

## **2.6 Hazards and Hazardous Materials**

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

### **2.6.1 Existing Conditions**

The General Plan Update PEIR included a discussion of existing conditions related to hazards and hazardous materials in Chapter 2.7.1 of the Hazards and Hazardous Materials chapter, including the FCI lands covered by this project proposal. The hazardous conditions described in the General Plan Update PEIR are the same as the conditions on the ground today. No changes to the existing conditions have been identified that would alter the conclusions in the PEIR. All references used in the General Plan Update PEIR (Chapter 6) were reviewed to ensure they are still valid. In addition, the existing conditions for hazards and hazardous materials within the Project areas analyzed in this SEIR are the same as those provided in the General Plan Update PEIR, and are hereby incorporated by reference.

#### **2.6.1.1 *Hazardous Materials***

##### **Sites with Known Hazardous Materials Issues**

In the General Plan Update PEIR, eleven government data sources were reviewed to identify sites that may have been subject to a release of hazardous substances or that may have supported a use which resulted in a hazardous condition. Most of these databases identified such sites within unincorporated areas of San Diego County which would also apply to some of the Project areas addressed in this SEIR. Databases with sites located in the unincorporated County include the Hazardous Waste and Substances sites from California EPA Department of Toxic Substances Control (DTSC) EnviroStor database; Leaking Underground Storage Tank (LUST)\_Sites by County and Fiscal Year from the State Water Resources Control Board (SWRCB) GeoTracker database; Active Cease and Desist Orders (CDO) and Cleanup and Abatement Orders (CAO) from the SWRCB; Solid Waste Inventory System (SWIS) database; Site Assessment and Mitigation (SAM) Case Listing of contaminated sites; and the list of Formerly Used Defense Sites (FUDS).

##### **Sites with Potential Hazardous Materials Issues**

The General Plan Update PEIR identified the following historical land uses and conditions that could potentially result in site contamination, representing potential hazards to humans and the environment when new land uses are proposed on those lands.

## **Burn Dump Sites**

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

Burn ash can be commingled with other solid wastes, including incompletely burned refuse. There are many environmental issues and concerns regarding the management of former burn dump sites. Burn ash may contain concentrations of heavy metals, such as lead, that may be a potential risk to human health and, if excavated, may need to be disposed as either a California or Resource Conservation and Recovery Act (RCRA) hazardous waste.

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

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

## **Landfills**

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

### **Active Landfills**

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

## **Agricultural Areas**

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. Pesticides from historic or nearby land use have the potential to leach into groundwater resources and cause contamination in public or private drinking water wells. 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 focuses on the elimination of human or environmental exposure. Constituents of concern at former agricultural sites include organochlorine pesticides and metals, which may pose a human health risk. Agricultural resources are defined as any land with an active agricultural operation or any site with a history of agricultural production, including land used for the raising of livestock, fur bearing animals, fish or poultry and dairying. The evaluation and any remedial actions as a result of contaminated soils on agricultural lands should be focused on the potential for human health exposure.

## **Petroleum Contamination**

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. The presence of such contamination is typically identified during removal of these tanks. Property owners with USTs and ASTs on their land often include marketers who sell gasoline to the public, such as service stations and convenience stores, or non-marketers 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 (VOC) 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. The California Department of Toxic Substances Control (DTSC) maintains a list of active registered hazardous waste transporters throughout the State. There are five registered hazardous waste transporters within

the unincorporated areas of San Diego County. The name, location, and company services of these transporters are listed in Table 2.6-1.

The process of transporting hazardous waste often involves transfer facilities. A transfer facility is any facility that is not an on-site facility that is related to the transportation of waste. These facilities include but are not limited to, loading docks, parking areas, storage areas, and other similar areas. Although not all transfer facilities hold hazardous waste, any operator of a facility that accepts hazardous waste for storage, repackaging or bulking must obtain formal authorization for those activities through the hazardous waste permit process. Hazardous waste transporters are exempt from storage facility permit requirements so long as they observe the limits on storage time and handling.

### Hazardous Materials Disposal

Through the Resource Conservation and Recovery Act (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 (TSDF). 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. Business plans and response systems are in place to help prevent hazardous material release threats, these include: Hazardous Materials Business Plans; Risk Management Plans; and Hazardous Materials Emergency Response Teams.

#### **2.6.1.2 Airport Hazards**

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 (AIA). Airport Influence Areas (AIAs) are established by factors including airport size, operations, configuration, as well as the safety, airspace protection, noise, and overflight 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).

Subsequent the certification of the General Plan Update PEIR, the 2006 ALUCPs for six rural airports operated by the County (Agua Caliente, Borrego Valley, Fallbrook, Jacumba, Ocotillo, and Ramona) were amended in December 2011. The amendments to the six adopted ALUCPs include organizational edits to document headings, and revisions/clarifications to select terminology and technical data (i.e., permitted area or lot coverage increases).<sup>1</sup> Figure 2.6-2, Military, Public, and Private Airports, shows the existing military, public, and private airports located within San Diego County.

### **2.6.1.3 Wildfire 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 San Diego 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 wildland-urban interface (WUI) areas) such as San Diego'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. A discussion of fire hazard potential in the County, current WUI conditions, and the history of wildfires in the County is provided Section 2.7.1.3 of the General Plan Update PEIR and is hereby incorporated by reference.

### **2.6.1.4 Vectors**

A vector is any insect, arthropod, rodent or other animal of public health significance that can cause human discomfort, injury or is capable of harboring or transmitting the causative agents of human disease. Typical adverse effects related to vectors are two-fold. 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 of San Diego, the most significant vector populations include mosquitoes, rodents, flies, and fleas. Vector sources, populations, and transmittable diseases are discussed in Section 2.7.1.4 of the General Plan Update PEIR and is hereby incorporated by reference.

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<sup>1</sup> San Diego County Regional Airport Authority – Airport Land Use Compatibility Plans (ALUCP). Accessed online: <http://www.san.org/Airport-Projects/Land-Use-Compatibility#118076-alucps> . December 2015.

### **2.6.1.5 *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 level for all types of disasters, including human-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 San Diego County Board of Supervisors and comprised of representatives from the 18 incorporated cities. The County of San Diego Office of Emergency Services (OES) serves as staff to the UDC.

In San Diego County, there are emergency plans known as the Operational Area Emergency Plan (OAEP) and a Multi-Jurisdictional Hazard Mitigation Plan. The County of San Diego also provides Air Support to Regional Enforcement Agencies (ASTREA). A discussion of these plans and emergency action procedures is provided in section 2.7.1.5 of the General Plan Update PEIR and is hereby incorporated by reference.

### **2.6.2 *Regulatory Framework***

Chapter 2.7 of the General Plan Update PEIR, pages 2.7-20 through 2.7-28 describe the Regulatory Framework related to hazards and hazardous materials and is hereby incorporated by reference. Applicable Federal regulations discussed include: Center for Disease Control; National Center for Infectious Diseases; Division of Vector- Borne Infectious Diseases; Resource Conservation and Recovery Act (RCRA) of 1976, as amended by the Hazardous and Solid Waste Amendments of 1984; Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and the Superfund Amendments and Reauthorization Act (SARA) of 1986; Chemical Accident Prevention Provisions; Emergency Planning Community Right-to-Know Act (EPCRA); Hazardous Materials Transportation Act; EPA Region 9, Preliminary Remediation Goals (PRGs); International Fire Code (IFC); Federal Aviation Administration (FAA) Functions; U.S. Department of Defense (DOD) Air Installations Compatible Use Zone (AICUZ) Program; The Robert T. Stafford Disaster Relief and Emergency Assistance Act; and the Federal Response Plan.

Applicable State regulations include: Government Code Section 65962.5 (a), Cortese List; California Health & Safety Code (H&SC), Hazardous Materials Release Response Plans and Inventory; California Health & Safety Code (H&SC), Vector Control; Title 14 Division 1.5 of the California Code of Regulations; Title 22 of the California Code of Regulations & Hazardous Waste Control Law; Title 23 of the California Code of Regulations (CCR), Underground Storage Tank (UST) Act; Title 27 of the CCR, Solid Waste; California Health and Safety Code §25270

etc., Aboveground Petroleum Storage Act; California Human Health Screening Levels; SB 1889, Accidental Release Prevention Law/California Accidental Release Prevention Program; Emergency Response to Hazardous Materials Incidents; California Fire Code (CFC); California Education Code (CEC); California State Aeronautics Act; State Fire Regulations; and the California Emergency Services Act.

Local applicable regulations include: San Diego County, Site Assessment and Mitigation (SAM) Program; Board Policy I-132, Valley Center Mitigation Policy; County of San Diego Code of Regulatory Ordinances Sections 68.401-68.406, Combustible Vegetation and Other Flammable Materials Ordinance; County of San Diego Code of Regulatory Ordinances Sections 96.1.005 and 96.1.202, Removal of Fire Hazards; County of San Diego Consolidated Fire Code; and the County DPLU Fire Prevention in Project Design Standards.

### **2.6.3 Analysis of Project Effects and Cumulative Impacts**

The cumulative impact analysis study area for hazards and hazardous materials in the General Plan Update PEIR was identified as the entire San Diego Region (Chapter 2.7). As the current project is applying 2011 General Plan principles to assign land use designations for the Project areas throughout the unincorporated area, the cumulative study area for hazards and hazardous materials is the same as the General Plan Update PEIR and is hereby incorporated by reference. In addition, Section 1.9 of this SEIR (Cumulative Project Assessment Overview), provides an update of new projects since adoption of the 2011 General Plan that are considered in the cumulative analysis in order to make the analysis complete.

#### **2.6.3.1 Transport, Use, and Disposal of Hazardous Materials**

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

##### **Guidelines for the Determination of Significance**

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

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

## Impact Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the 2011 General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in less than significant direct and cumulative impacts related to the routine transport, use, or disposal of hazardous materials due to the implementation of a combination of federal, State and local regulations; existing County regulatory processes; and, the 2011 General Plan goals and policies. Many products containing hazardous chemicals are also used and stored in homes routinely. These products are also shipped daily on the nation's highways, railroads, waterways, and pipelines. Chemical manufacturers are one source of hazardous materials, but there are many others, including service stations, hospitals, and hazardous materials waste sites. Varying quantities of hazardous materials are manufactured, used, or stored at facilities in the unincorporated County, from major industrial plants to local dry cleaning establishments or gardening supply stores.

Although hazardous materials can be found in all types of land uses, those that are more likely to regularly use high quantities of hazardous materials include limited impact industrial, medium impact industrial, high impact industrial, general commercial, and rural commercial. With future development of the proposed commercial land use designations, the number of facilities that transport, use and dispose of hazardous materials would increase under the proposed Project. Because the proposed Project requires to compliance with the programs, policies and regulations described above, future development of the Project areas addressed in this SEIR would not result in significant direct and cumulative impacts related to the routine transport, use, or disposal of hazardous materials. Therefore, mitigation would not be required.

### **2.6.3.2 Accidental Release of Hazardous Materials**

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

#### Guidelines for the Determination of Significance

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

## Impact Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update

PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in less than significant direct and cumulative impacts related to the accidental release of hazardous materials due to the implementation of a combination of federal, State and local regulations; existing County regulatory processes; and, the 2011 General Plan goals and policies.

Implementation of the proposed Project would have the potential to result in adverse impacts to the public and environment from an unplanned or accidental release of hazardous materials. Within the unincorporated County, there are multiple FUDS that have potential hazardous waste contamination problems such as disposal areas and LUFTS. Many of these FUDS contain UXOs, which pose high hazard risks in the event of an accidental release or detonation. Additionally with future development of the proposed commercial land use designations, the number of facilities that use and store hazardous materials and have the potential to result in a reasonably foreseeable upset or accident condition involving the release of hazardous materials, would increase under the proposed Project. Because the proposed Project is required to comply with the same combination of federal, State and local regulations; existing County regulatory processes; and, the 2011 General Plan goals and policies, future development of the Project areas addressed in this SEIR would not result in significant direct and cumulative impacts related to the accidental release of hazardous materials. Therefore, mitigation would not be required.

### **2.6.3.3 Hazards to Schools**

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

#### Guidelines for the Determination of Significance

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

#### Impact Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in less than significant direct and cumulative impacts related to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school due to the

implementation of a combination of federal, State and local regulations; existing County regulatory processes; and, the 2011 General Plan goals and policies. Almost all land uses have the potential to use, store, transport and dispose of hazardous materials, including schools and day care operations involving cleaning products or laboratory chemicals, which could pose a risk to the public. Therefore, under the proposed Project, land uses that have a high potential for hazardous materials usage would potentially be located within one-quarter mile of schools or daycares. Because the proposed Project is also required to comply with these same programs, future development of the Project areas addressed in this SEIR would also not result in significant direct and cumulative impacts related to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. Therefore, mitigation would not be required.

#### **2.6.3.4 Hazardous Materials Sites**

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

##### Guidelines for the Determination of Significance

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

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

## Impact Analysis

Potential pathways of exposure to contaminants from existing contamination includes direct ingestion of contaminated soils and/or ground water, inhalation of volatiles and fugitive dusts, potential explosion hazards associated with landfill gas, ingestion of contaminated ground water caused by migration of chemicals through soil to an underlying potable aquifer, dermal absorption, ingestion of homegrown produce that has been contaminated via plant uptake, and migration of volatiles into basements and slabs. The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in less than significant direct and cumulative impacts related to hazardous material sites due to the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update PEIR.

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

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

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

**Landfills:** The proposed Project may result in future residential development within 1,000 feet of an active, abandoned, or closed landfill, with regard for lands affected by the FCI, which are

located in the unincorporated community of Ramona. Within the communities affected by the FCI, closed landfills are located in the unincorporated community of Pendleton/De Luz. Therefore, the Project could create a hazard to the public or the environment through exposure of new development to hazards associated with active, abandoned or closed landfills.

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

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

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

Because the proposed Project is required to comply with the same federal, State and local regulations; existing County regulatory processes; and, the 2011 General Plan goals and policies; future development of the Project areas addressed in this SEIR would also not result in significant direct and cumulative impacts related to hazardous waste sites. Therefore, mitigation would not be required.

### **2.6.3.5 Public and Private Airports**

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

#### **Guidelines for the Determination of Significance**

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Airport Hazards, the proposed Project would have a significant impact if it would locate development within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport or within the vicinity of a private airstrip and would result in a safety hazard for people residing or working in the project area.

Impact Analysis

Airport hazards involve uncertain events that may occur with occasional aircraft operations. This is quite different than predictable events (such as noise) that occur with every aircraft operation. On the ground, aircraft hazards are generally produced by aircraft mishaps, either incident or accidents, which are associated with the operation of an aircraft. The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct impacts and less than significant cumulative impacts related to public and private airports. The direct impacts would be reduced to below a level of significance through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and, specific mitigation measures/ implementation programs identified in the General Plan Update PEIR.

Similar direct impacts would occur with future development of the Project areas addressed in this SEIR. Specifically, future development under the proposed Project may occur within two miles of a public or private airport which could result in safety hazards for people residing or working in the area. If land uses containing high concentrations of persons are located in areas adjacent to airport operations, airport hazards would be considered potentially significant. In contrast, open space recreation or open space conservation land use designations would generally not accommodate high density populations. Within the unincorporated County, there are no public airports which would be affected by the Project areas addressed in this SEIR, but there would be four private airports in the communities of Alpine (U.S. Forest Service), and North Mountain (Ward Ranch, Warner Springs, and Loma Madera Ranch) that would be affected by the Project areas. However, potentially significant direct impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by the same regulations, implementation programs (2011 General Plan goals/policies) and mitigation measures from the General Plan Update PEIR and repeated in Section 2.6.4.5 (Mitigation for Public/Private Airports) below. No additional measures would be required.

Such impacts would also be cumulative in nature as they would contribute to increases in safety hazards for people residing or working near public or private airports, when combined with other development allowed under the 2011 General Plan. Most cumulative projects would be required to comply with regulations of the Federal Aviation Administration (FAA) and California Department of Transportation (Caltrans) Division of Aeronautics which would also reduce the potential for cumulative impacts. Therefore, cumulative impacts associated with increased safety hazards for people residing or working near public or private airports from cumulative projects would not be significant, and for these same reasons, the proposed Project, in combination with

the identified cumulative projects, would not result in a significant cumulative impact with respect to this issue.

### **2.6.3.6 *Emergency Response and Evacuation Plans***

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

#### **Guidelines for the Determination of Significance**

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

#### **Impact Analysis**

The General Plan Update PEIR evaluated impacts from the adoption of goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct impacts and less than significant cumulative impacts related to impairment of/interference with an adopted emergency response plan or emergency evacuation plan. 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 the Multi-Jurisdictional Hazard Mitigation Plan or a Dam Evacuation Plan. Direct impacts would be reduced to below a level of significance through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted 2011 General Plan goals and policies; and, specific mitigation measures/ implementation programs identified in the General Plan Update PEIR.

Similar direct impacts would occur with future development of the Project areas addressed in this SEIR. Specifically, the proposed Project would increase development in areas that may not have accounted for this growth in their existing Emergency Response and Evacuation plans. For example, construction activities associated with future development under the proposed Project would have the potential to interfere with emergency plans and procedures if authorities are not properly notified, or multiple projects are constructed during the same time and multiple roadways used for emergency routes are concurrently blocked. This could cause an inadvertent impairment to the existing emergency response plans and policies, which could increase the risk to loss of life and property in the event of an emergency; however, these potentially significant

direct impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by the same regulations, implementation programs (2011 General Plan goals/policies) and mitigation measures from the General Plan Update PEIR and repeated in Section 2.6.4.6 (Mitigation for Emergency Response and Evacuation Plans) below. No additional measures would be required.

Such impacts would also be cumulative in nature as they would contribute to impairment of/interference with adopted emergency response or emergency evacuation plans, when combined with other development allowed under the 2011 General Plan. Most cumulative projects would be required to comply with some or all of the following regulations which would also reduce the potential for cumulative impacts: Statewide Standardized Emergency Management System, San Diego County Nuclear Power Station Emergency Response Plan, Oil Spill Contingency Element, Emergency Water Contingencies Annex and Energy Shortage Response Plan, and Dam Evacuation Plan. Therefore, cumulative impacts associated with impairment of/interference with adopted emergency response or emergency evacuation plans from cumulative projects would not be significant, and for these same reasons, the proposed Project, in combination with the identified cumulative projects, would not result in a significant cumulative impact with respect to this issue.

### **2.6.3.7 Wildland Fires**

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

#### **Guidelines for the Determination of Significance**

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Wildland Fire and Fire Protection, the proposed Project would have a significant impact if it would expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

#### **Impact Analysis**

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct and cumulative impacts related to exposing people or structures to a significant risk of loss, injury, or death involving wildland fire. These impacts would be reduced through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted 2011 General Plan goals and policies; and, specific mitigation measures/ implementation programs

identified in the General Plan Update PEIR; however, even with these programs in place, the impacts would not be reduced to below a level of significance because future development would occur in areas that are known to be at high risk for wildland fires.

Similar direct and cumulative impacts related to wildland fires would occur with the proposed Project. Future development under the proposed Project would occur in areas that are known to be at high risk for wildland fires, including in High or Very High Fire Hazard Severity Zones and Wildland/Urban Interface Areas, thereby resulting in increased fire related risk to people and structures; refer to Figures 2.6-3, County Fire Hazard Severity Zones for FRA, SRA, and LRA, and 2.6-4, Wildland Urban Interface Areas. Table 2.6-2 also provides the acreage of lands affected by the proposed Project that are located within areas currently designated as Very High or High Fire Severity Zones. Approximately 65,762 acres of land within the Project area are designated as Very High Fire Hazard Severity Zones and approximately 4,620 acres are designated as High Fire Hazard Severity Zones. The proposed Project would designate 86% of the land designated as Very High Fire Hazard Severity as Rural Lands. Additionally, approximately 47,737 acres of land within the Project area are designated as Wildland Urban Interface Areas.

Such potentially significant impacts resulting from implementation of the proposed Project would be reduced by the same regulations, implementation programs (2011 General Plan goals/policies) and mitigation measures from the General Plan Update PEIR and repeated in Section 2.6.4.7 (Mitigation for Wildland Fires) below; however, even with these programs in place, the impacts would not be reduced to below a level of significance due to the infeasibility of mitigation measures as discussed in Section 2.6.4.7 below. As such, implementation of the proposed Project would result in significant and unavoidable direct and cumulative impacts related to wildland fires.

### **2.6.3.8 Vectors**

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

#### **Guidelines for the Determination of Significance**

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

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

### **Impact Analysis**

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 a substantial human population, a potentially adverse environmental effect could occur. The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in less than significant direct and cumulative impacts related to human exposure to vectors capable of spreading diseases due to the implementation of a combination of federal, State and local regulations; existing County regulatory processes; and, the 2011 General Plan goals and policies. Because the proposed Project is also required to comply with these same programs, future development of the Project areas addressed in this SEIR would also not result in significant direct and cumulative impacts related to human exposure to vectors. Therefore, mitigation would not be required.

## **2.6.4 Mitigation for Hazards and Hazardous Materials**

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

The proposed Project would not result in significant direct and cumulative impacts related to transportation, use and disposal of hazardous materials through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and, specific implementation programs identified in the General Plan Update PEIR. Therefore, mitigation is not necessary. However, the following 2011 General Plan Policies are applicable to this issue: S-1.1, S-1.2, S-11.1, and S-11.2.

### **2.6.4.2 *Accidental Release of Hazardous Materials***

The proposed Project would not result in significant direct and cumulative impacts related to the accidental release of hazardous materials through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and, specific implementation programs identified in the General Plan Update

PEIR. Therefore, mitigation is not necessary. However, the following 2011 General Plan Policies are applicable to this issue: LU-11.9, LU-11.11, S-1.1, S-1.2, S-11.1, and S-11.2.

#### **2.6.4.3 Hazards to Schools**

The proposed Project would not result in significant direct and cumulative impacts related to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and, specific implementation programs identified in the General Plan Update PEIR. Therefore, mitigation is not necessary. However, the following 2011 General Plan Policies are applicable to this issue: LU-11.10 and S-11.3.

#### **2.6.4.4 Hazardous Materials Sites**

The proposed Project would not result in significant direct and cumulative impacts related to hazardous materials sites through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the a 2011 General Plan goals and policies; and, specific implementation programs identified in the General Plan Update PEIR. Therefore, mitigation is not necessary. However, the following 2011 General Plan Policies are applicable to this issue: S-1.1, S-1.2, S-11.4 and S-11.5.

#### **2.6.4.5 Public and Private Airports**

Direct impacts related to increased safety hazards for people residing or working near public or private airports associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan policies and mitigation measures identified in the General Plan Update PEIR, and repeated below.

#### **2011 General Plan Policies**

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

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

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

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

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

**Policy S-15.4: Private Airstrip and Heliport Location.** Locate private airstrips and heliports outside of safety zones and flight paths for existing airports where they are compatible with surrounding established and planned land uses, and in a manner to avoid impacting public roadways and facilities.

These policies require coordination with the ALUC and support review of Airport Land Use Compatibility Plans for development within Airport Influence Areas, require land uses surrounding airports to be compatible with the operation of each airport, require operational plans for new public/private airports and heliports to be compatible with existing and planned land uses that surround the airport facility, restrict potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas, discourage uses that may impact airport operations or do not meet federal or State aviation standards, and require minimization of impacts to environmental resources and surrounding communities when operating and/or expanding public aviation facilities. Adherence to these policies will reduce safety hazard impacts associated with public airports.

### Mitigation Measures

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

**Haz-2.1** Implement and revise as necessary the Zoning Ordinance requiring MUPs for private airports and heliports.

Haz-1.1 will prevent potential safety hazards associated with development located near public airports because specific design standards will be applied to ensure that the new development is compatible with the nearby uses. By working closely with the SDCRAA, as identified in Haz-1.2, potential land use conflicts and safety hazards can be prevented. Haz-1.3 requires development projects within the AICUZ to be consistent with the land use compatibility and safety policies within the AICUZ in order to minimize potential safety hazards. Haz-1.4 and Haz-1.5 will help minimize land use compatibility issues and potential safety hazards.

#### **2.6.4.6 *Emergency Response and Evacuation Plans***

Direct impacts related to impairment of/interference with adopted emergency response or emergency evacuation plans associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan policies and mitigation measures identified in the General Plan Update PEIR, and repeated below.

#### **2011 General Plan Policies**

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

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

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

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

These policies support efforts and programs that address reducing the risk of natural and man-made hazards and the appropriate disaster response, provide for an interconnected public road network with multiple connections that improve efficiency, provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies, require new development to provide multiple access/egress routes, and require public and private roads to allow for necessary access for fire apparatus and emergency vehicles accommodating

outgoing vehicles from evacuating residents. Adherence to these policies will reduce direct impacts to emergency response and evacuation plans from future development.

### Mitigation Measures

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

Haz-3.1 will ensure planning staff can identify standards that affect future development while OES staff will be able to detect and prevent impediments to emergency response and evacuation plans. Haz-3.2 will avoid potential conflicts with adopted emergency response and evacuation plans. Haz-3.3 will ensure that projects are consistent with adopted emergency and evacuation plans.

#### **2.6.4.7 Wildland Fires**

Direct and cumulative impacts related to wildland fires associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan policies and mitigation measures identified in the General Plan Update PEIR, and repeated below; however, the County determined that implementation of the additional measures listed below would be infeasible for the following reasons:

- Require development guidelines to be prepared and incorporated into all community plans that would limit the amount of future development to reduce hazards associated with wildland fires. Restrictions on the type or amount of development within a community would conflict with areas identified for increased growth under the proposed Project. Therefore, this measure would be infeasible because community plans are required to be consistent with the adopted 2011 General Plan. The measure would also conflict with goals of the Housing Element to provide sufficient housing stock, and would not achieve one of the primary objectives of the proposed Project which is to accommodate a reasonable amount of growth.
- Substantially reduce planned densities within High or Very High Fire Hazard Severity Zones and Wildland Urban Interfaces. This measure would result in significant growth

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## SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

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restrictions in areas identified for increased growth under the proposed Project. As such, this measure would conflict with goals of the Housing Element to provide sufficient housing stock, and would not achieve one of the primary objectives of the proposed Project which is to accommodate a reasonable amount of growth.

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

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

### 2011 General Plan Policies

Implementation of the 2011 General Plan policies listed below would reduce impacts to wildland fire hazards, although not to below a level of significance:

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

**Policy LU-11.2: Compatibility with Community Character.** Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.

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

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

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

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

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

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

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

These policies would direct development away from hazardous wildfire areas as much as possible. For unavoidable development in wildland areas, the policies require that development be located, sited, designed and constructed to enhance defensibility, to minimize the risk of structural loss and life safety resulting from wildland fires, and to be located near available emergency services. Adherence to these policies will further reduce impacts associated with wildland fires.

### Mitigation Measures

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

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

**Haz-4.2** Conduct effective and environmentally sensitive brush management measures such as: addressing habitat-specific fire controls within Resource Management Plans; implementation of the Weed Abatement Ordinance and enforcing proper techniques for maintaining defensible space around structures; coordination with the local FAHJ to ensure that district goals for fuel management and fire protection are being met; and recognizing the Memorandum of Understanding between the wildlife agencies and fire authorities that guides the abatement of

flammable vegetation without violating environmental regulations for habitat protection.

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

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

Implementation of Haz-4.1 will typically prevent future placement of people and structures near wildland fire hazards. Haz-4.2 will help minimize fire hazard losses while also avoiding significant impacts to environmental resources. Haz-4.3 can substantially reduce potential losses in the event of wildland fire. Haz-4.4 will result in subdivision designs with improved fire protection.

#### **2.6.6.8 Vectors**

The proposed Project would not result in significant direct and cumulative impacts related to vectors through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and, specific implementation programs identified in the General Plan Update PEIR. Therefore, mitigation is not necessary. However, the following 2011 General Plan Policies are applicable to this issue: COS-6.2, COS-3.1, COS-4.3, COS-5.2, and COS-6.3.

**SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT**

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

Registration ID#	Expiration Date	Transporter Name	Address	City	Zip
3534	7/31/2016	EFR ENVIRONMENTAL SERVICES INC.	PARCEL # 403-101-0500	ALPINE	91901
5507	1/31/2016	MOUNTAIN MATERIALS INC	1117 TAVERN ROAD	ALPINE	91901
6286	6/30/2016	PACIFIC MEDICAL WASTE LLC	2033 CORTE MADEIRA	ALPINE	90109
3585	4/30/2016	PACIFIC TANK CLEANING SERVICES, INC.	2387 FAIVRE ST	CHULA VISTA	91911
5432	7/31/2016	LAMB FUELS, INC.	725 MAIN ST STE B	CHULA VISTA	91911
2069	2/29/2016	RUST AND SONS TRUCKING, INC.	15353 OLDE HIGHWAY 80	EL CAJON	92021
2831	2/29/2016	PACIFIC TRANS ENVIRONMENTAL SERVICES, INC.	1452 NORTH JOHNSON AVE.	EL CAJON	92020
4499	9/30/2015	SCHWARTZ ELECTRIC INC.	1044 PIONEER WAY, SUITE C	EL CAJON	92020
5240	1/31/2016	ASE CONTRACTING, INC.	1985 FRIENDSHIP DR., #J	EL CAJON	92020
6210	9/30/2016	MEDICAL ENVIROMENTAL TECHNOLOGIES LLC	1463 FAYETTE ST	EL CAJON	92020
6072	12/31/2015	CITY OF ENCINITAS	160 CALLE MAGDALENA	ENCINITAS	92024
4481	6/30/2016	DOWNSTREAM SERVICES, INC.	2855 PROGRESS PLACE	ESCONDIDO	92029
4857	1/31/2016	INGENIUM GROUP, LLC	2255 BARHAM DRIVE, SUITE A	ESCONDIDO	92029
5043	6/30/2016	GLOBAL POWER GROUP, INC.	12060 WOODSIDE AVE.	LAKESIDE	92040
5002	4/30/2016	JENAL ENGINEERING CORPORATION	7959 LEMON GROVE WAY	LEMON GROVE	91945
3893	1/31/2016	J.C. ENVIRONMENTAL COMPANY, INC.	2605 HOOVER AVE SUITE D	NATIONAL CITY	91950
6199	7/31/2016	ALLIED MEDICAL WASTE LLC	11870 COMMUNITY ROAD #215	POWAY	92064
426	4/30/2016	SAN DIEGO GAS & ELECTRIC	101 ASH STREET	SAN DIEGO	92101
832	12/31/2015	NAVAL FACILITIES ENGINEERING COMMAND SOUTHWEST	BSVE, NBSD, BLDG 3509,	SAN DIEGO	92132
1127	3/31/2016	ACTION CLEANING CORPORATION	1620 - 1668 NEWTON AVENUE	SAN DIEGO	92113
1835	6/30/2016	SAN DIEGO COUNTY PUBLIC WORKS	5510 OVERLAND AVENUE, SUITE 470	SAN DIEGO	92123
2174	7/31/2016	CALIFORNIA MARINE CLEANING, INC	2049 MAIN STREET	SAN DIEGO	92113

**SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT**

**TABLE 2.6-1, CONTINUED**

Registration ID#	Expiration Date	Transporter Name	Address	City	Zip
2982	12/31/2015	SOUTH BAY SANDBLASTING & TANK CLEANING INC	3589 DALBERGIA STREET	SAN DIEGO	92113
3016	1/31/2016	CITY OF SAN DIEGO, FIRE-RESCUE DEPARTMENT	1010 SECOND AVE., SUITE 400	SAN DIEGO	92101
3666	2/29/2016	TRIMSA	8594 SIEMPRE VIVA ROAD	SAN DIEGO	92154
3843	9/30/2015	HAZARDOUS MATERIAL TRANSPORTATION, INC.	8491 AVENIDA DE LA FUENTE	SAN DIEGO	92154
4397	7/31/2016	COUNTY OF SAN DIEGO, DEPARTMENT OF ENVIRONMENTAL HEALTH	5500 OVERLAND AVENUE #201	SAN DIEGO	92123
5093	8/31/2016	MINA INTERNATIONAL GROUP INC.	9765 MARCONI DRIVE SUITE 106A	SAN DIEGO	92154
5406	6/30/2016	COFFMAN SPECIALTIES, INC	9685 VIA EXCELENCIA #200	SAN DIEGO	92126
5789	4/30/2016	NEXON CORPORATION	5450 COMPLEX STREET #301	SAN DIEGO	92123
5855	4/30/2016	WEST-TECH CONTRACTING INC.	7625 CARROLL ROAD	SAN DIEGO	92121
5919	6/30/2016	CLANCY CONTRACTING SERVICES, INC.	8383 CLAIREMONT MESA BLVD #7	SAN DIEGO	92111
5996	7/31/2016	GL TECHNOLOGIES LLC.	4204 SORRENTO VALLEY BLVD, SUITE H	SAN DIEGO	92121
6020	11/30/2015	M RIOS TRUCKING	6950 CAMINO MAQUILADORA STE C	SAN DIEGO	92154
6044	7/31/2016	REZCARE PHARMACY	748 C STREET	SAN DIEGO	92101
6083	2/29/2016	WATKINS ENVIRONMENTAL INC.	8291 AERO PLACE #160	SAN DIEGO	92123
6133	9/30/2016	SAN DIEGO ABATEMENT SERVICES INC.	6156 MISSION GORGE ROAD #A	SAN DIEGO	92120
6235	10/31/2015	FRONTIER FREIGHT	2344 AVENIDA COSTA DEL SOL	SAN DIEGO	92154
6264	3/31/2016	AFFINITY LOGISTICS, LLC	9528 MIRAMAR ROAD #84	SAN DIEGO	92126
6292	10/31/2015	JJ&S CONSTRUCTION	141 NORTH PACIFIC STREET, SUITE D	SAN MARCOS	92069
4695	8/31/2014	BAJA PACIFIC	1308 DESCANSO AVE	SAN MARCOS	92069
494	7/31/2016	BURNS & SONS TRUCKING, INC.	9210 OLIVE DRIVE	SPRING VALLEY	91977
5462	9/30/2015	CASPER COMPANY	3825 BANCROFT DRIVE	SPRING VALLEY	91977

Source: California Department of Toxic Substances Control – Registered Hazardous Waste Transporters. Accessed online at: [http://www.dtsc.ca.gov/database/Transporters/trans\\_cnty.cfm](http://www.dtsc.ca.gov/database/Transporters/trans_cnty.cfm). December 21, 2015.

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

Land Use Designation	Proposed	
	Very High	High
Village Residential	348.1	0.0
Semi-rural Residential	7,877.9	137.1
Rural Lands	55,550.9	4,291.9
Specific Planning Area	20.7	0.0
Rural Commercial	271.1	0.0
Village Core Mixed Use	116.6	1.8
Public/Semi-Public Facilities & Open Space (Recreation)	143.8	0.0
Public Agency Lands	1,348.0	201.0
Tribal Lands	97.2	0.2
Open Space (Conservation)	322.3	12.6
<b>Total:</b>	<b>66,099.3</b>	<b>4,644.6</b>

Source: County LUEG GIS, 2014. SANGIS, 2014.

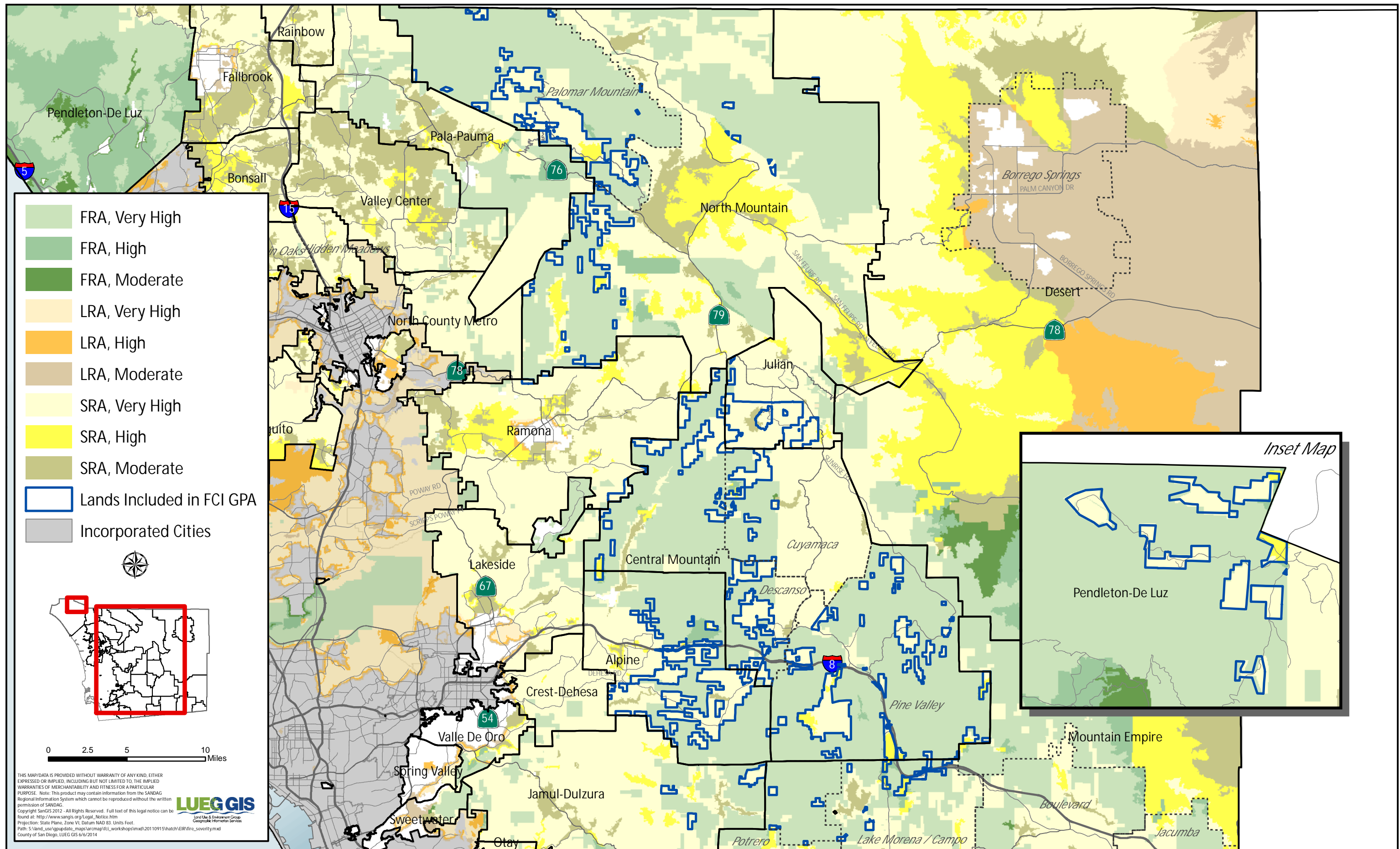
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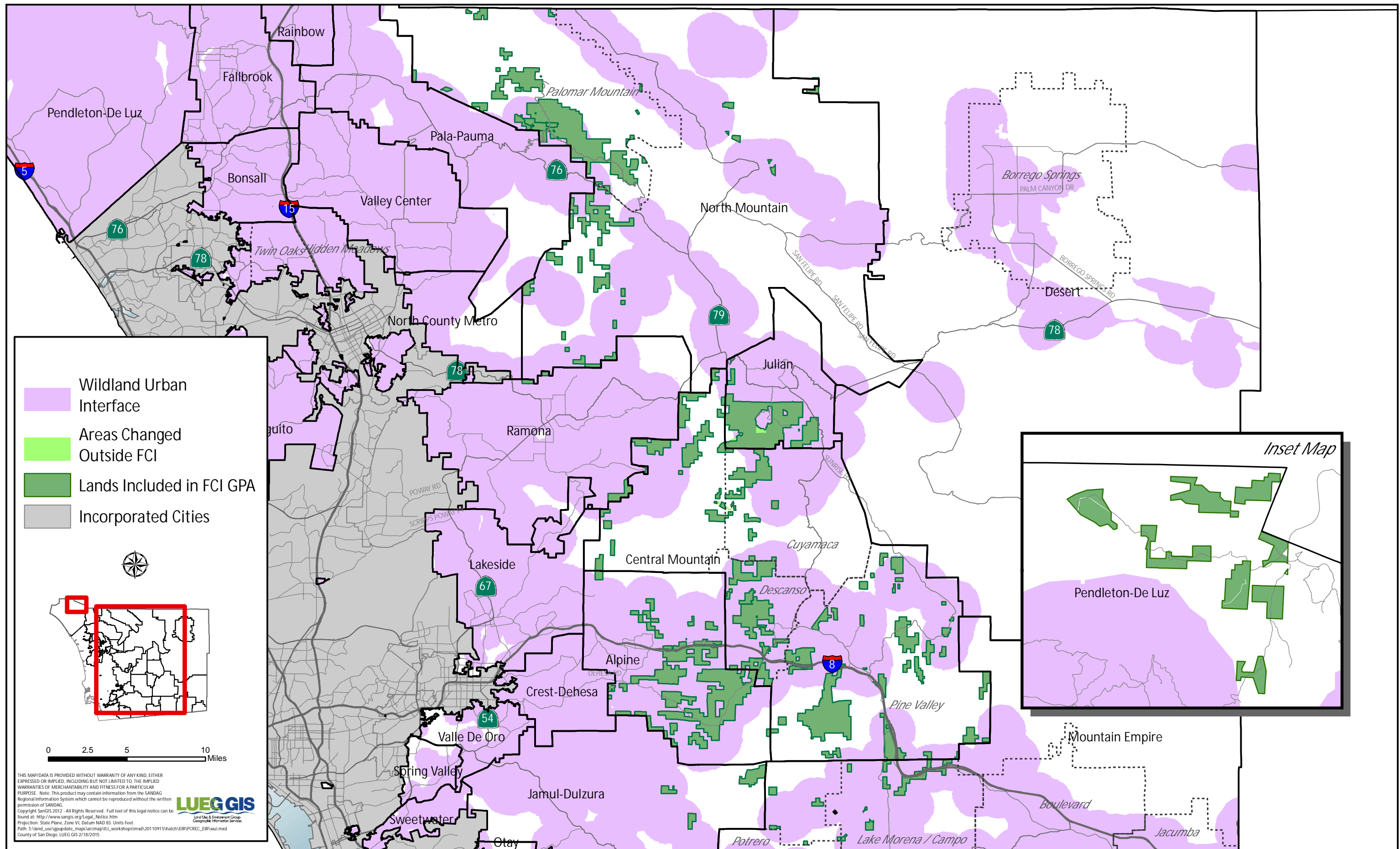


Source: SanGIS, County of San Diego DEH, 2014

County Fire Hazard Severity Zones for FRA, SRA, and LRA

Figure 2.6-3

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Source: SanGIS, County of San Diego, 2015

WILDLAND/URBAN INTERFACE AREAS

Figure 2.6-4

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