used to acquire the site or construct the school.

California State Aeronautics Act

The State Aeronautics Act is implemented by Caltrans Division of Aeronautics. The purpose of this Act is to: (1) foster and promote safety in aeronautics; (2) ensure state-provided laws and

regulations relating to aeronautics are consistent with federal aeronautics laws and regulations; (3) assure that persons residing in the vicinity of airports are protected against intrusions by unreasonable levels of aircraft noise; and (4) develop informational programs to increase the understanding of current air transportation issues. Caltrans Division of Aeronautics issues permits for and annually inspects hospital heliports and public-use airports, makes recommendations regarding proposed school sites within two miles of an airport runway, and authorizes helicopter landing sites at/near schools.

State Fire Regulations

State fire regulations are set forth in Sections 13000 et seq. of the California Health and Safety Code, which include regulations concerning building standards (as also set forth in the California Building Code); fire protection and notification systems; fire protection devices, such as extinguishers and smoke alarms; high-rise building and childcare facility standards; and fire suppression training. The state fire marshal enforces these regulations and building standards in all state-owned buildings, state-occupied buildings, and state institutions throughout California.

California Emergency Services Act

This Act was adopted to establish the state's roles and responsibilities during man-made or natural emergencies that result in conditions of disaster and/or extreme peril to life, property, or the resources of the state. This Act is intended to protect health and safety by preserving the lives and property of the people of the state.

California Natural Disaster Assistance Act

The California Natural Disaster Assistance Act (NDAA) provides financial aid to local agencies to assist in the permanent restoration of public real property, other than facilities used solely for recreational purposes, when such real property has been damaged or destroyed by a natural disaster. The NDAA is activated after the following occurs: (1) a local declaration of emergency; (2) Cal EMA gives concurrence with the local declaration; or (3) the governor issues a Proclamation of a State Emergency. Once the NDAA is activated, local government is eligible for certain types of assistance, depending upon the specific declaration or proclamation issued.

California Health and Safety Code, Vector Control

Sections 116110 through 116112 of the California Health and Safety Code establishes mosquito abatement and vector control districts, which are charged to protect Californians and their communities against the threats of vector-borne diseases. These districts are responsible for developing and conducting programs for the prevention and control of vectors; monitoring vectors and vector-borne diseases; coordinating and conducting emergency vector control, as required;

training and certifying government agency vector control technicians; and disseminating information to the public regarding protection from vectors and vector-borne disease.

Local Regulations and Programs

San Diego County, Site Assessment and Mitigation Program

The County DEH maintains the SAM list of contaminated sites that have previously or are currently undergoing environmental investigations and/or remedial actions. The County SAM Program, within the Land and Water Quality Division of the DEH, has a primary purpose to protect human health, water resources, and the environment within the County by providing oversight of assessments and cleanups in accordance with the California Health and Safety Code and CCR. SAM's Voluntary Assistance Program also provides staff consultation, project oversight, and technical or environmental report evaluation and concurrence (when appropriate) on projects, including properties contaminated with hazardous substances.

San Diego County Board Policy I-132, Valley Center Mitigation Policy

This policy was developed to ensure that the mitigation outlined in the EIR for the Valley Center Septic Moratorium/Board of Supervisors Policy I-78 Amendment is enforced. One aspect of this Board Policy includes a requirement to investigate for the existence of contaminated soils or hazardous materials in the area covered by the EIR. Specifically, the policy states,

A hazardous materials assessment shall be conducted by a certified entity for any parcel proposed for development with the potential for the existence of contaminated soils or hazardous materials such as parcels historically utilized for agricultural operations. The purpose of the hazardous materials assessment would be to identify the presence/absence of hazardous materials and identify remediation measures that shall be implemented prior to development of the project site.

County of San Diego Code of Regulatory Ordinances Sections 68.401–68.406, Combustible Vegetation and Other Flammable Materials Ordinance

This ordinance addresses the accumulation of weeds, rubbish, and other materials on a private property found to create a fire hazard and be injurious to the health, safety, and general welfare of the public. The ordinance constitutes the presence of such weeds, rubbish, and other materials as a public nuisance, which must be abated in accordance with the provisions of this section. This ordinance is enforced in all County Service Areas and in the unincorporated areas of the County outside of fire protection districts. All fire protection districts have a combustible vegetation abatement program, and many fire protection districts have adopted and enforce the County's ordinance.

County of San Diego Code of Regulatory Ordinances Sections 96.1.005 and 96.1.202, Removal of Fire Hazards

The San Diego County Fire Authority, in partnership with CAL FIRE, the Bureau of Land Management, and the U.S. Forest Service, is responsible for the enforcement of defensible space inspections. Inspectors from CAL FIRE are responsible for the initial inspection of properties to ensure an adequate defensible space has been created around structures. If violations of the program requirements are noted, inspectors provide a list of required corrective measures and provide a reasonable timeframe to complete the task. If the violations still exist upon re-inspection, the local fire inspector will forward a complaint to the County for further enforcement action.

County of San Diego Consolidated Fire Code

The County of San Diego, in collaboration with the local fire protection districts, created the first Consolidated Fire Code in 2001. The Consolidated Fire Code contains the County and fire protection district's amendments to the California Fire Code. The purpose of consolidation of the County and local fire districts adoptive ordinances is to promote consistency in the interpretation and enforcement of the Fire Code for the protection of the public health and safety, which includes permit requirements for the installation, alteration, or repair of new and existing fire protection systems and penalties for violations of the code. The Code provides the minimum requirements for access, water supply and distribution, construction type, fire protection systems, and vegetation management. Additionally, the fire code regulates hazardous materials and associated measures to ensure that public health and safety are protected from incidents relating to hazardous substance releases.

County Department of Planning and Land Use Fire Prevention in Project Design Standards

Following the October 2003 Wildfires, the County's Department of Planning and Land Use (now Planning and Development Services (PDS)) incorporated a number of fire prevention strategies into the discretionary project review process for CEQA projects. One of the more significant changes is the requirement that the majority of discretionary permits (e.g., subdivision and use permits) in WUI areas prepare a Fire Protection Plan (FPP) for review and approval. An FPP is a technical report that considers the topography, geology, combustible vegetation (fuel types), climatic conditions, and fire history of the proposed project location. The plan addresses the following in terms of compliance with applicable codes and regulations, including, but not limited to, water supply, primary and secondary access, travel time to the nearest fire station, structure setback from property lines, ignition-resistant building features, fire protection systems and equipment, impacts to existing emergency services, defensible space and vegetation management.

County of San Diego General Plan

The fire hazards, hazardous materials, and airport hazards section of the County's General Plan provides goals and policies to address effects of prospective development on hazards and hazardous materials. The following policies are applicable to the proposed project:

- GP 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.
- GP 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 wildfire to be located and designed to account for topography and reduce the increased risk from fires.
- GP 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.
- GP Policy S-3.4:* Service Availability. Plan for development where fire and emergency services are available or planned.
- GP 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. Mitigation measures include, but are not limited to, the use of ignition resistant materials, multiple ingress and egress routes, and fire protection systems.
- GP Policy S-3.7:* Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.
- GP Policy S-6.1:* Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.
- GP Policy S-9.6:* Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.

GP Policy S-11.1: Land Use Location. Require that land uses involving the storage, transfer, or processing of hazardous materials be located and designed to minimize risk and comply with all applicable hazardous materials regulations.

GP Policy S-11.4: Contaminated Lands: Require areas of known or suspected contamination to be assessed prior to reuse. The reuse shall be in a manner that is compatible with the nature of the contamination and subsequent remediation efforts.

GP Policy S-11.5: Development Adjacent to Agricultural Operations. Require development adjacent to existing agricultural operations in Semi-Rural and Rural lands to adequately buffer agricultural areas and ensure compliance with relevant safety codes where pesticides or other hazardous materials are used.

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

GP Policy 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 for state aviation standards.

2.6.3 Analysis of Project Effects and Determination as to Significance

2.6.3.1 Hazardous Substance Handling

Guidelines for Determination of Significance

For the purpose of this EIR, the following significance guideline from Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis.

A significant impact would result if:

- The project would create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous materials.

Analysis

Although equine uses are not expected to involve the use, disposal, or transport of hazardous materials, temporary construction activities or demolition may potentially involve hazardous materials. Numerous federal, state, and local regulations exist that require strict adherence to

specific guidelines regarding the use, transportation, and disposal of hazardous materials. Regulations that would be required of those transporting, using, or disposing of hazardous materials include RCRA, CERCLA, the Hazardous Materials Transportation Act, IFC, Title 22, CCR Title 27, and the County Consolidated Fire Code.

Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520. The County DEH-HMD is the CUPA for the County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH-HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste, tiered permitting, underground storage tanks, and risk management plans.

Tier One and Tier Two

The proposed project would allow Tier One equine uses without a permit and equine uses that fall under Tier Two without discretionary review, if they meet the zoning verification requirements in the amended Zoning Ordinance. The Tier One and Tier Two commercial horse stable uses could result in an increase of equine facilities, including horse stables, animal enclosures, and pastures, as well as increase the amount of related infrastructure, including parking lots, driveways, fences, and buildings. Future equine facilities may involve the routine use and storage of hazardous materials, such as pesticides, fertilizers, manure, and other horse waste. However, future equine uses would not result in a significant hazard to the public or environment, because any storage, handling, transport, emission, and disposal of hazardous substances must comply with local, state, and federal regulations for equine uses under Tier One and Tier Two.

Future equine projects could propose to demolish or renovate structures on site that were constructed prior to 1980 and that may contain lead-based paint and asbestos-containing materials. Lead is a highly toxic metal that was used up until 1978 in paint used on walls, woodwork, siding, windows, and doors. Lead-containing materials shall be managed by applicable regulations, including, at a minimum, the hazardous waste disposal requirements (22 CCR, Division 4.5), the worker health and safety requirements (8 CCR 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (17 CCR, Division 1, Chapter 8). Asbestos was used extensively from the 1940s until the late 1970s in the construction industry for fireproofing, thermal and acoustic insulation, condensation control, and decoration. The EPA has determined that there is no “safe” exposure level to asbestos. It is, therefore, highly regulated by the EPA, CalEPA, and the California Occupational Safety and Health Administration. Demolition or renovation operations that involve asbestos-containing materials must conform to San Diego Air Pollution Control District (SDAPCD) Rules 361.140–361.156.

In accordance with existing regulations, future equine uses would be required to complete asbestos and lead surveys to determine the presence or absence of asbestos-containing materials or lead-based paint prior to issuance of a building permit that includes demolition of on-site structures and prior to commencement of demolition or renovation activities. Due to regulatory requirements related to hazardous substances outlined above and the fact that the initial planning, ongoing monitoring, and inspections must comply with federal, state, and local regulation, the project would not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances.

Temporary construction activities could involve transportation of wastes from demolition/renovation of structures. These hazardous materials would be transported and handled in accordance with all local, state, and federal laws regulating the management and use of hazardous materials. Consequently, the handling and transportation of these materials, would not pose a significant risk to the public or the environment. Impacts are anticipated to be **less than significant**.

Tier Three and Tier Four

Future equine facilities would be subject to discretionary review and required to obtain an Administrative Permit for equine uses under Tier Three and a Major Use Permit (MUP) for equine uses under Tier Four. As part of the County's discretionary review process, all future projects would be evaluated under CEQA and would be required to implement measures to minimize impacts to hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, as necessary. The proposed project would be required to comply with applicable federal, state, and local regulations related to hazardous materials. The required compliance with these regulations would ensure that impacts related to transport, use, and disposal of hazardous materials would be **less than significant**.

Future equine projects that propose to demolish or renovate structures on site that were constructed prior to 1980 may contain lead-based paint and asbestos-containing materials. In accordance with existing regulations, future equine uses would be required to complete asbestos and lead surveys to determine the presence or absence of asbestos-containing materials or lead-based paint prior to issuance of a building permit that includes demolition of on-site structures and prior to commencement of demolition or renovation activities.

Temporary construction activities on the project site would involve the use and storage of commonly used hazardous materials, such as gasoline, diesel fuel, lubricating oil, grease, and other vehicle and equipment maintenance fluids, should a project require grading/excavation. These materials would be used and stored in designated construction staging areas within the project site boundaries. Also, temporary construction activities could involve the transportation of wastes from the demolition/renovation of structures. These hazardous materials would be transported and handled in accordance with all federal, state, and local laws regulating the

management and use of hazardous materials. Consequently, the handling and transportation of these materials, would not pose a significant risk to the public or the environment.

Depending on the amount of hazardous materials, if any, proposed for use with a particular equine facility allowed within Tier Three and Tier Four, the County may require the preparation of project-specific HMBPs and/or RMPs, pursuant to the requirements in the County's Guidelines for Determining Significance: Hazardous Materials and Existing Contamination (County of San Diego 2007a). The HMBP would include three sections: (1) an inventory of hazardous materials, including a site map, which details their location; (2) an emergency response plan; and (3) an employee-training program (County of San Diego 2007a). The plan contains basic information on the location, type, quantity, and health risks of the hazardous substances stored, handled, or disposed of at the site, and serves to aid employers and employees in managing emergencies at a given facility and to better prepare emergency response personnel for handling a wide range of emergencies. The emergency response plan would describe the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the DEH-HMD, the Office of Emergency Services, and other emergency response personnel, such as the local fire agency with jurisdiction over the area. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH-HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances. Due to regulatory requirements related to hazardous substances outlined above and the fact that the initial planning, ongoing monitoring, and inspections must comply with federal, state, and local regulations, the project would not result in potentially significant impacts related to the routine transport, use, and disposal of hazardous substances.

2.6.3.2 Accidental Release of Hazardous Materials

Guidelines for Determination of Significance

For the purpose of this EIR, the following significance guideline from Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis.

A significant impact would result if:

- The project would 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.

Analysis

The proposed project would allow development of equine facilities, which could allow accidental release of hazardous materials into the environment during construction activities or in the event of a natural disaster, human error, or misuse. Numerous federal, state, and local regulations exist that reduce the potential for humans or the environment to be affected by an accidental release of hazardous materials. These include, but are not limited to, the following: (1) Chemical Accident Prevention Provision; (2) RCRA; (3) Robert T. Stafford Disaster Relief and Emergency Assistance Act; (4) California Health and Safety Code, which provides threshold quantities for regulated hazardous substances and the establishment of Hazardous Materials Release Response Plans; (5) CCR Title 23, which ensures that facilities meet regulatory requirements for underground storage tanks; (6) Aboveground Petroleum Storage Act; (7) CalARP; (8) Emergency Response to Hazardous Materials Incidents; (9) California Emergency Services Act; and (10) County Consolidated Fire Code. The DEH-HMD is also required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

Tier One and Tier Two

The proposed project would allow equine uses that fall under Tier One without a permit and those that fall under Tier Two without discretionary review if they meet the zoning verification permit requirements in the amended Zoning Ordinance. The Tier One and Tier Two commercial horse stable uses could result in an increase of equine facilities, including horse stables, animal enclosures, and pastures, as well as increase the amount of related infrastructure, including parking lots, driveways, fences, and buildings. During temporary construction, there could be accidental release of petroleum-related materials into the environment. In addition, temporary construction activities on the project site would involve the use and storage of commonly used hazardous materials, such as gasoline, diesel fuel, lubricating oil, grease, and other vehicle and equipment maintenance fluids, should the facilities require grading/excavation. These materials would be used and stored in designated construction staging areas within the project site boundaries. Also, temporary construction activities could involve transportation of wastes from demolition/renovation of structures. It is not anticipated that operation of equine uses would involve hazardous materials. Future equine uses under Tier One and Tier Two would not result in significant hazard to the public or environment, because storage, handling, transport, emission, and disposal of hazardous substances, if any, must comply with federal, state, and local regulations. Compliance with such regulations would minimize the potential for a release to occur and provide planning mechanisms for prompt and effective cleanup if an accidental release occurred. Because future equine projects are required to comply with federal, state, and local

regulations, impacts to accidental release of hazardous materials into the environment would be **less than significant**.

Tier Three and Tier Four

Future equine facilities would be subject to discretionary review and required to obtain an Administrative Permit for equine uses under Tier Three and an MUP for equine uses under Tier Four. As part of the County's discretionary review process, these projects would be evaluated under CEQA and would be required to implement measures to minimize impacts to hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials, as necessary. Temporary construction activities on the project site would involve the use and storage of commonly used hazardous materials, such as gasoline, diesel fuel, lubricating oil, grease, and other vehicle and equipment maintenance fluids, should the facilities require grading/excavation. These materials would be used and stored in designated construction staging areas within the project site boundaries. Also, temporary construction activities could involve transportation of wastes from demolition/renovation of structures. These hazardous materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. Consequently, the handling and storage of these materials, would not pose a significant risk to the public or the environment. The proposed project would be required to comply with applicable federal, state, and local regulations related to the transportation, use, storage, and disposal of hazardous materials. Compliance with such regulations would minimize the potential for a release to occur and provide planning mechanisms for prompt and effective cleanup if an accidental release occurred. Therefore, impacts to accidental release of hazardous materials into the environment would be **less than significant**.

2.6.3.3 *Hazards to Schools*

Guidelines for Determination of Significance

For the purpose of this EIR, the following significance guideline from Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis.

A significant impact would result if:

- The project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Analysis

Almost all land uses within the County have the potential to use, store, transport, and dispose of hazardous materials, which could potentially emit hazardous emissions or have hazardous substances

within one-quarter mile of a school. Even schools may use and dispose of hazardous materials, such as cleaning products or laboratory chemicals, that potentially pose a risk to the public.

Future specific equine use sites could include facilities listed in the EPA's Resource Conservation and RCRIS as a Hazardous Materials Handler or could include a permitted facility in the County's Hazardous Materials Establishment database. Federal and state regulations exist that reduce hazardous emissions and hazardous materials handling within one-quarter mile of an existing or proposed school. These include, but are not limited to, CHHSLs and the CEC. Additionally, all County permits that include storage, handling, transport, emission, and disposal of hazardous substances must comply with federal, state, and local regulations. California Government Code Section 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520. The County's DEH-HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste, tiered permitting, underground storage tanks, and risk management plans.

Tier One and Tier Two

Future equine facilities could be located within one-quarter mile of an existing or proposed school. Future equine project sites could include facilities in the EPA's Resource Conservation and RCRIS as a Hazardous Materials Handler or include a permitted facility in the County Hazardous Materials Establishment database. However, the only anticipated potentially toxic or hazardous materials associated with the proposed project are during temporary construction of equine facilities related to commonly used hazardous materials, such as gasoline, diesel fuel, lubricating oil, grease, and other vehicle and equipment maintenance fluids, should the facilities require grading/excavation, as previously described.

Future equine uses under Tier One and Tier Two would not result in significant hazard to the public or environment, because storage, handling, transport, emission, and disposal of hazardous substances, if any, must comply with federal, state, and local regulations. Due to the regulatory requirements related to Section 2.6.2 and the fact that the initial planning, ongoing monitoring, and inspections would occur in compliance with federal, state, and local regulations, the project **would not result in any potentially significant impacts** related to hazardous emissions or handling substances or waste within one-quarter mile of an existing or proposed school.

Tier Three and Tier Four

As part of the County's discretionary review process, all future Tier Three and Four projects would be evaluated under CEQA and would be required to implement measures to minimize impacts to hazards within one-quarter mile of an existing or proposed school. CEQA requires

proposed projects to provide detailed information on the potentially significant environmental effects they are likely to have, list ways in which the significant environmental effects would be minimized, possibly identify alternatives that would reduce or avoid the significant impacts identified for the proposed project, and propose mitigation for significant impacts. However, the only potentially toxic or hazardous materials associated with the proposed project are during the temporary construction of equine facilities related to commonly used hazardous materials, such as gasoline, diesel fuel, lubricating oil, grease, and other vehicle and equipment maintenance fluids, should the facilities require grading/excavation. These materials would be used and stored in designated construction staging areas within the project site boundaries.

Temporary construction activities could involve transportation of wastes from demolition/renovation of structures. The hazardous materials would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials, thereby limiting hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Consequently, the handling and storage of these materials, would not pose a significant risk to the public or the environment.

Due to the regulatory requirements related to hazardous substances outlined previously in Section 2.6.2 and the fact that the initial planning, ongoing monitoring, and inspections would occur in compliance with federal, state, and local regulations, the project **would not result in any potentially significant impacts** related to risks associated with hazardous emissions or handling of hazardous substances, or waste within one-quarter mile of an existing or proposed school.

2.6.3.4 Existing Hazardous Materials Sites

Guidelines for Determination of Significance

For the purpose of this EIR, the following significance guideline from Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis.

A significant impact would result if:

- The project would be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5, and, as a result, would create a significant hazard to the public or the environment.

Analysis

Future equine uses resulting from the proposed project may be located on a site on the State of California Hazardous Waste and Substances Sites List compiled pursuant to Government Code, Section 65962.5. These future projects could disturb existing hazardous material sites through

ground-disturbing activities, such as excavation and grading, which have the potential to uncover buried underground storage tanks or other buried hazards.

Tier One and Tier Two

The Tier One and Tier Two commercial horse stable uses could result in an increase of equine facilities including horse stables, animal enclosures, and pastures, as well as increase the amount of related infrastructure, including parking lots, driveways, fences, and buildings. However, the project would not create a significant hazard to the public or the environment, because if a property is on the list, the County would not issue a Building Permit until any significant hazard has been referred to and remediated to the satisfaction of the DEH. Because remediation of the site would occur prior to issuance of a Building Permit, the project would not create a significant hazard to the public or the environment and would not contribute to a significant impact. Therefore, although a project site could be listed, the project would not create a significant hazard to the public or the environment because all site remediation and cleanup would have to occur prior to issuance of a Building Permit or commencement of construction if no Building Permit is required.

Tier Three and Tier Four

As part of the County's discretionary review process, all future Tier Three and Four projects would be evaluated under CEQA and would be required to implement measures to minimize impacts to sites that are included on the list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5. CEQA requires proposed projects to provide detailed information on the potentially significant environmental effects they are likely to have, list ways in which the significant environmental effects would be minimized, possibly identify alternatives that would reduce or avoid the significant impacts identified for the project, and propose mitigation for significant impacts. However, future equine uses may be located on a site listed on the State of California Hazardous Waste and Substances Sites List compiled pursuant to Government Code, Section 65962.5. The proposed project would not create a significant hazard to the public or the environment, because if a property is on the list, the County would not issue a Building Permit until any significant hazard has been referred to and remediated to the satisfaction of the DEH. Since remediation of the site will occur prior to issuance of a building permit, the proposed project will not create a significant hazard to the public or the environment. Therefore, although a project site could be listed, the project **would not create a significant hazard** to the public or the environment, because all site remediation and cleanup would have occurred prior to issuance of an Administrative Permit or MUP.

2.6.3.5 *Airport Hazards*

Guidelines for Determination of Significance

For the purpose of this EIR, the following significance guideline from Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis.

A significant impact would result if:

- The project would locate development within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, and would result in a safety hazard for people residing or working in the project area.
- The project would locate development within the vicinity of a private airstrip and would result in a safety hazard for people residing or working in the project area.

Analysis

Future equine uses resulting from the proposed project may be located within an Airport Influence area, within 2 miles of a public airport or public use airport, within the safety zone for an airport, or within a private airstrip and could potentially result, in a safety risk. The main compatibility concerns for the protection of airport airspace are anticipated to be related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.).

Tier One and Tier Two

Future Tier One and Two equine facilities may be located within an airport land use plan, within 2 miles of a public airport or public use airport or in the vicinity of a private airstrip. These facilities are accessory structures and would not increase population density from implementation of the proposed project. Equine facilities shall not exceed 12 feet in height for one-story structures in the setback and 35 feet in height for structures meeting main building setbacks and other conditions as outlined in the Zoning Ordinance. Exterior lighting may be installed but would conform to typical residential lighting design standards (i.e., shielded downwards) and will not have spillovers onto adjacent properties. The County's Guidelines for Determining Significance: Airport Hazards (2007b) states that construction not exceeding 200 feet above ground level generally does not require notice to the FAA. These projects are not expected to affect navigable airspace, as the maximum allowable height for structures would be 35 feet. Additionally, future equine uses would not result in hazards to airport safety or surrounding land uses for the following reasons:

- Such projects would comply with the California Land Use Planning Handbook's Safety Compatibility Criteria for Safety Compatibility Zones.

- Such projects would have to be determined to be compatible with the applicable ALUCP and Compatibility Policies for the Airport by the San Diego County Regional Airport Authority.
- If an equine facility is located within the FAA Height Notification Surface due to its proximity to an airport, notice will be filed with the FAA. The applicant would complete the FAA Form 7460-1, Notice of Proposed Construction or Alteration, and submit the form to the FAA for review. The FAA would review the project and identify if the project is an airspace obstruction or hazard. If not, the project would comply with the FAA Regulations Part 77, Objects Affecting Navigable Airspace.

Based on the proposed project's required compliance with federal and state regulations that would prevent hazards to the public and environment near public and private airports, equine facilities developed under the proposed Zoning Ordinance amendment would have a **less-than-significant impact** on airport hazards.

Tier Three and Tier Four

As part of the County's discretionary review process, all future Tier Three and Four projects would be evaluated under CEQA and would be required to comply with federal and state regulations (e.g., California Land Use Planning Handbook's Safety Compatibility Criteria for Safety Compatibility Zones, ALUCP, and FAA) that would prevent hazards to the public and environment near public and private airports. Future proposed equine use facility structures would not be equal to or greater than 150 feet in height, as the maximum allowable height for accessory structures is 35 feet, constituting a safety hazard to aircraft and/or operations from an airport or heliport. If an equine use with substantial proposed structures is located within the FAA Height Notification Surface due to its proximity to an airport, notice will be filed with the FAA. The applicant would complete the FAA Form 7460-1 Notice of Proposed Construction or Alteration and submit the form to the FAA for review. The FAA would review the project and identify if the project is an airspace obstruction or hazard. If not, the project would comply with the FAA Regulations, Part 77–Objects Affecting Navigable Airspace. Therefore, the project **would not create a significant hazard** to an airport land use plan, within 2 miles of a public airport or public use airport, or within the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area.

2.6.3.6 Emergency Response and Evacuation Plans

Guidelines for Determination of Significance

For the purpose of this EIR, the following significance guideline from Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis.

A significant impact would result if:

- The project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Analysis

Interference with an adopted emergency response or evacuation plan would result in an adverse physical effect to people or the environment by potentially increasing the loss of life and property in the event of a disaster. Development that proposes large concentrations of people or special needs individuals, such as stadiums or hospitals, in an area with increased hazards, such as a dam inundation area, could cause adverse effects related to the implementation of emergency response and evacuation plans, such as the Multi-Jurisdictional Hazard Mitigation Plan or the Dam Evacuation Plan. Similarly, the evacuation of a large number of horses from a particular area could also cause adverse effects related to the implementation of emergency response and evacuation plans. Certain tall structures can physically interfere with the implementation of an emergency response if the height of the structure or tower interferes with the ability of emergency air support services to carry out missions associated with an emergency response.

Tier One and Tier Two

The Tier One and Tier Two commercial horse stable uses could result in an increase of equine facilities including horse stables, animal enclosures, and pastures, as well as increase the amount of related infrastructure, including parking lots, driveways, fences, and buildings. However, the proposed project would not result in a substantial increase in the numbers of horses or equine facilities in the County. Rather, the proposed project is intended to update equine regulations and would allow many unpermitted facilities in the County to come into compliance with the ordinance. Therefore, future equine uses would not result in an increase in population that is unaccounted for or an increase in population that an emergency response team is unable to service. The height of equine facilities would be limited to no more than 35 feet depending on specifications outlined in the Zoning Ordinance pertaining to barns and accessory use. Therefore, as stated in Section 2.6.3.5, these projects are not expected to affect navigable airspace and thus would not interfere with emergency air support services (County of San Diego 2007b). Lastly, future equine facilities would not result in the obstruction of multiple evacuation or access roads since the equine facilities would be accessory structures located within each site and horses would be evacuated in a similar manner as people. Therefore, future equine facilities would not impair existing emergency response, and evacuation plans impacts would be **less than significant**.

Tier Three and Tier Four

As part of the County's discretionary review process, all future Tier Three and Four projects would be evaluated under CEQA. The proposed project would not result in a substantial increase

in the numbers of horses or equine facilities in the County. Rather, the proposed project is intended to update equine regulations and would allow many unpermitted facilities in the County to come into compliance with the ordinance. Therefore, future equine uses would not result in an increase in population that an emergency response team is unable to service. Future equine facilities would not result in the obstruction of roads that are used as emergency or evacuation access, since the equine facilities would be accessory structures located within each site, and horses would be evacuated in a similar manner as people. The County will review development proposals for consistency with the following plans/regulations: (1) the Statewide Standardized Emergency Management System; (2) the San Diego County Nuclear Power Station Emergency Response Plan; (3) the Oil Spill Contingency Element; (4) the Emergency Water Contingencies Annex and Energy Shortage Response Plan; (5) and the Dam Evacuation Plan. This process ensures that potential issues do not result in significant impacts or impairments to existing emergency response and evacuation plans. Therefore, impacts would be **less than significant**.

2.6.3.7 Wildland Fires

Guidelines for Determination of Significance

For the purpose of this EIR, the following significance guideline from Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis.

A significant impact would result if:

- The project 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 vast majority of the unincorporated County is ranked through FRAP as having High or Very High fire hazard severity. Additionally, approximately 575,434 acres of the unincorporated County are considered to be within WUI areas, which are at higher risk of adverse effects from wildfire events.

Tier One and Tier Two

Equine facilities may be located in areas that are completely surrounded by urbanized areas and/or irrigated lands and where there are no adjacent wildland areas. Therefore, future equine uses located in an urban area are not anticipated to expose people or structures to a significant risk of loss, injury, or death involving hazardous wildland fires.

Some future equine facilities may be located within and served by independent fire protection districts and may also be located adjacent to wildlands that have the potential to support wildland fires. Construction activities that may result in ignition sources would include vegetation clearing and piling, grading, site preparation, soil disturbances, concrete pouring, construction, and refueling. These construction activities may include the presence of vehicles, heavy equipment, heat-generating equipment and activities, sparks from various sources, and potentially discarded cigarettes, among others, as well as use of fuels and combustible materials during construction.

The Tier One and Tier Two commercial horse stable uses could result in an increase of equine facilities, including horse stables, animal enclosures, and pastures, as well as increase the amount of related infrastructure, including parking lots, driveways, fences, and buildings. The barns and horse stables could contain highly flammable hay, bedding, and feed, which can pose fire risks. They also often contain large quantities of fuel sources that can be impervious to water (e.g., hay, petroleum fuels, and fertilizers). It is not uncommon for some of these fuel sources to remain unburned during the initial fire and continue to smolder. These smoldering pockets can reignite or “rekindle” another fire (Zajackowski and Wheeler 2002). As described in Section 1.4.1.1 in Chapter 1.0, Project Description, some fire prevention techniques that would be included in future equine facilities as design measures are summarized as follows:

- Clean the interior of electrical appliances, like fans and heaters.
- Get rid of all lightweight or home-use extension cords. If the use of extension cords is unavoidable, replace them with industrial grade ones.
- Store hay in a separate shed or barn, and buy only dry, well-cured hay.
- Store rags and cloths used to clean tack and hooves in a separate shed, when possible. Wherever they are stored, make sure they are not heaped into a pile.
- Do not string wires and electric cords over nails. Replace all damaged or inappropriately run wiring with properly insulated wiring, strung through metal conduits.
- Invest in cages around light fixtures. This prevents damage and sparking.
- Store bedding materials away from the stable.
- New buildings should be at least 50 feet, and ideally 75 feet, away from existing buildings. This reduces the risk of fires spreading between barns.
- Frost-proof water hydrants should be installed near the entrances to each barn or large building on the ranch or farm, and they should also have a hose long enough to reach the far end of the stable, barn, or building.
- Make sure that everyone is familiar with the fire plan. Post it in break areas in barns.
- Make sure that the electrical system allows the power to be shut off to each building, without losing power to the water pumps.

The potential risk of wildfire ignition and spread associated with construction and maintenance of the proposed project can be managed and pre-planned so that the potential for vegetation ignition is minimized. In addition, pre-planning and personnel fire awareness and suppression training not only results in lower probability of ignition, but also in higher probability of fire control and extinguishment in its incipient stages.

Federal, state, and County regulations exist that reduce hazards to the public and environment from wildland fires. These include, but are not limited to, the following: (1) the California Natural Disaster Assistance Act; (2) County Vegetation and Other Flammable Materials Ordinance; (3) Fire Protection Plans; and (4) County Consolidated Fire Code.

A majority of the unincorporated County is located in High or Very High fire hazard severity areas. While existing County policies and regulations are intended to reduce impacts associated with wildland fires, no environmental review would be required prior to development of these projects. Where development does not require discretionary review, complete avoidance of impacts that could result from this development would not be possible. Therefore, the proposed project may result in a **potentially significant impact** involving wildland fires (**HZ-1**).

Tier Three and Tier Four

As part of the County's discretionary review process, all future Tier Three and Four projects would be evaluated under CEQA and required to implement feasible mitigation measures. The potential risk of wildfire ignition and spread associated with construction, operation, and maintenance of equine uses can be managed and pre-planned so that the potential for vegetation ignition is minimized. Pre-planning and personnel fire awareness and suppression training also results in lower probability of ignition and higher probability of fire control and extinguishment in its incipient stages. Additionally, federal, state, and county regulations exist that reduce hazards to the public and environment from wildland fires. These include, but are not limited to, the following: (1) NDAA, which provides assistance in the event of an emergency; (2) County Vegetation and Other Flammable Materials Ordinance, which addresses the accumulation of weeds, rubbish, and other materials that can create fire hazards, ensuring adequate defensible space to prevent wildland fires; (3) FPPs, which require the review and analysis of fire hazards in projects under discretionary review; and (4) County Consolidated Fire Code, which has requirements more stringent than state requirements with regards to access roadways, building ignition-resistant construction, vegetation clearance, water supply, and locations of structures on property.

Activities that may result in ignition sources during project construction would include vegetation clearing, grading, site preparation, soil disturbances, concrete pouring, and equipment refueling. These construction activities would include the presence of vehicles, heavy equipment, heat-generating equipment and activities, sparks from various sources, and discarded cigarettes,

among other hazards, as well as the use of fuels and combustible materials during construction and infrastructure installation.

Equine uses also include barns and horse stables, which contain highly flammable hay, bedding, and feed, which can pose fire risks. They also often contain large quantities of fuel sources that can be impervious to water (e.g., hay, petroleum fuels, and fertilizers). It is not uncommon for some of these fuel sources to remain unburned during the initial fire and continue to smolder. These smoldering pockets can reignite or “rekindle” another fire (Zajaczkowski and Wheeler 2002).

As described in Section 1.4.1.1 in Chapter 1.0, Project Description, some fire prevention techniques that would be included in future equine facilities are summarized as follows:

- Clean the interior of electrical appliances, like fans and heaters.
- Get rid of all lightweight or home-use extension cords. If the use of extension cords is unavoidable, replace them with industrial grade ones.
- Store hay in a separate shed or barn and buy only dry, well-cured hay.
- Store rags and cloths used to clean tack and hooves in a separate shed, when possible. Wherever they are stored, make sure they are not heaped into a pile.
- Do not string wires and electric cords over nails. Replace all damaged or inappropriately run wiring with properly insulated wiring, strung through metal conduits.
- Invest in cages around light fixtures. This prevents damage and sparking.
- Store bedding materials away from the stable.
- New buildings should be at least 50 feet, and ideally 75 feet, away from existing buildings. This reduces the risk of fires spreading between barns.
- Frost-proof water hydrants should be installed near the entrances to each barn or large building on the ranch or farm, and they should also have a hose long enough to reach the far end of the stable, barn, or building.
- Make sure that everyone is familiar with the fire plan. Post it in break areas in barns.
- Make sure that your electrical system allows the power to be shut off to each building, without losing power to the water pumps.

However, there is ultimately no guarantee on a project-specific level that preventive techniques and mitigation measures would reduce impacts to a level below significant relative to wildfires; therefore, the proposed project may result in significant impacts related to wildland fires (**HZ-2**).

2.6.3.8 *Vectors*

Guidelines for Determination of Significance

For the purpose of this EIR, the County's Guidelines for Determining Significance: Hazardous Materials and Existing Contamination (County of San Diego 2007a) applies to the direct and indirect impact analysis, as well as the cumulative impact analysis.

A significant impact would result if:

- The project would propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future residents' exposure to vectors, including mosquitos, rats or flies, which are capable of transmitting significant public health diseases or nuisances.

Analysis

Vectors are insects, arthropods, rodents, or other animals of public health significance that may cause human discomfort or injury or are capable of harboring or transmitting human disease. The most common vectors in San Diego are mosquitoes, rodents, flies, and fleas. Vector sources occur where site conditions provide habitat suitable for breeding.

Typical adverse effects related to vectors are two-fold. First, vectors can cause potentially significant public health risks due to the transmission of disease to human and animal populations. Second, vectors can create a nuisance for the residents of the County. A project that proposes a source of vector breeding habitat could result in an unnecessary increase in vector populations. When the vector breeding source is located near the substantial human populations, a potentially adverse environmental effect could occur.

Some horse stables include features that allow water to stand for a period of 72 hours (3 days) or more (e.g., artificial lakes and water troughs) and produce or collect animal waste. Some projects would be required to provide a Vector Management Plan that has been approved by the County Department of Environmental Health, Vector Surveillance Program that ensures that people will not be exposed to substantial vectors.

Tier One and Tier Two

Tier One and Tier Two commercial horse stable uses could result in an increase of equine facilities, including horse stables, animal enclosures, and pastures, as well as increase the amount of related infrastructure, including parking lots, driveways, fences, and buildings.

As described in Section 1.4.1.1 in Chapter 1.0, Project Description, the following considerations would be included in future equine facilities allowed under the proposed Zoning Ordinance amendment:

- Recognizing the natural drainage on a property and siting a horse stable or barn away from a spot that collects water will help with vector control. Additionally, knowing how feed, waste, standing water (water troughs), and other items attractive to vectors would help to ensure that vectors are controlled.
- Feed/grain areas should be covered and swept, droppings should be picked up daily, and manure piles should be routinely turned or tilled into pastures to prevent fly breeding areas.
- Automatic fly spray devices or strips are also recommended in barn areas.
- To prevent mosquito infestations, all standing water should be stocked with mosquito fish.

An application for a Zoning Verification Permit for equine uses under Tier Two would include a plot plan that shows and describes the usable area, additional setbacks for horse stables, allowance of horse events, BMPs, manure/vector management, outdoor lighting, signs, and adequate living areas for horses.

Tier One and Tier Two equine uses would be required to comply with Division of Vector-Borne Infectious Diseases and the California Health and Safety Code Section 116110 through 116112. The Division of Vector-Borne Infectious Diseases implements programs to prevent hazards from vectors. The California Health and Safety Code establish mosquito abatement and vector control districts. The County Department of Environmental Health implements the Vector Surveillance Program that provides the public with early detection of public health threats, mosquito control, property inspection, on-site advice, public education, and information on controlling vectors. All facilities with four or more horses would be responsible for preparing plans and a vector control plan/manure management plan, to be submitted to the DEH for review and approval.

Some BMPs property owners could implement to reduce vector sources are listed below:

- Discharge all captured water within 72 hours.
- Deny mosquito access to standing water.
- Make the habitat less suitable for mosquito breeding.
- Vegetation management and removal of emergent vegetation that provides mosquito larvae refuge from predators, protection from surface disturbances, and increase nutrient availability.
- Prepare a Vector Management Plan.
- Clean horse wastes daily.
- Consider using steel stables or barns instead of wooden structures.

With the incorporation of some of the above mentioned BMPs by property owners and compliance with existing regulations and processes associated with vector control (i.e., compliance with Division of Vector-Borne Infectious Diseases, the California Health and Safety, and the County's Department of Environmental Health, Vector Control Program) vector sources are minimized so that the transmission of significant public health diseases or nuisances to humans are limited. Impacts are considered to be **less than significant**.

Tier Three and Tier Four

As part of the County's discretionary review process, all future Tier Three and Four projects would be evaluated under CEQA and required to implement feasible mitigation measures.

As described in Section 1.4.1.1 in Chapter 1.0, Project Description, the following considerations would be included in future equine facilities allowed under the proposed Zoning Ordinance amendment:

- Recognizing the natural drainage on a property and siting a horse stable or barn away from a spot that collects water will help with vector control. Additionally, knowing how feed, waste, standing water (water troughs), and other items attractive to vectors would help ensure that vectors are controlled.
- Feed/grain areas should be covered and swept, droppings should be picked up daily, and manure piles should be routinely turned or tilled into pastures to prevent fly breeding areas.
- Automatic fly spray devices or strips are also recommended in barn areas.
- To prevent mosquito infestations, all standing water should be stocked with mosquito fish.

An application for an Administrative Permit for equine uses under Tier Three or an MUP for equine uses under Tier Four will include a plot plan that shows and describes the usable area, additional setbacks for horse stables, allowance of horse events, BMPs, manure/vector management, outdoor lighting, signs, and adequate living areas for horses.

Typically, horse stables and barns are insect-resistant. Steel stables or barns are less likely to house vermin and do not attract insects, such as termites, that would cause damage to wooden structures.

As previously mentioned in Section 2.6.3.8 Tier One/Tier Two, with the incorporation of some of the above-mentioned BMPs by property owners and compliance with existing regulations and processes associated with vector control (i.e., compliance with Division of Vector-Borne Infectious Diseases, the California Health and Safety, and the County's Department of Environmental Health, and Vector Control Program) vector sources are minimized so that transmission of significant public health diseases or nuisances to humans are limited. Impacts are considered to be **less than significant**.

2.6.4 Cumulative Impact Analysis

For the purpose of this EIR, the geographic scope for the cumulative analysis of hazardous materials includes the San Diego region, which encompasses the entire County, including both incorporated and unincorporated areas and tribal and public agency lands.

2.6.4.1 *Hazardous Substance Handling*

Cumulative projects located in the San Diego region could have the potential to result in a cumulative impact associated with hazards to the public or the environment involving the use, storage, disposal, or transport of hazardous materials. Additionally, the transportation of hazardous materials would increase in the region as a result of an expanded and improved highway system, as proposed in the San Diego Association of Governments (SANDAG) Regional Transportation Plan (RTP) and Regional Comprehensive Plan (RCP). Cumulative projects that would have the potential to result in adverse impacts to hazards from development activities include the General Plan and the development of land uses as designated under surrounding jurisdictions' general plans. However, similar to the proposed project, cumulative projects would be required to comply with regulations applicable to the use, disposal, and transportation of hazardous materials, including the RCRA, CERCLA, the Hazardous Materials Transportation Act, IFC, and CCRs Title 22 and Title 27.

Tier One and Tier Two

Equine facilities would be required to comply with regulations applicable to the use, disposal, and transportation of hazardous materials, including the RCRA, CERCLA, the Hazardous Materials Transportation Act, International Fire Code, and CCR Title 22 and Title 27. Therefore, in combination with other past, present, and foreseeable future projects, the proposed project **would not contribute to a cumulatively considerable impact** to the use, disposal, and transportation of hazardous materials.

Tier Three and Tier Four

Tier Three and Four equine uses would be subject to discretionary review and required to obtain an Administrative Permit or MUP, respectively. As part of the County's discretionary review process, all future projects would be evaluated under CEQA and required to comply with regulations applicable to the use, disposal, and transportation of hazardous materials, including RCRA, CERCLA, the Hazardous Materials Transportation Act, International Fire Code, and CCR Title 22 and Title 27. Therefore, the proposed project **would not contribute to a cumulatively considerable impact** to the use, disposal, and transportation of hazardous materials.

2.6.4.2 *Accidental Release of Hazardous Materials*

Implementation of various cumulative projects, such as private projects, would increase the likelihood of hazards to the public or the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Generally, as the population increases, services and industries, such as dry cleaners and industrial manufacturing, which commonly store, use, and dispose of hazardous materials, would increase to service the expanding population. As the services and industries that use hazardous materials increase, the risk of accidental release associated with these services and industries would also increase. Cumulative projects would be subject to regulations regarding the handling of hazardous materials. These regulations would reduce the risks associated with an accidental release of hazardous materials from cumulative projects.

Tier One and Tier Two

Equine facilities would be required to comply with regulations regarding the handling of hazardous materials, such as the Chemical Accident Prevention Provision, RCRA, Robert T. Stafford Disaster Relief and Emergency Assistance Act, California Health and Safety Code, CCR Title 23, Aboveground Petroleum Storage Act, CalARP, Emergency Response to Hazardous Materials Incidents, and California Emergency Services Act. These regulations would reduce the risks associated with accidental release of hazardous materials and provide planning for prompt and effective cleanup in the event of an accidental release. Therefore, the proposed project **would not contribute to a cumulatively considerable impact** to accidental use of hazardous materials.

Tier Three and Tier Four

Tier Three and Four equine facilities would be subject to discretionary review and required to obtain an Administrative Permit or MUP, respectively. As part of the County's discretionary review process, all future projects would be evaluated under CEQA and required to comply with applicable federal, state, and local regulations related to the transportation, storage, and use of hazardous materials. Compliance with such regulations would minimize the potential for an accidental hazardous materials release to occur and provide planning for prompt and effective cleanup in the event of an accidental release. Therefore, the proposed project **would not contribute to a cumulatively considerable impact** to accidental use of hazardous materials.

2.6.4.3 *Hazards to Schools*

Cumulative projects in the region, such as the County General Plan Update, SANDAG RCP, and SANDAG RTP, would increase infrastructure and services to accommodate regional population growth. As population increases in the region, public services, such as schools, and industries and

services that use hazardous materials, such as manufacturing and dry cleaners, would concurrently increase. Proposed schools could potentially be located in the vicinity of facilities that emit hazardous emissions or handle hazardous or acutely hazardous materials, while existing schools could be affected by new or expanded facilities that use hazardous waste. However, cumulative projects would be subject to federal, state, and local requirements as described in Section 2.6.2.

Tier One and Tier Two

Equine facilities would be required to comply with applicable federal, state, and local regulations pertaining to hazardous wastes, which would ensure that risks associated with hazardous emissions and schools would remain less than significant. Therefore, the proposed project **would not contribute to a cumulatively considerable impact** to hazards within one-quarter mile of schools.

Tier Three and Tier Four

Tier Three and Four equine facilities would be subject to discretionary review and required to obtain an Administrative Permit or MUP, respectively. As part of the County's discretionary review process, all future projects would be evaluated under CEQA and required to comply with applicable federal, state, and local regulations pertaining to hazardous wastes, which would ensure that risks associated with hazardous emissions and schools would remain less than significant. Therefore, the proposed project **would not contribute to a cumulatively considerable impact** to hazards within 0.25 mile of schools.

2.6.4.4 Existing Hazardous Materials Sites

It is reasonable to assume that surrounding jurisdictions have multiple existing hazardous materials sites, pursuant to California Government Code, Section 65962.5, similar to the County. Therefore, implementation of cumulative projects may result in the location of a project on a site with existing hazardous materials issues, which could result in a potentially significant impact to the public or environment. However, most cumulative projects would be required to undergo environmental review, in addition to abiding by applicable regulations that prevent risks associated with existing hazardous materials sites, such as CERCLA, PRGs, the Cortese List, and CHSLs.

Tier One and Tier Two

Equine facilities may be located on a project site with existing hazardous materials issues. However, these facilities would be required to comply with applicable federal, state, and local regulations and County policies related to existing on-site hazardous materials contamination. Additionally, if a property site is on the list of hazardous materials sites, pursuant to Government Code, Section 65962.5, the County would not issue a building permit until any significant hazard has been referred to and remediated to the satisfaction of the DEH.

Therefore, the proposed project **would not contribute to a cumulatively considerable impact** to existing hazardous materials site.

Tier Three and Tier Four

Tier Three and Four equine facilities would be subject to discretionary review and required to obtain an Administrative Permit or MUP, respectively. As part of the County's discretionary review process, all future projects would be evaluated under CEQA and required to comply with applicable federal, state, and local regulations and County policies related to existing on-site hazardous materials contamination. Additionally, if a property site is on the list of hazardous materials sites, pursuant to Government Code, Section 65962.5, the County would not issue a building permit until any significant hazard has been referred to and remediated to the satisfaction of the DEH. Therefore, the proposed project **would not contribute to a cumulatively considerable impact** to an existing hazardous materials site.

2.6.4.5 Airport Hazards

Cumulative projects, such as general plans in surrounding jurisdictions or developments on tribal lands, could potentially result in incompatible land uses within the vicinity of a public or private airport. This could result in a potentially significant safety hazard for people residing or working in these project areas. However, cumulative projects would be subject to safety regulations, such as ALUCPs, FAA standards, DOD standards, and the State Aeronautics Act, which would reduce the potential for safety hazards to below a level of significance.

Tier One and Tier Two

Equine facilities could be located within the vicinity of a public or private airport. The proposed project would comply with applicable safety regulations, such as ALUCPs, FAA standards, DOD standards, and the State Aeronautics Act. Therefore, the proposed project **would not contribute to a cumulatively considerable impact** to public or private airports.

Tier Three and Tier Four

Equine facilities would be subject to discretionary review and required to obtain an Administrative Permit under Tier Three or required to obtain an MUP under Tier Four. As part of the County's discretionary review process, all future projects would be evaluated under CEQA and required to comply with applicable safety regulations, such as ALUCPs, FAA standards, DOD standards, and the State Aeronautics Act. Therefore, the proposed project **would not contribute to a cumulatively considerable impact** to public or private airports.

2.6.4.6 *Emergency Response and Evacuation Plans*

Cumulative projects, such as development consistent with surrounding jurisdictions' general plans or private projects not included in the County General Plan Update would have the potential to impair existing emergency and evacuation plans. This could occur from any of the following: (1) an increase in population that is induced from cumulative projects which are unaccounted for in emergency plans, (2) an increase in population that emergency response teams are unable to service adequately in the event of a disaster, or (3) evacuation route impairment if multiple development projects concurrently block multiple evacuation or access roads. However, cumulative projects would be required to comply with applicable emergency response and evacuation policies outlined in regulations such as the Federal Response Plan, the California Emergency Services Act, and local fire codes.

Tier One and Tier Two

As described in Section 2.6.3.6, the proposed project would be consistent with applicable emergency response plans or emergency evacuation plans. Additionally, cumulative projects would be required to comply with applicable emergency response and evacuation policies outlined in regulations such as the Federal Response Plan, the California Emergency Services Act, and local fire codes. Therefore, due to existing regulations, the proposed project **would not contribute to a cumulatively considerable impact** to emergency response and evacuation plans.

Tier Three and Tier Four

As described in Section 2.6.3.6, equine facilities would be consistent with applicable emergency response plans or emergency evacuation plans. Equine facilities would be subject to discretionary review and required to obtain an Administrative Permit under Tier Three or an MUP under Tier Four. As part of the County's discretionary review process, all future projects would be evaluated under CEQA and required to comply with applicable emergency response and evacuation policies outlined in regulations such as the Federal Response Plan, the California Emergency Services Act, and local fire codes. Therefore, due to the required compliance with the regulations previously mentioned, the proposed project **would not contribute to a cumulatively considerable impact** to emergency response and evacuation plans.

2.6.4.7 *Wildland Fires*

A majority of the unincorporated County is located in High or Very High fire hazard severity zones. Some cumulative projects would occur in these areas, which would expose people and structures to a potentially significant loss of life and property. Growth occurring in the San Diego region, implemented under various cumulative projects, would likely place people and/or property within danger of wildland fires, due to the widespread risk across the region. Although

regulations exist to reduce hazards associated with wildland fires, they would not reduce the risk to below a level of significance.

Tier One and Tier Two

Some equine facilities may be developed in High or Very High fire hazard severity areas without any ministerial or discretionary review under Tier One and without discretionary review if they meet the zoning verification requirements in the amended ordinance under Tier Two. While existing regulations in the County and surrounding jurisdiction are in place to reduce impacts associated with wildland fires, no environmental review would be required prior to development of these projects. Where development does not require discretionary review, avoidance of significant impacts that could result from this development would not be possible. Therefore, the proposed project **may contribute to a cumulatively considerable impact** related to wildland fires (**HZ-3**).

Tier Three and Tier Four

Tier Three and Four equine facilities would be subject to discretionary review and required to obtain an Administrative Permit or MUP, respectively. As part of the County's discretionary review process, all future projects would be evaluated under CEQA and required to implement feasible mitigation measures. However, as there is ultimately no guarantee that mitigation measures would reduce impacts to a level below significant relative to wildfires, the proposed project **may contribute to a cumulatively considerable impact** related to wildland fires (**HZ-4**).

2.6.4.8 *Vector Sources*

Cumulative projects, such as development consistent with surrounding jurisdictions general plans, or private projects not included in the County General Plan Update, would have the potential to contribute to vector breeding sources. Equine uses have the potential to increase vector breeding sources. However, cumulative projects would be required to follow CDC Division of Vector-Borne Infectious Disease and California Health and Safety Code, Section 116110 through 116112, requirements regarding vector transmission, which would reduce the potential for human exposure to vector sources to below a level of significance. Property owners would be responsible for preparing plans, and a vector control plan/manure management plan, if necessary, to be submitted to the DEH for review and approval prior to building permit issuance.

Tier One and Tier Two

Equine uses could produce vector sources from standing water and animal wastes that could potentially transmit diseases that would significantly affect public health or comprise a nuisance to humans. However, property owners could be required to comply with the CDC Division of Vector-Borne Infectious Disease and California Health and Safety Code, as well as prepare plans and a

vector control plan/manure management plan, if necessary, to be submitted to the DEH for review and approval. During the Zoning Verification Permit process under Tier Two, the County would coordinate with DEH to ensure that a vector control plan/manure management plan, if necessary, has been obtained. Therefore, the proposed project would not contribute to a cumulatively considerable impact to human exposure to vector sources.

Tier Three and Tier Four

Equine facilities would be subject to discretionary review and required to obtain an Administrative Permit under Tier Three or required to obtain an MUP under Tier Four. As part of the County's discretionary review process, all future projects would be evaluated under CEQA and required to comply with the CDC Division of Vector-Borne Infectious Disease and California Health and Safety Code, as well as prepare plans and a vector control plan/manure management plan, if necessary, to be submitted to the DEH for review and approval. Therefore, the proposed project **would not contribute to a cumulatively considerable impact** to human exposure to vector sources.

2.6.5 Significance of Impacts Prior to Mitigation

The proposed project would result in potentially significant direct and cumulative impacts associated with wildfires, prior to mitigation due to the development of Tier One through Tier Four equine facilities (**HZ-1** through **HZ-4**). The proposed project would not result in potentially significant impacts associated with hazardous materials, hazards involving public and private airports, emergency response and evacuation plans, and vector sources.

2.6.6 Mitigation Measures

2.6.6.1 Wildland Fires

The proposed project would allow for development of equine facilities without ministerial review or discretionary review under Tier One and without discretionary review under Tier Two when these facilities meet the zoning verification requirements, thus leaving no mechanism to enforce mitigation measures. Equine uses under Tier Three and Four would be subject to discretionary review and be required to obtain an Administrative Permit and MUP, respectively. Mitigation measures (described below) have been identified that would reduce impacts related to wildland fires, but not below a significant level.

Mitigation Measure

M HZ-1: During the environmental review process for future discretionary permits for equine uses, the County Guidelines for Determining Significance for Wildland Fire & Fire Protection shall be applied. When impacts are determined to be significant, feasible, and appropriate project-specific mitigation measures shall be

incorporated. Examples of standard mitigation measures within the County Guidelines include: installation of fire suppression systems; sufficient on-site water storage; inclusion of fire management zones; and funded agreements with fire protection districts.

Infeasible Mitigation Measures

The following measure was considered in attempting to reduce direct and cumulative impacts associated with wildland fires within the County to below a level of significance. However, it has been determined that this measure is infeasible for reasons described as follows. Therefore, this measure would not be implemented.

- Prohibit construction of equine facilities in High and Very High fire hazard severity zones. This measure would be infeasible, because the vast majority of unincorporated San Diego County is ranked as having High or Very High fire hazard severity.

As it cannot be concluded at this stage that impacts related to wildland fires from all equine facilities allowed by the proposed Zoning Ordinance amendment would be avoided or mitigated, impacts would remain **significant and unavoidable**. Chapter 4, Project Alternatives, provides a discussion of alternatives to the proposed project that would result in some reduced impacts associated with wildland fire hazards, as compared to the proposed project.

2.6.7 Conclusion

The following discussion provides a synopsis of the conclusion reached in each of the above impact analyses and the level of impact that would occur after mitigation measures are implemented.

Hazardous Substance Handling

The proposed project would not result in any potentially significant impacts to the transportation, use, and disposal of hazardous materials.

Accidental Release of Hazardous Materials

The proposed project would not result in significant adverse effects involving the accidental release of hazardous materials.

Hazards to Schools

The proposed project would not result in significant adverse effect to hazardous emissions or involve hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.

Existing Hazardous Materials Site

The proposed project would not result in significant adverse effects related to locating horse stables near existing hazardous materials sites.

Public and Private Airports

Development of equine facilities pursuant to the proposed Zoning Ordinance amendment would not result in significant adverse effects to an airport land use plan or within 2 miles of a public airport or public use airport, or in the vicinity of a private airstrip.

Emergency Response and Evacuation Plans

Development of future equine facilities pursuant to the proposed Zoning Ordinance amendment would not result in significant adverse effects to emergency response and evacuation plans.

Wildland Fires

Development of equine facilities pursuant to the proposed Zoning Ordinance amendment could result in significant impacts. The environmental design considerations listed in Section 1.4.1.1 of Chapter 1, Project Description, and mitigation measures would reduce direct and cumulative impacts to wildland fires but not to below a level of significance. While equine projects pursuant to the Zoning Ordinance may be able to avoid or mitigate impacts to a level below significant on an individual basis, this cannot be guaranteed and incremental impacts are likely to contribute to cumulatively considerable fire hazards in the County's jurisdiction. Therefore, impacts are considered to be significant and unavoidable (**HZ-1** through **HZ-4**).

Vector Sources

Development of future equine facilities pursuant to the proposed Zoning Ordinance amendment would not result in significant adverse effects to vector sources.