2.7 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 vicinity of the PSR Analysis Areas and the former CGSP Area, and analyzes the potential effects that implementation of the Proposed Project may have on these conditions. Information contained in this section has been incorporated from the County of San Diego Guidelines for Determining Significance Airport Hazards (DPLU 2007a), County of San Diego Guidelines for Determining Significance Emergency Response Plans (DPLU 2007e), County of San Diego Guidelines for Determining Significance Hazardous Materials and Existing Contamination (DPLU 2007h), County of San Diego Guidelines for Determining Significance Vectors (DPLU 2009c), County of San Diego Guidelines for Determining Significance Wildland Fire and Fire Protection (DPLU 2010b), and additional resources as cited throughout the section.

A summary of the hazards and hazardous materials impacts identified in Section 2.7.3 is provided below.

Hazards and Hazardous Materials Summary of Impacts

Issue Topic	Project Direct Impact	Cumulative Impact	Impact After Mitigation
Transport, use and disposal of hazardous materials	Less than significant	Less than significant	Less than significant
Accidental release of hazardous materials	Less than significant	Less than significant	Less than significant
Hazards to schools	Less than significant	Less than significant	Less than significant
Existing hazardous materials sites	Less than significant	Less than significant	Less than significant
Public airports	Less than significant	Less than significant	Less than significant
Private airports	Less than significant	Less than significant	Less than significant
Emergency response and evacuation plans	Potentially significant	Less than significant	Less than significant
Wildland fires	Potentially significant	Potentially significant	Significant and unavoidable
Vectors	Less than significant	Less than significant	Less than significant

2.7.1 Existing Conditions

Section 2.7.1 of the 2011 PEIR included a discussion of existing conditions related to hazards and hazardous materials systems in the unincorporated County. The hazards and hazardous materials described in the 2011 PEIR are the same as the existing conditions evaluated in this SEIR. This section presents additional existing hazard and hazardous material conditions within the PSR Analysis Areas and former CGSP Area that have become available since adoption of the General Plan Update in August 2011. All references used from in the 2011 PEIR were reviewed to ensure they are still valid today, and are hereby incorporated by reference.

2.7.1.1 Hazardous Materials

Hazardous materials are commonly stored and used by a variety of businesses and 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 HSC 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." (HSC Section 25501)

The following discussion outlines the existing hazardous materials in the County.

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.

- Hazardous Waste and Substances sites from California Environmental Protection Agency Department of Toxic Substances Control (DTSC) EnviroStor database.
- Leaking Underground Storage Tank Sites by County and Fiscal Year from the SWRCB GeoTracker database.
- Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste levels outside the waste management unit.
- Hazardous waste facilities subject to corrective action pursuant to California HSC Section 25187.5, identified by DTSC.
- Active and closed solid waste sites (Solid Waste Information System-SWIS database) maintained by the CalRecycle.
- Hazardous Materials Establishment Listing maintained by the County of San Diego.
- The County of San Diego 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.
- Resource Conservation and Recovery Information System, a database of Resource Conservation Recovery Act facilities that is maintained by the Environmental Protection Agency.
- The U.S. Army Corps of Engineers (ACOE), 911 Wilshire Boulevard, Los Angeles, California, 90017, 213-452-3908, maintains a list of Formerly Used Defense Sites (FUDS).
- The DTSC School Property Evaluation and Cleanup Division is responsible for assessing, investigating and cleaning up proposed school sites. A list is maintained by DTSC of school properties with environmental assessments and the findings.

As of January 2017, all databases listed above (except for database 3 - list of solid waste disposal sites identified by SWRCB, database 4 - list of hazardous waste facilities subject to corrective action by California HSC, and database 10 - DTSC school property list) have identified sites located within one mile of a PSR Analysis Area and former CGSP Area. Databases with sites located within one mile of a PSR Analysis Area and former CGSP Area are discussed below. Table 2.7-1 lists the open hazardous waste sites identified within one mile of a PSR Analysis Area and former CGSP Area. Open sites are those that required further action, or sites that are deemed to require further action. To avoid repetition, sites found in more than one database are not repeated. Sites listed in the Resource Conservation and Recovery Information System and the Hazardous Materials Establishment databases are not included in this discussion, because information contained in these databases is repetitive of other databases. A brief description of the databases searched and the results are below.

California Environmental Protection Agency Department of Toxic Substances Control EnviroStor Database

The site types included within the DTSC EnviroStor database are federal superfund sites (national priorities list), state response, voluntary cleanup, school cleanup, corrective action, evaluation, and tiered California permit sites. The information provided includes site name, site type, status, address, any restricted use (recorded deed restrictions), past use(s) that caused contamination, potential contaminants of concern, potential environmental media affected, site history, as well as planned and completed activities.

The EnviroStor database lists 208 sites within both the incorporated and unincorporated San Diego County. Nine of these are located within one mile of a PSR Analysis Area and former CGSP Area, and of the nine, only two are considered “Open”. PSR Analysis Areas within one mile of an open site include FB2+ and ME30A (DTSC 2017).

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 storage tanks (LUST) and can identify and display LUST sites within various distances of wells. This provides users with the ability to assess potential threats to their drinking water sources. GeoTracker also has information and data on non-LUST cleanup programs, including Spills-Leaks-Investigations-Cleanups sites, Department of Defense Sites, and Land Disposal programs.

There are 65 sites listed within one mile of a PSR Analysis Area and former CGSP Area. Of these 65 sites, 11 sites are listed as “Open” and 54 sites are listed as “Closed”. PSR Analysis Areas within one mile of an open site include CD14, DS8, FB2+, FB17+, ME30A, NC38+, VC57+, VC67, and former CGSP Subareas CG1, CG2, CG3, CG4, CG5, and CG6 (SWRCB 2016). It should be noted that VC57+ and VC67 are located within one-mile of two open sites.

Solid Waste Information System Database

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

There are 157 facility/site listings within both the incorporated and unincorporated areas of San Diego County which are under the jurisdiction of the County of San Diego Local Enforcement Agency, with 61 listed as active (CalRecycle 2017). Although there are no PSR Analysis Areas or former CGSP Area within one mile of a Solid Waste Information site, PSR Analysis Area SD15 is located within one mile of a closed site (San Marcos Landfill).

County of San Diego Site Assessment and Mitigation Program Case Listing

The County of San Diego SAM Program, within the Land and Water Quality Division of the County Department of Environmental Health, has a primary purpose to protect human health, water resources, and the environment within San Diego County by providing oversight of assessments and cleanups in accordance with the California HSC and the CCR. The SAM 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 County Department of Environmental Health maintains the SAM Program list of contaminated sites that have previously or are currently undergoing environmental investigations and/or remedial actions.

The SAM Program covers all of San Diego 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 upwards of 5,000 cases at one time. There is some overlap with the information in other regulatory databases; however, the list also contains sites that often are not covered by some of the larger regulatory databases. If a project is submitted to the County for discretionary review and is located on a site found on the SAM list, the project's status must be determined and any ongoing remediation requirements coordinated with the County Department of Environmental Health SAM project manager. All SAM sites are found and listed in the GeoTracker database.

Formerly Used Defense Sites Listing

The ACOE maintains a list of FUDS within the unincorporated County. FUDS are real properties that were under the jurisdiction of the Secretary of Defense and owned by, leased by, or otherwise possessed by the United States. FUDS are located throughout the United States and in many cases the ownership of these properties have been transferred to private individuals, corporations, State and local governments, federal agencies, and tribal governments. FUDS include but are not limited to sites involving 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 213 FUDS in San Diego County, including sites within incorporated cities. Many FUDS have potential hazardous waste contamination problems such as disposal areas and LUST. Other FUDS utilized practice rounds for training, and some sites used live munitions and explosives, known collectively as ordnance and explosives. The live munitions that were fired but did not detonate are known as unexploded ordnance. The 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 one to four scale, one being at the most risk for and increased hazard to the public and environment. Many FUDS sites in San Diego County are under investigation by the ACOE to identify and remediate potential hazards. There are currently three FUD sites located within one mile of a PSR Analysis Area. The PSR Analysis Areas within one mile of FUDS include DS8 (two FUDS) and ME30A (SWRCB 2016). There are no FUDS sites within one mile of the former CGSP Area.

Sites with Potential Hazardous Materials Issues

A variety of historical land uses and conditions would potentially result in site contamination, representing potential hazards to humans and the environment when new land uses are proposed on those lands. Examples of historic land uses that have the potential to result in current site contamination include burn dump sites, landfills, formerly used defense sites, agriculture, and petroleum storage.

Burn Dump Sites

A burn dump site is defined as a solid waste disposal site where solid waste has been burned at low temperature and the residual ash and debris have been landfilled or stockpiled (CalRecycle 2017). The County Department of Public Works Landfill Management Unit manages seven former burn dump sites within the County (County 2016). Additional burn dump sites throughout the County are managed either by private-property owners or other jurisdictions. Figure 2.7-1 identifies the location of burn dump sites in relation to the PSR Analysis Areas and former CGSP Area. Although burn dump sites do not exist within a PSR Analysis Area or the former CGSP Area, there are burn dump sites within two miles of PSR Analysis Areas ME30A and NC38+.

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. 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 Waste landfill, the Ramona landfill, is in the closure process and no longer accepts waste. The Las Pulgas and San Onofre landfills are owned and operated by the U.S. Marine Corps. The Marine Corps operated landfills are not available for public disposal (County 2016). The Miramar Landfill is owned and operated by the City of San Diego. Of the 21 PSR Analysis Areas and former CGSP Area, only PSR Analysis Area SD15 is adjacent to a landfill; the San Marcos landfill that closed in 1997. Figure 2.7-1 identifies the location of active and/or closed landfills in relation to the PSR Analysis Areas and former CGSP Area. Landfill capacity is discussed in Section 2.16.3.6 of this SEIR.

Agricultural Areas

Agricultural activities may include the application of fertilizers, herbicides, and pesticides that have the potential to contaminate soil and groundwater. Due to the rural setting of the unincorporated County, several of the PSR Analysis Areas and former CGSP Area have been used for agricultural purposes. Figure 2.2-2, Table 2.2-5, and Section 2.2.1.1 of this SEIR identify the location and type of agricultural uses throughout the PSR Analysis Areas. The PSR Analysis Areas that have been used for agricultural activities, past or present, include BO18+, CD14, DS8, FB2+, FB17, FB19+, FB21+, ME26, ME30A, NC3A, NC18A, NC22, NC37, NC38+, PP30, SD15, VC7+, VC51, VC57+, VC67, and former CGSP Subareas CG1, CG2, CG3, CG4, CG5, CG6, CG7, and CG8.

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 if not properly handled can cause soil and groundwater contamination. Underground storage tanks and aboveground storage tanks 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 underground and aboveground storage tanks 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 underground storage tanks 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.

Database searches (EnviroStor and GeoTracker) revealed five sites that have experienced petroleum contamination within one mile of a PSR Analysis Area and former CGSP Area. These include PSR Analysis Areas ME30A, VC57+ (two sites), and VC67 (two sites). No petroleum contamination sites were found in the former CGSP Area.

2.7.1.2 Airport Hazards

Airport Land Use Compatibility Plans (ALUCP) 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 airport operations. ALUCP are based on a defined area around an airport known as the Airport Influence Area (AIA). AIA 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 ALUCP do not affect existing land uses. Structure replacement and infill development are generally permitted under ALUCP, in accordance with policies established by the San Diego County Regional Airport Authority and the Federal Aviation Administration (FAA).

Subsequent to certification of the 2011 PEIR, the ALUCPs for six rural airports (Agua Caliente, Borrego Valley, Fallbrook, Jacumba, Ocotillo, and Ramona) and seven regional airports (Gillespie, Brown Field, Miramar, Oceanside, McClellan, Pendleton, and Montgomery) operated by the County were amended in December 2011. Figure 2.7-2 displays the existing military, public, and private airports located within San Diego County and Table 2.7-2 lists the PSR Analysis Areas and former CGSP Area within two miles of an airport or heliport.

PSR Analysis Areas within two miles of a heliport or airport include PP30 (Pauma Valley Air Park), VC7+ (Blackinton), and VC57+ (Hoag heliport). Additionally, four PSR Analysis Areas are within the AIA Review Area 2 of County operated airports: DS8 (Borrego Valley Airport), FB21+ (Fallbrook Community Airport), NC22 (McClellan-Palomar Airport), and NC38+ (McClellan-Palomar Airport). No former CGSP Subareas are located within two miles of an airport or heliport or within an AIA.

2.7.1.3 Wildland Fire Hazards

A vast amount of the undeveloped County 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, and building houses within or adjacent to wildland areas. Wildland urban interface (WUI) areas are common in 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 spreading and extreme heat. 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 of San Diego

California Department of Forestry and Fire Protection (CAL FIRE) has mapped areas of significant fire hazards in the County through their Fire and Resource Assessment Program. These maps place areas of the County into different Fire Hazard Severity Zones (FHSZ) based upon fuels, terrain, weather, and other relevant factors. The zones are divided into three levels of fire hazard severity: Moderate, High and Very High. PSR Analysis Areas located completely or partially in the Very High FHSZ include BO18+, CD14, FB2+, FB19+, FB21+, ME26, ME30A, NC3A, NC18A, NC22, NC37, PP30, SD15, VC7+, VC57+, VC67, and each of the former CGSP Subareas as shown in Table 2.7-3.

2.7.1.4 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; and second, vectors can create a nuisance for the residents of the County. In the County, the most significant vector populations include mosquitoes, rodents, flies, and fleas.

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. As shown in Table 2.7-4, mosquito breeding sources are found within two miles of PSR Analysis Areas BO18+, CD14, FB2+, FB17, FB19+, ME30A, NC3A, NC18A, NC22, NC37, NC38+, SD15, VC7+, VC57+, VC67, and former CGSP Subareas CG1, CG2, CG3, CG4, CG5, CG6, CG7, and CG8. There are a total of 105 known mosquito breeding sites located within two miles of a PSR Analysis Area and former CGSP Area. Some mosquito species are vectors of diseases. There are approximately 24 different species of mosquitoes that are found in San Diego County and, of these, there are at least four that are known to carry diseases that can be passed to humans.

Other virus' of concern 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. The recent spread of Zika virus has increased the health risk of mosquito contact and increased the importance of preventing mosquito breeding. Arboviruses that have been found or may occur in San Diego County include Western Equine encephalitis, Saint Louis encephalitis, and West Nile Virus. Birds are often the source of infection for mosquitoes, which can then spread 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.

Emerging diseases are also a concern for San Diego County. Dengue, Chikungunya virus, and Malaria are examples of emerging diseases that could come to the U.S. from foreign countries.

2.7.2 Regulatory Framework

Section 2.7.2 of the 2011 PEIR included a discussion of regulatory framework related to hazards and hazardous materials in the unincorporated County. The regulations described in the 2011 PEIR are the same as the regulations evaluated in this SEIR. No changes to the regulations have been identified that would alter the conclusions from the 2011 PEIR. All references used from the 2011 PEIR were reviewed to ensure they are still valid today, and are hereby incorporated by reference.

2.7.3 Analysis of Project Impacts and Determination of Significance

2.7.3.1 Issue 1: Transport, Use, and Disposal of Hazardous Materials

Guidelines for 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 proposed businesses, operations, or facilities handle and/or store hazardous substances in excess of the threshold quantities listed in California HSC Chapters 6.5, 6.7, and, 6.95. This would include storage of hazardous substances in underground storage tanks.

Impact Analysis

Implementation of the Proposed Project would allow increased development density of land uses in the PSR Analysis Areas and former CGSP Area that would potentially involve the use, storage, disposal and transportation of hazardous materials. Chemicals that are considered hazardous materials are widely used to purify drinking water, increase crop production, aid in vector management and control and simple household chores. Hazards can occur during production, storage, transportation, use, or disposal. Hazardous materials in various forms can cause death, serious injury, long-lasting health effects, and damage to buildings, homes, and other property. Many products containing hazardous chemicals are also routinely used and stored in homes. 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 within the unincorporated County, from major industrial plants to local dry cleaning establishments or gardening supply stores. Hazardous materials come in the form of explosives, corrosives, flammable and combustible substances, poisons, and radioactive materials (County 2011a).

The Proposed Project would result in increased development potential in the PSR Analysis Areas and former CGSP Area, which could include land uses that involve the use and storage, disposal or transport of hazardous materials. The Proposed Project would designate new types of land uses in some areas, such as medium impact industrial within PSR Analysis Area VC67, general commercial within SD15, and rural commercial within former CGSP Subareas CG6 and CG8, which would allow businesses that regularly store and handle hazardous materials. Although hazardous materials can be found in all land use designations, those that are more likely to regularly use hazardous materials include medium impact industrial and general commercial.

These land use designations would potentially allow transport, storage and disposal of hazardous materials that could pose a significant risk to humans or the environment. Thus, future development allowed under the Proposed Project would result in an increase in land uses that use and store hazardous materials.

The transportation of hazardous materials may increase as a direct result of increased hazardous materials usage within all the PSR Analysis Areas and former CGSP Subareas, especially PSR Analysis Areas SD15, VC67, and CGSP Subareas CG6 and CG8, which would allow new industrial and/or commercial uses. As shown in Table 2.7-5, there are four registered active hazardous waste transporters that service the unincorporated County. None of these are located within the CPA/Subregions associated with the Proposed Project. There are no permitted treatment, storage, disposal facilities within the unincorporated County; therefore, registered active hazardous waste transporters would transport hazardous waste generated in the County from its source to appropriate disposal facilities in adjacent counties or incorporated cities. The transportation of hazardous waste occurs mostly along major roadways in the County; however, because hazardous waste sources would potentially occur anywhere in the County, roadways within the PSR Analysis Areas and former CGSP Area may be used to transport hazardous waste. Therefore, it is likely that the transportation of hazardous wastes would cross through or pass by all land use types in the County, including residential and other sensitive land uses. An increase in hazardous materials transport from future development allowed under the Proposed Project could result in adverse environmental effects.

The County of San Diego Hazardous Materials Division (Division) is the Certified Unified Program Agency for San Diego County responsible for enforcing California HSC Chapter 6.95. The Division is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Division requires all businesses that handle hazardous materials, or extremely hazardous substances, at reportable quantities to prepare and submit a Hazardous Materials Business Plan. The Hazardous Materials Business Plan is required, for all commercial and industrial uses that use or store hazardous materials, to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of on development sites. The plan also contains an emergency response plan which describes 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 Division, the Office of Emergency Services, and other emergency response personnel, such as the local Fire Agency having jurisdiction. 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 Division 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.

Implementation of the Proposed Project would have the potential to result in an increase in hazardous materials transport, usage, and storage, especially in PSR Analysis Areas SD15, VC67, and former CGSP Subareas CG6 and CG8, by allowing Medium Impact Industrial, Rural Commercial, and General Commercial land use designations in these areas. However, compliance with existing hazardous materials regulations, policies, plans, and guidelines would result in a less than significant impact.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the

number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to the transport, use, and disposal of hazardous materials.

2.7.3.2 Issue 2: Accidental Release of Hazardous Materials

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County Guidelines for Determining Significance for Hazardous Materials and Existing Contamination (DPLU 2007h), 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

Implementation of the Proposed Project would have the potential to result in adverse impacts to the public and environment from an accidental release or a reasonably foreseeable upset of hazardous materials. As discussed in Section 2.7.3.1, proposed changes to land use designations in PSR Analysis Area SD15 from SR-1 to a combination of land use designations, including General Commercial, VC67 from SR-2 to Medium Impact Industrial, and within the former CGSP Subareas CG6 and CG8, from SPA to Rural Commercial (on a portion of each Subarea), would increase the risk of harm to the public and the environment by potentially introducing new hazardous materials in areas where they were not previously present. Therefore, the number of facilities that use and store hazardous materials, which may have the potential to result in a reasonably foreseeable upset or accident condition involving the release of hazardous materials into the environment, would increase under the Proposed Project.

The public or the environment would also be potentially exposed to hazardous materials through improper construction activities which involve material removal such as asbestos, lead or underground storage tanks; during construction on properties with existing contamination; during transport from facilities within the County to appropriate treatment, storage, disposal facilities outside the County; or in areas where established populations are located near facilities that use, store, or dispose of hazardous materials.

Although hazardous materials can be found within all land use designations, the proposed changes to PSR Analysis Areas SD15, VC67, and former CGSP Subareas CG6 and CG8, as discussed above, are more likely to regularly use hazardous materials. Increased use of hazardous materials increases the risk of accidental release of hazardous materials into the environment.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to accidental release of hazardous materials.

Numerous federal, State, and local regulations are applicable to the Proposed Project that would 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: (1) Chemical Accident Prevention Provision, which requires companies that use certain hazardous materials to develop a Risk Management Program; (2) Resource Conservation Recovery Act which requires infrastructure at

the State and local levels to plan for chemical emergencies; (3) Robert T. Stafford Disaster Relief and Emergency Assistance Act, which provides the statutory framework for a Presidential declaration of an emergency or major disaster; (4) California HSC, 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, which requires registration and spill prevention programs for aboveground storage tanks; (7) California Accidental Release Prevention program, which governs the accidental airborne release of chemicals; (8) Emergency Response to Hazardous Materials Incidents, which provides coordination between federal, State, local government, and private agencies in the event of an emergency; (9) California Emergency Services Act, which establishes the State's role during natural or manmade emergencies; and (10) County Consolidated Fire Code, which regulates hazardous materials and hazardous substance releases. As mentioned above in Issue 1, the Hazardous Materials Division 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. While an accidental release of hazardous materials would potentially occur because of future development in the PSR Analysis Areas and former CGSP Area, implementation of existing regulations, policies, plans, and guidelines addressing accidental release of hazardous materials would reduce the impacts to a level below significant.

2.7.3.3 Issue 3: Hazards to Schools

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County Guidelines for Determining Significance for Hazardous Materials and Existing Contamination (DPLU 2007h), 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

As discussed in Section 2.7.3.1, although hazardous materials can be found in all land use designations, those that are more likely to regularly use high quantities of hazardous materials include Medium Impact Industrial, General Commercial, and Rural Commercial, which are proposed land uses in PSR Analysis Areas SD15 (portion), VC67, and former CGSP Subareas CG6 (portion) and CG8 (portion). None of the commercial or industrial land use designations proposed within a PSR Analysis Area or former CGSP Area are within one-quarter mile of an existing or proposed school. Therefore, they would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of a school. The City of Carlsbad General Plan illustrates there are no new proposed schools within the city boundaries that would allow for a new school to be constructed within one-quarter mile of SD15 (Carlsbad 2015). The City of San Marcos General Plan land use map shows surrounding land uses to SD15 to be comprised of open space, specific plan areas for residential, and one specific plan area for a commercial movie studio. One adjacent parcel near the northwest corner of the SD15 and another parcel approximately 400 feet from the northeast corner of SD15 have the Public/Institutional designation. It is possible that these areas could be developed to contain a school but currently no future schools are designated in these areas on the map (San Marcos 2013).

Within one-quarter mile of VC67 and its Study Area are land use designations of Medium Impact Industrial, Limited Impact Industrial, General Commercial, Semi-Rural 2, Public Agency Lands, and a small area of Public/Semi-Public Facilities. The likelihood of hazardous materials being used and stored in residential parcels also increases as densification occurs (e.g. household chemicals, solvents, paint, and motor oil). The Proposed Project would increase residential density in many PSR Analysis Areas; however, only one PSR Analysis Area is located within one-quarter mile of an existing school. PSR Analysis Area VC57+, proposed for an SR-2 land use designation under the Proposed Project, is within one-quarter mile of Valley Center Middle School. However, this land use designation is not associated with regular use of high quantities of hazardous materials that emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste.

The County Guidelines for Determining Significance for Hazardous Materials and Existing Contamination also address potential impacts to daycare facilities. Daycares may occur under many different land use categories including residential and commercial, which would potentially be within one-quarter mile of a use that emits hazardous emissions or handles hazardous materials. The expansion of commercial or industrial uses (PSR Analysis Areas SD15, VC67, and former CGSP Subareas CG6 and CG8), as well as densification of residential uses that emit hazardous emissions or handle hazardous materials, may affect existing daycare facilities within one-quarter mile of the Proposed Project areas. There are no daycare facilities within one-quarter mile of SD15. VC67 has a nearby daycare facility just outside of the one-quarter mile buffer.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to hazards to schools.

Federal and State regulations exist that would reduce hazardous emissions and hazardous materials handling within one-quarter mile of an existing or proposed school or daycare facility. These include but are not limited to California Human Health Screening Levels which evaluate sites with potential human health concerns, and the California Energy Commission, which requires the preparation of environmental assessments prior to school siting.

In the County, development projects are reviewed for potential hazardous emissions or substances under CEQA and the County Guidelines for Determination of Significance. CEQA Guidelines Section 15186 establishes requirements for school projects, as well as projects near schools, to ensure that potential health impacts resulting from exposure to hazardous materials, wastes, and substances are examined and disclosed in an environmental document. CEQA Guidelines Section 15186 also states that hazardous materials that must be considered a risk are those which may impose a health or safety hazard to persons who would attend or would be employed at the school. Specifically, when a project located within one-quarter mile of a school involves the construction or alteration of a facility that might emit hazardous or acutely hazardous air emissions or handle acutely hazardous materials or a mixture containing acutely hazardous materials in a quantity equal to or greater than that specified in California HSC Section 25356(a), the Lead Agency must (1) consult with the affected school district regarding the potential impact of the project when circulating the environmental document, and (2) notify the affected school district in writing prior to approval and certification of the environmental document.

Moreover, all County permits that include storage, handling, transport, emission, and disposal of hazardous substances must be in full compliance with local, State, and federal regulations. CGC 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 California HSC Division 20, Chapter 6.95, Article 2, Sections 25500 through 25520. As discussed in Issue 1 above, the County Hazardous Materials Division is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. If proposed development projects will handle regulated substances subject to California Accidental Release Prevention program requirements within one-quarter mile of an existing or proposed school, then the County requires completion of an Off-Site Consequence Analysis to determine whether, in the event of an accidental release, a potentially significant hazard could occur.

When school districts propose new school projects, they must also undergo similar reviews and regulatory processes prior to being sited near uses that would potentially handle or emit hazardous materials.

Implementation of the Proposed Project includes land uses that have the potential to be located within one-quarter mile of future schools or daycares; however, implementation of existing regulations, policies, plans and guidelines addressing hazards to schools would reduce the impacts to a level below significant.

2.7.3.4 Issue 4: Existing Hazardous Materials Sites

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County Guidelines for Determining Significance for Hazardous Materials and Existing Contamination (DPLU 2007h), the Proposed Project would have a significant impact if it proposes development on or near hazardous materials sites pursuant to CGC Section 65962.5(b) and, as a result, would create a significant hazard to the public or the environment. A significant impact would 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 FUDS which could have potential hazardous waste contamination problems, such as disposal areas, LUST and unexploded ordnances 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 Region 9 Preliminary Remediation Goals, California Human Health Screening Levels, or Primary State or Federal Maximum Contaminant Levels for applicable contaminants; or
- Demolition of commercial, industrial or residential structures that contain asbestos-containing material, lead-based paint, and/or other hazardous materials.

Impact Analysis

Typical adverse effects related to existing contamination from hazardous substances relate to the potential for site conditions or site contamination to result in adverse human or environmental effects. Potential pathways of exposure to contaminants from existing contamination includes direct ingestion of contaminated soils and/or groundwater, 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. Potential exposure to contaminants would also occur to construction workers during site development and to the residents or workers that occupy the ultimate land use approved on the site.

Sites Listed Pursuant to California Government Code Section 65962.5(b)

Implementation of the Proposed Project would likely result in future development on or within one-quarter mile from a site identified in one of the regulatory databases, compiled pursuant to CGC Section 65962.5(b). The DTSC EnviroStor Database has two "Open" sites that are in close proximity to PSR Analysis Areas FB2+ and ME30A; however, both sites are further than 1,000 feet from the nearest PSR Analysis Area (DTSC 2017). The GeoTracker Database lists 11 "Open" sites near PSR Analysis Areas CD14, DS8, FB17, FB19+, ME30A, NC38+, VC57+, VC67, and former CGSP Subareas CG1, CG2, CG3, CG4, CG5, CG6, CG7, and CG8; however, FB17 is the only PSR Analysis within 1,000 feet of an "Open" site (SWRCB 2016). The Solid Waste Information database lists 61 active sites within the County of San Diego, none of which are located within 1,000 feet of a PSR Analysis Area or the former CGSP Area (CalRecycle 2017).

PSR Analysis Area FB17 is located within 1,000 feet of a known contamination site and would result in a potentially significant hazard to the public or environment by locating additional development near sites listed pursuant to CGC Section 65962.5(b).

Burn Dump Sites

PSR Analysis Areas ME30A and NC38+ are located near a burn dump site; however, they are outside of the 250-foot distance threshold; therefore, implementation of the Proposed Project would have no impact related to the exposure of new development to burn dump sites. There are no burn dump sites near the former CGSP Area.

Active, Abandoned, or Closed Landfills

Implementation of the Proposed Project would have the potential to allow structures proposed for human occupancy and/or significant linear excavation to occur within 1,000 feet of an active, abandoned, or closed landfill. PSR Analysis Area SD15 is located within 1,000 feet of the former San Marcos Landfill that closed in 1997; therefore, implementation of the Proposed Project may result in land uses that expose the public or environment to hazards associated with active, abandoned or closed landfills. There are no active, abandoned, or closed landfills near the former CGSP Area.

Formerly Used Defense Sites

Implementation of the Proposed Project would have the potential to result in development and land uses that would be located on or within 1,000 feet of a FUDS. Some FUDS have unexploded ordnances that pose a potentially significant risk to the public if disturbed. There are three FUDS located near PSR Analysis Areas DS8 and ME30A; however, the PSR Analysis Areas are more than 1,000 feet from the sites. There are no FUDS near the former CGSP Area. Therefore, implementation of the Proposed Project would have no impact associated with exposing people or the environment to FUDS.

Historic Agriculture

Implementation of the Proposed Project would result in land uses and development on or near areas that have elevated pesticide levels due to past agricultural operations. Agriculture, historically and currently, is a strong component of the economy in San Diego County. Figure 2.2-2 in this SEIR identifies the numerous agricultural resources that exist near PSR Analysis Areas, some of which may have elevated levels of agricultural pesticides. PSR Analysis Areas which have been used for agricultural activities, past or present, include BO18+, CD14, DS8, FB2+, FB17, FB19+, FB21+, ME26, ME30A, NC3A, NC18A, NC22, NC37, NC38+, PP30, SD15, VC7+, VC51, VC57+, VC67, and former CGSP Subareas CG1, CG2, CG3, CG4, CG5, CG6, CG7, and CG8. Implementation of the Proposed Project would create land uses on sites previously used for agricultural operations, which would potentially expose humans to soils or groundwater previously contaminated with agricultural pesticides.

Petroleum Contamination

Implementation of the Proposed Project would result in land uses and development on areas with elevated concentrations of petroleum in soil, surface or groundwater. Accidents, spills, leaks, and past improper disposal of petroleum products have resulted in multiple sites near PSR Analysis Areas that have contaminated land, groundwater and surface water. The GeoTracker database identifies five LUST sites near PSR Analysis Areas ME30A (one site), VC57+ (two sites), and VC67 (two sites); however, these sites are not within 1,000 feet of the PSR Analysis Areas. Therefore, implementation of the Proposed Project would have a less than significant impact associated with exposure to petroleum contamination. There are no petroleum contamination sites near the former CGSP Area.

Federal and State regulations exist that prevent or reduce hazards to the public and environment from existing hazardous materials sites. These include but are not limited to the following: (1) Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), which regulates closed and abandoned hazardous waste sites; (2) Preliminary Remediation Goals, which establishes tools for evaluating and cleaning up contaminated sites; (3) CGC Section 65962.5(b), which provides information about the location of hazardous materials release sites; and (4) California Human Health Screening Levels which evaluate sites with potential human health concerns.

The County of San Diego SAM Program, within the Land and Water Quality Division of the Department of Environmental Health, maintains the SAM list of contaminated sites that have previously or are currently undergoing environmental investigations and/or remedial actions. If a project is submitted to the County for Discretionary Review and is located on a site found on the SAM list, the project status must be determined and any ongoing remediation requirements coordinated with the SAM project manager.

For ministerial reviews, such as building permits, sites are screened during Building Permit Presubmittal Review. If the property is on any of the lists as a potential hazardous materials site, then County Department of Environmental Health review and approval is required.

Summary

The Proposed Project has the potential to expose people and the environment to hazardous materials. Proposed land use in PSR Analysis Area SD15 has the potential to expose people to hazards associated with a former landfill. PSR Analysis Area FB17+ is within 1,000 feet of a federally listed contamination site and would potentially expose people to hazards associated with the contamination. PSR Analysis Areas BO18+, CD14, DS8, FB2+, FB17, FB19+, FB21+, ME26,

ME30A, NC3A, NC18A, NC22, NC37, NC38+, PP30, SD15, VC7+, VC51, VC57+, VC67, and former CGSP Subareas CG1, CG2, CG3, CG4, CG5, CG6, CG7, and CG8 are located on or near land historically used for agriculture and would potentially expose people to hazards associated with past use.

Although the PSR Analysis Areas and former CGSP Area are located near contaminated sites, former landfills, and/or former agricultural areas, it is important to note than none of the PSR Analysis Areas or former CGSP Area have been identified as contaminated. Any potential existing hazardous materials site impact resulting from the Proposed Project would be reduced to a level below significant due to the existing regulations, policies, plans, and guidelines addressing contaminated sites.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to existing hazardous material sites.

2.7.3.5 Issue 5: Public Airports

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County Guidelines for Determining Significance for Airport Hazards (DPLU 2007a), the Proposed Project would have a significant impact if it would locate development within an ALUCP or Comprehensive Land Use Compatibility Plan, or where such a plan has not been adopted, within two miles of a public airport and would result in a safety hazard for people residing or working in the project area.

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to public airports. The discussion of impacts related to public airports from implementation of the General Plan can be found in Section 2.7.3.5 of the 2011 PEIR, and is hereby incorporated by reference. All County public airports have adopted ALUCPs that guide nearby property owners and local jurisdictions in determining what types of proposed new land uses are appropriate around airports. These ALUCPs are largely based on requirements provided by the California Airport Land Use Planning Handbook, which was developed using FAA regulations that establish compatible land use and density criteria from recorded crash patterns. However, each ALUCP is unique to the airport it serves.

Under implementation of the Proposed Project, some public airports, such as Fallbrook Community Airpark, McClellan-Palomar Airport, and Borrego Valley Airport, would be located near areas with increased residential density potential within the AIA. The AIA is defined as an area in which current or future airport-related noise, overflight, safety or airspace protection factors may significantly affect land uses or necessitate restrictions to those uses. Development within the AIA of a public airport may increase the risk of people living or working in these areas to hazards associated with public airport operations. It should be noted that development within the AIA would be required to comply with an adopted ALUCP.

Figure 2.7-2 identifies the location of airports throughout the County and their associated AIA. There are no PSR Analysis Areas or former CGSP Area within two miles of a public airport; however, PSR Analysis Areas DS8 (Borrego Valley Airport), FB21+ (Fallbrook Community

Airport), and NC22 and NC38+ (McClellan-Palomar Airport) are within the AIA Review Area 2 of their respective airports. Limits on the heights of structures and other objects, particularly in areas of high terrain, are the only restrictions on land uses within Review Area 2. The typical height restriction on a building within Review Area 2 is 100 feet above ground level; however, building height is restricted to 35 feet if located in a High Terrain Zone. A number of federal and State regulations that apply to the Proposed Project prevent hazards to the public and environment near public airports. These include FAA regulations, which establish safety standards for civil aviation, and the State Aeronautics Act, which establishes air safety standards. In addition, the County requires that development projects near public airports comply with any applicable ALUCP.

The land uses allowable under the Proposed Project would be consistent with surrounding land uses in those areas (building height restricted to 100 feet above ground and 35 feet in High Terrain Zones) and would not create an elevated risk due to a lack of compliance with an adopted ALUCP. Additionally, development associated with the proposed land use changes under the Proposed Project would be required to comply with an existing ALUCP of the above mentioned public airports. Therefore, hazards associated with public airports would be less than significant due to compliance with associated ALUCPs.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to public airports.

2.7.3.6 Issue 6: Private Airports

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the San Diego County Guidelines for Determining Significance for Airport Hazards (DPLU 2007a), the Proposed Project would have a significant impact if it 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.

Impact Analysis

The 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to private airports. The discussion of impacts related to private airports from implementation of the General Plan can be found in Section 2.7.3.6 of the 2011 PEIR, and is hereby incorporated by reference.

As identified in Table 2.7-2, two local private airports (Blackinton Airport and Pauma Valley Air Park) and the Hoag Heliport are located within two miles of the PSR Analysis Areas PP30, VC7+, and VC57+. Pauma Valley Air Park is within two miles of PSR Analysis Area PP30, Blackinton Airport is within two miles of PSR Analysis Area VC7+, and Hoag Heliport is within two miles of PSR Analysis Area VC57+. There are no private airports near the former CGSP Area. The increased development density and population under the Proposed Project would increase the potential for risk associated with private airport hazards within two miles of PSR Analysis Areas PP30, VC7+, and VC57+ in the event of an aircraft accident at one of these three facilities.

Implementation of the Proposed Project would result in land use designations that allow increased development within two miles of a private airport or heliport. Impacts resulting from private airport hazards would occur within PSR Analysis Areas PP30 (increase in potential dwelling units of 122),

VC7+ (increase in potential dwelling units of 253), and VC57+ (increase in potential dwelling units of 231). As densification occurs within these PSR Analysis Areas, an increased population would be exposed to hazards associated with private airports. However, existing FAA regulations are intended to reduce impacts associated with private airport hazards which include specific measures proposed to ensure that the intended environmental protections are achieved. Projects proposing private airstrips fall under the category of Major Impact Utilities and Services and require a Major Use Permit in all zones except where the use is entirely prohibited. As part of the discretionary review process for these Major Use Permit applications, potential impacts to people residing or working in the area are carefully evaluated during environmental reviews and hearing processes. Therefore, impacts associated with increasing land use intensity in the vicinity of a private airport would be less than significant.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to private airports.

2.7.3.7 Issue 7: Emergency Response and Evacuation Plans

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County Guidelines for Determining Significance Emergency Response Plans (DPLU 2007e), 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 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to emergency response and evacuation plans. The discussion of impacts related to emergency response and evacuation plans from implementation of the General Plan can be found in Section 2.7.3.7 of the 2011 PEIR, and is hereby incorporated by reference.

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, would potentially lead to adverse effects related to the implementation of the Multi-Jurisdictional Hazard Mitigation Plan or a Dam Evacuation Plan. Failure to provide reasonable access for emergency equipment and evacuation of civilians can also result in the major loss of life, property, and natural resources. Additionally, 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 (County 2011a).

The San Diego County Multi-Jurisdictional Hazard Mitigation Plan evaluates risks associated with coastal storms, erosion, and tsunami, dam failure, earthquakes, floods, rain-induced landslides, liquefaction, structure/wildfire fires and manmade hazards, and provides goals, objectives and actions to reduce impacts from these hazards. The Dam Evacuation Plan contains information concerning the physical situation, affected jurisdictions, evacuation routes, unique institutions, and event responses. The goal of the Dam Evacuation Plan is to prevent the loss of life, damage to property, displacement of people, and other ensuing hazards in the event of a dam failure.

Construction activities associated with development within the PSR Analysis Areas and former CGSP Area 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. The growth associated with the Proposed Project (overall increase in potential dwelling units of 1,826; corresponding to a potential additional population of 4,946 people) is not accounted for in current emergency response planning documents and would potentially need to be updated. PSR Analysis Areas located in rural areas that do not have existing high levels of density may not have the infrastructure required to provide adequate emergency response. PSR Analysis Areas including DS8, DS24, FB2+, FB17, FB19+, FB21+, ME26, ME30A, PP30, and SD15 may experience effects on emergency response as a result of the Proposed Project. There is a potential for the existing emergency response and evacuation plans that serve the PSR Analysis Areas to be overwhelmed by the potential increase in population density in the event of an emergency. This would cause an inadvertent impairment to the existing emergency response plans and policies, potentially increasing the risk to loss of life and property in the event of an emergency. **Therefore, implementation of the Proposed Project would result in a potentially significant impact to emergency response and evacuation plans** (**Impact HZ-1**).

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to emergency response and evacuation plans.

2.7.3.8 Issue 8: Wildland Fires

Guidelines for Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County Guidelines for Determining Significance for Wildland Fire and Fire Protection (DPLU 2010b), 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 2011 PEIR determined that future development would result in potentially significant direct and indirect impacts related to wildland fires. The discussion of impacts related to wildland fires from implementation of the General Plan can be found in Section 2.7.3.8 of the 2011 PEIR, and is hereby incorporated by reference.

Generally, two types of adverse effects are associated with wildland fires: the immediate effects that occur during a wildland fire event and the effects that occur in the aftermath. In addition to the potential loss of life and property, wildfires may result in the loss or permanent change of natural resources. Although wildfires are considered a natural process necessary to the functioning of many ecosystems, a wildfire's aftermath typically leaves land scorched and exposed. Until the land rehabilitates, the exposed soils may contribute to adverse environmental impacts including air and water pollution and unstable soils conditions such as mudslides and erosion. The end result of uncontrolled wildfire also includes debris from burned homes, some of which can be highly toxic, and can adversely impact the environment by polluting local waterways such as streams and rivers. Although natural conditions make wildfires common in San Diego

County, locating high density land uses adjacent to or within a wildland urban interface can result in increased fire related risk to people and structures. Figure 2.7-3 depicts the location of wildland urban interface areas in relation to the PSR Analysis Areas and former CGSP Area.

Figure 2.7-4 shows that each PSR Analysis Area contains Moderate, High, or Very High fire hazard severity rankings, which reflects the condition of the entire unincorporated County. The majority of PSR Analysis Areas and former CGSP Area are located within a designated Very High FHSZ, as shown in Table 2.7-3 (County 2016). The Proposed Project would allow for an increase in allowed densities and/or development intensities, which would increase the potential to expose people or structures to significant risk in existing Very High Fire FHSZs. PSR Analysis Areas DS8, DS24, and VC51 are not located within a Very High FHSZ.

In the County of San Diego, proposed discretionary projects are required to undergo a review process in which County staff evaluates potential fire hazards using the County Guidelines for Determination of Significance and the Consolidated Fire Code. The applicable fire authority having jurisdiction is consulted on new projects along with the San Diego County Fire Authority. In all cases, a fire service availability form must be approved for fire services before a development project can be approved.

Increasing allowed densities and/or development intensities in existing Very High and High FHSZ would increase the exposure of people or structures to significant risk associated with wildfire. **Therefore, implementation of the Proposed Project would result in a potentially significant impact from the exposure of 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 residents are intermixed with wildlands** (**Impact HZ-2**).

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to wildland fires.

2.7.3.9 Issue 9: Vectors

Guidelines for Determination of Significance

Based on the County Guidelines for Determining Significance for Vectors (DPLU 2009c), the Proposed Project would have a significant impact if it would substantially increase human exposure to vectors capable of spreading disease by proposing a:

- Vector breeding source including, but not limited to, sources of standing water for more than 72 hours (e.g., ponds, storm water management facilities, constructed wetlands);
- Vector breeding source including, but not limited to, composting or manure management facilities, confined animal facilities, or animal boarding/breeding/training operations; or
- Substantial increase in the number of residents located within one-quarter mile of a significant existing off-site vector breeding source.

Impact Analysis

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. Implementation of the Proposed Project would result in the construction of new sources of standing water that would persist for more than 72 hours, such ornamental ponds or fountains. As a result, this would increase human exposure to vectors, such as mosquitoes, that are capable of transmitting potentially significant public health diseases or creating nuisances.

Per the County Guidelines for Determining Significance for Vectors, a substantial increase in the number of residents located within one-quarter mile of a significant existing off-site vector breeding source would increase human exposure to vectors capable of spreading disease. Table 2.7-4 lists the vector breeding sources found within two miles of a PSR Analysis Area and former CGSP Area. As shown in this table, the nearest off-site vector breeding source is located approximately one-half mile from some of the proposed PSR Analysis Areas and former CGSP Area. As a result of the Proposed Project, an increase in potential density would occur in PSR Analysis Areas BO18+, CD14, FB2+, FB17, FB19+, ME30A, NC3A, NC18A, NC22, NC37, NC38+, SD15, VC7+, VC57+, and former CGSP Subareas CG1, CG2, CG3, CG4, CG5, CG6, CG7, and CG8, which are located within two miles of an existing vector breeding source. Growth associated with the Proposed Project would increase the potential for human exposure to vectors, such as mosquitoes, that are capable of transmitting public health diseases or creating nuisances.

On the federal level, the Center for Disease Control oversees the Division of Vector-Borne Infectious Diseases and implements programs to prevent hazards from vectors. On the State level, California HSC Sections 116110 through 116112 establishes mosquito abatement and vector control districts. And on the local level, the County Department of Environmental Health implements the Vector Surveillance Program provides the public with early detection of public health threats, mosquito control, property inspection, on-site advice, public education, and information on controlling vectors. When new development projects in the County have particular vector sources associated with them, the plans are forwarded to the Department of Environmental Health for additional review. In most such cases, a vector control plan will be prepared and implemented as part of that project.

Implementation of the Proposed Project does not directly propose new vector breeding sources, but would allow increased development potential which may result in new indirect vector breeding sources. As a result of the Proposed Project, increased development would be allowed in PSR Analysis Areas BO18+, CD14, FB2+, FB17, FB19+, ME30A, NC3A, NC18A, NC22, NC37, NC38+, SD15, VC7+, VC57+, and former CGSP Subareas CG1, CG2, CG3, CG4, CG5, CG6, CG7, and CG8, which are located within two miles of an existing off-site vector breeding source. The Proposed Project would be required to comply with existing regulations including the Centers for Disease Control and Prevention vector programs, California HSC Sections 116110 through 116112, and the County Vector Surveillance Program which requires implementation of vector control plans. Therefore, impacts associated with vectors would be less than significant due to compliance with existing regulations.

Adoption of the Valley Center Community Plan Residential Policy 8 Revision would allow for additional minimum lot size flexibility for residential clustering only within SR-2 or SR-4 areas and only within the sewer service area; however, the adoption would not result in an increase in the number of allowed dwelling units. Therefore, implementation of Valley Center Community Plan Residential Policy 8 Revision would not result in an impact related to vectors.

2.7.4 Cumulative Impacts

Typically, the geographic scope of a cumulative impact analysis for hazardous materials includes the area immediately surrounding the affected hazardous materials location. However, the Proposed Project includes multiple PSR Analysis Areas and former CGSP Area within multiple CPAs and Subregions throughout the unincorporated San Diego County. Therefore, for the purposes of this analysis, the geographic scope of cumulative impact analysis includes the PSR Analysis Areas, former CGSP Area, and immediately surrounding areas.

2.7.4.1 Issue 1: Transport, Use, and Disposal of Hazardous Materials

Cumulative projects within the region are likely to result in new development which would include facilities that involve the use, storage, disposal or transport hazardous materials, and potentially increase hazards to the public or the environment. For example, the Newland Sierra project within the North County Metro Subregion and Bonsall CPA proposes commercial land uses that may regularly store and handle hazardous materials, thereby increasing the potential to create a significant hazard to the public or the environment. 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 SANDAG Regional Transportation Plan; 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 Resource Conservation Recovery Act, CERCLA, the Hazardous Materials Transportation Act, International Fire Code, and CCRs Title 22 and Title 27. Compliance with applicable regulations would result in less than significant impacts associated with the transport, use, and disposal of hazardous materials. Therefore, cumulative projects would not result in a significant cumulative impact.

Implementation of the Proposed Project would involve increased transport, use, and disposal of hazardous materials; however, potential direct impacts would be considered less than significant because of required compliance with existing federal, State, and local regulations. As described above, a potentially significant cumulative impact associated with this issue would not occur. Therefore, implementation of the Proposed Project would not contribute to a cumulative impact.

2.7.4.2 Issue 2: Accidental Release of Hazardous Materials

The implementation of various cumulative 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. For example, the Newland Sierra project within the North County Metro Subregion and Bonsall CPA proposes commercial land uses that regularly store hazardous materials, thereby increasing the potential for an accidental release of hazardous materials. Additionally, this project includes the construction of 2,135 single and multi-family homes, which would increase the population of these areas. 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, such as Chemical Accident Prevention Provision, Resource Conservation Recovery Act, Robert T. Stafford Disaster Relief and Emergency Assistance Act, California HSC, CCR Title 23, Aboveground Petroleum Storage Act, California Accidental Release Prevention program, Emergency Response to Hazardous Materials Incidents, and the California Emergency

Services Act. These regulations would reduce the risks associated with an accidental release of hazardous materials from cumulative projects. Therefore, a potentially significant cumulative impact would not occur.

Implementation of the Proposed Project would result in land uses, such as commercial and industrial (within the areas noted above), that commonly store, use, and dispose of hazardous materials. However, all future development allowed under the Proposed Project would be required to comply with applicable federal, State, and local regulations related to upset or accident conditions involving the release of hazardous materials. As described above, a potentially significant cumulative impact associated with this issue would not occur. Therefore, implementation of the Proposed Project would not contribute to a cumulative impact.

2.7.4.3 Issue 3: Hazards to Schools

Cumulative projects in the region would increase infrastructure and services to accommodate regional population growth. New schools would eventually be constructed and would potentially be located in the vicinity of facilities that emit hazardous emissions or handle hazardous or acutely hazardous materials, while existing schools would be affected by new or expanded facilities that use hazardous materials. However, cumulative projects would be subject to hazardous materials and waste regulations and other environmental requirements. These requirements, such as mandated hazard investigations for potential school sites and analyses of proposed projects or existing land uses, would reduce the risk of cumulative projects to emit hazardous materials within one-quarter mile of schools. Therefore, a significant cumulative impact would not occur.

The Proposed Project would increase the potential for land uses that emit hazardous emissions or handle hazardous materials to be located within one-quarter mile of an existing or proposed school or daycare facility. However, compliance with federal, State, and local regulations pertaining to hazardous waste would ensure that risks associated with hazardous emissions and schools would remain at a less than significant level. As described above, a potentially significant cumulative impact associated with this issue would not occur. Therefore, the Proposed Project would not contribute to a potentially significant cumulative impact.

2.7.4.4 Issue 4: Existing Hazardous Materials Sites

It is reasonable to assume that surrounding jurisdictions have multiple existing hazardous materials sites, pursuant to CGC Section 65962.5(b), similar to San Diego County. Therefore, implementation of cumulative projects, such as development consistent with surrounding jurisdictions general plans, energy projects, or private projects, would result in the location of a project on a site with existing hazardous materials issues, which would result in a potentially significant impact to the public or environment. However, most cumulative projects would be required to undergo CEQA/NEPA review, in addition to abiding by applicable regulations that prevent risks associated with existing hazardous materials sites, such as CERCLA, Preliminary Remediation Goals, CGC Section 65962.5(b), and the California Human Health Screening Levels. Therefore, cumulative projects would not result in a significant cumulative impact associated with existing hazardous materials sites.

Implementation of the Proposed Project would allow future development projects to be located near or on a site that would create potentially significant hazards to the public or environment, such as those pursuant to CGC Section 65962.5(b) closed landfills or areas with historic or existing agriculture use. However, any future development of the land uses proposed under the Proposed Project would be required to comply with federal, State, and local regulations and

County policies related to existing on-site hazardous materials contamination. Therefore, the Proposed Project would have a less than significant direct impact. As described above, a potentially significant cumulative impact associated with this issue would not occur. Therefore, the Proposed Project would not contribute to a potentially significant cumulative impact.

2.7.4.5 Issue 5: Public Airports

Cumulative projects such as developments on tribal lands, would potentially result in incompatible land uses within the vicinity of a public airport. This would 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 and the State Aeronautics Act, which would reduce the potential for safety hazards to a level below significant. Therefore, cumulative projects would not result in a potentially significant cumulative impact.

Implementation of the Proposed Project would result in a less than significant impact for people residing or working in the project area, as there are no PSR Analysis Areas or former CGSP Subareas within two miles of a public airport. Additionally, as discussed above, a potentially significant cumulative impact would not occur from the combined effects of other cumulative projects. Therefore, the Proposed Project would not contribute to a potentially significant cumulative impact.

2.7.4.6 Issue 6: Private Airports

Cumulative projects such as developments on tribal lands, would potentially result in incompatible land uses within the vicinity of a private airport. This would potentially result in a significant safety hazard for people residing or working within two miles of a private airport. However, cumulative projects would be subject to safety regulations, such as FAA standards, Department of Defense standards and the State Aeronautics Act, which would reduce the potential for safety hazards to a level below significant. Therefore, cumulative projects would not result in a potentially significant cumulative impact.

Implementation of the Proposed Project would result in a less than significant impact for people residing or working in the PSR Analysis Areas or former CGSP Area within two miles of a private airport, and within an ALUCP or CLUP. Additionally, as discussed above, a potentially significant cumulative impact would not occur from the combined effects of other cumulative projects. Therefore, the Proposed Project would not contribute to a potentially significant cumulative impact.

2.7.4.7 Issue 7: Emergency Response and Evacuation Plans

Cumulative projects, such as development consistent with surrounding jurisdictions general plans, energy projects or private projects, would have the potential to impair existing emergency and evacuation plans. This would result from any of the following: (1) an increase in population 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 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. Therefore, due to existing regulations, cumulative projects would not result in a significant cumulative impact.

Land uses and subsequent development implemented under the Proposed Project have the potential to interfere with adopted emergency response and evacuation plans, resulting in a potentially significant direct impact. However, as discussed above, a potentially significant cumulative impact would not occur. Therefore, the Proposed Project would not contribute to a significant cumulative impact.

2.7.4.8 Issue 8: Wildland Fires

Southern California has a history of experiencing frequent and intensive wildland fires, which have exposed people and structures to a potentially significant loss of life and property. Some cumulative projects would occur in areas that are considered High or Very High FHSZs. 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 the widespread risk across the region. For example, the Warner Ranch project in the Pala-Pauma CPA proposes the construction of 680 dwelling units in a of Very High FHSZ. **Although regulations exist to reduce hazards associated with wildland fires, they would not reduce the cumulative risk to a level below significant. Therefore, the cumulative impact associated with wildland fires would be significant**.

Implementation of the Proposed Project would result in increased development potential in areas that are prone to wildland fires. Thus, the Proposed Project would result in a potentially significant impact from the exposure of or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands. **Therefore, the Proposed Project's contribution to this significant cumulative impact would be cumulatively considerable (Impact HZ-3).**

2.7.4.9 Issue 9: Vectors

Cumulative projects would potentially contribute to vector breeding sources in a similar manner to those of the Proposed Project. All development projects within the geographic scope for cumulative projects have the potential to indirectly create new vector breading sources. Cumulative projects that incorporate environmental measures, such as stormwater detention/retention ponds might inadvertently increase vector breeding sources. Similar to the Proposed Project, cumulative projects would be required to follow CDC Division of Vector-Borne Infectious Diseases and California HSC requirements regarding vector transmission. Cumulative project compliance with these requirements would reduce potential cumulative impacts to a level below significant. Therefore, a significant cumulative impact with respect to vectors would not occur.

The Proposed Project would not result in a significant impact related to an increase in vectors within the PSR Analysis Areas or the former CGSP Area. As discussed above, cumulative projects would not result in a significant cumulative impact. Therefore, the Proposed Project would not contribute to a significant cumulative impact.

2.7.5 Mitigation

2.7.5.1 Issue 1: Transport, Use, and Disposal of Hazardous Materials

The Proposed Project would not result in significant direct and cumulative impacts related to the transport, use, and disposal of hazardous materials; therefore, mitigation is not necessary. However, the following adopted General Plan policies would continue to apply.

Adopted General Plan Policies

Policy S-1.1: Minimize Exposure to Hazards. Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.

Policy S-1.2: Public Facilities Location. Advise, and where appropriate require, new development to locate future public facilities, including new essential and sensitive facilities, with respect to the County's hazardous areas and State law.

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.

Policy S-11.2: Industrial Use Restrictions. Restrict industrial uses that store, process, or transport significant amounts of hazardous material to areas designated as High Impact Industrial.

2.7.5.2 Issue 2: Accidental Release of Hazardous Materials

The Proposed Project would not result in significant direct and cumulative impacts related to accidental release of hazardous materials; therefore, mitigation is not necessary. However, General Plan policies S-1.1, S-1.2, S-11.1, and S-11.2 listed in Section 2.7.5.1 for Issue 1, as well as the following adopted General Plan policies would continue to apply.

Adopted General Plan Policies

Policy LU-11.9: Development Density and Scale Transitions. Locate transitions of medium-intensity land uses or provide buffers between lower intensity uses, such as low-density residential districts and higher intensity development, such as commercial or industrial uses. Buffering may be accomplished through increased setbacks or other techniques such as grade differentials, walls, and/or landscaping but must be consistent with community design standards.

Policy LU-11.11: Industrial Compatibility with Adjoining Uses. Require industrial land uses with outdoor activities or storage to provide a buffer from adjacent incompatible land uses (refer to Policy LU-11.9 for examples of buffering).

2.7.5.3 Issue 3: Hazards to Schools

The Proposed Project would not result in significant direct and cumulative impacts related to hazards to schools; therefore, mitigation is not necessary. However, the following adopted General Plan policies would continue to apply.

Adopted General Plan Policies

Policy LU-11.10: Integrity of Medium and High Impact Industrial Uses. Protect designated Medium and High Impact Industrial areas from encroachment of incompatible land uses, such as residences, schools, or other uses that are sensitive to industrial impacts. The intent of this policy is to retain the ability to utilize industrially designated locations by reducing future development conflicts.

Policy S-11.3: Hazards-Sensitive Uses. Require that land uses using hazardous materials be located and designed to ensure sensitive uses, such as schools, hospitals, day care centers, and residential neighborhoods, are protected. Similarly, avoid locating sensitive uses near established hazardous materials users or High Impact Industrial areas where incompatibilities would result.

2.7.5.4 Issue 4: Existing Hazardous Materials Sites

The Proposed Project would not result in significant direct and cumulative impacts related to existing hazardous materials sites; therefore, mitigation is not necessary. However, General Plan policies S-1.1 and S-1.2 listed in Section 2.7.5.1 for Issue 1, as well as the following adopted General Plan policies would continue to apply.

Adopted General Plan Policies

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.

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.

2.7.5.5 Issue 5: Public Airports

The Proposed Project would not result in significant direct and cumulative impacts related to public airports; therefore, mitigation is not necessary. However, the following adopted General Plan policies would continue to apply.

Adopted 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.

2.7.5.6 Issue 6: Private Airports

The Proposed Project would not result in significant direct and cumulative impacts related to private airports; therefore, mitigation is not necessary. However, General Plan policies S-15.1, S-15.2, and S-15.3 listed in Section 2.7.5.5 for Issue 5, as well as the following adopted General Plan policy would continue to apply

Adopted General Plan Policies

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.

2.7.5.7 Issue 7: Emergency Response and Evacuation Plans

Implementation of the following adopted General Plan policies and 2011 PEIR mitigation measures would mitigate **Impact HZ-1** to a level below significant.

Adopted General Plan Policies

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.

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.

Adopted 2011 PEIR Mitigation Measures

Haz-3.1: Facilitate coordination between County and the Office of Emergency services to implement and periodically update the Hazard Mitigation Plan.

Haz-3.2: Implement the CEQA Guidelines for Determining Significance to ensure that discretionary projects do not adversely impact emergency response or evacuation plans. Also implement the County Public Road Standards and County Private Road Standards during these reviews and ensure that road improvements are consistent with Emergency Response and Evacuation Plans. Apply appropriate mitigation when impacts are significant.

Haz-3.3: Prepare Fire Access Road network plans and include in Community Plans or other document as appropriate. Also implement the County Fire Code and require fire apparatus access roads and secondary access for projects.

2.7.5.8 Issue 8: Wildland Fires

Implementation of the following adopted General Plan policies and 2011 PEIR mitigation measures would reduce ~~the~~ direct **Impact HZ-2** and cumulative **Impact HZ-3**~~former CGSP~~ but **not to a level below significant; therefore, the impact would remain significant and unavoidable**.

Adopted General Plan Policies

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.

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

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

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

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

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

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

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

Policy S-4.1: Fuel Management Programs. Support programs consistent with State law that require fuel management/modification within established defensible space boundaries and when

strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.

Adopted 2011 PEIR Mitigation Measures

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

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

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

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

2.7.5.9 Issue 9: Vectors

The Proposed Project would not result in significant direct and cumulative impacts related to vectors therefore, mitigation is not necessary. However, the following adopted General Plan policies would continue to apply.

Adopted General Plan Policies

Policy COS-3.1: Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.

Policy COS-4.3: Storm Water Filtration. Maximize storm water filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures and/or moisture damage to building slabs.

Policy COS-5.2: Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain storm water run-off caused from the development footprint at or near the site of generation.

Policy COS-6.2: Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:

- Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations
- Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g. landscape screening) between intensive uses and adjacent non-agricultural land uses
- Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development.
- Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture
- Supporting local and State right-to-farm regulations
- Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process.

Policy COS-6.3: Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.

2.7.6 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 2011 PEIR mitigation measures are implemented.

2.7.6.1 Issue 1: Transport, Use, and Disposal of Hazardous Materials

Implementation of the Proposed Project would result in an increase in the transport, use, and disposal of hazardous materials from an increase in land uses that commonly store, use, and dispose of hazardous materials, such as limited medium impact industrial and general commercial. However, the Proposed Project would be required to comply with federal, State, and local regulatory requirements, including Resource Conservation Recovery Act, CERCLA, Hazardous Materials Transportation Act, CCR Title 27, and County Consolidated Fire Code Title 24, which strictly regulate the transportation, use and disposal of hazardous materials. Additionally, the Proposed Project would adhere to General Plan goals and policies related to the responsible transportation, use and disposal of hazardous materials. Therefore, impacts would be less than significant. Additionally, the Proposed Project would not contribute to a significant cumulative impact.

2.7.6.2 Issue 2: Accidental Release of Hazardous Materials

Implementation of the Proposed Project would result in land uses, such as medium impact industrial and general commercial that commonly store, use, and dispose of hazardous materials. Additionally, industries and businesses using hazardous materials would be expected to expand or increase to accommodate the projected population growth anticipated as a result of the Proposed Project. However, all future development allowable as a result of land use changes under the Proposed Project would be required to comply with applicable federal, State, and local regulations related to the accidental release 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 did occur. These regulations include but are not limited to Chemical Accident Prevention Provision, Resource Conservation Recovery Act, the Robert T. Stafford Disaster Relief and Emergency Assistance Act, the California HSC, CCR Title 23, the Aboveground Petroleum Storage Act, California Accidental Release Prevention, Emergency Response to Hazardous Materials Incidents, the California Emergency Services Act, and the County Consolidated Fire Code. Therefore, impacts would be less than significant. Additionally, the Proposed Project would not contribute to a significant cumulative impact.

2.7.6.3 Issue 3: Hazards to Schools

Implementation of the Proposed Project would result in land uses that have an increased potential for hazardous materials to be located within one-quarter mile of an existing or proposed school or daycare facility. However, compliance with adopted General Plan Update policies and federal and State regulations pertaining to hazardous wastes, including the CEQA Guidelines, would ensure that risks associated with hazardous emissions and schools would be a level less than significant. Additionally, the Proposed Project would not contribute to a significant cumulative impact.

2.7.6.4 Issue 4: Existing Hazardous Materials Sites

Under implementation of the Proposed Project, development could be located in close proximity to a site that would create potentially significant hazards to the public or environment, such as those pursuant to CGC 65962.5(b), active, abandoned or closed landfills, FUDS, areas with historic or current agriculture, or areas with petroleum contamination. However, future development of land uses within the PSR Analysis Areas and former CGSP Area would be required to comply with applicable General Plan Update policies and existing federal, State, and local regulations related to existing on-site hazardous materials contamination. Therefore, the Proposed Project would have a less than significant impact. Additionally, the project would not contribute to a significant cumulative impact.

2.7.6.5 Issue 5: Public Airports

Implementation of the Proposed Project would result in increases in development potential within the AIA of the following public airports: Fallbrook Community Airpark, McClellan-Palomar Airport, and Borrego Valley Airport. Future projects located in these areas would be required to comply with all applicable federal, State, and local regulations, such as FAA regulations, Department of Defense Air Installations Compatible Use Zones, and the State Aeronautics Act. Compliance with such regulations would result in less than significant direct impacts related to hazards associated with public airports. Additionally, the Proposed Project would not contribute to a significant cumulative impact.

2.7.6.6 Issue 6: Private Airports

Implementation of the Proposed Project would result in increases in development potential within two miles of a private airport. Therefore, the Proposed Project would result in potential safety hazards for people residing or working within the PSR Analysis Areas or the former CGSP Area within two miles of a private airport. However, compliance with applicable regulations, such as FAA regulations, Department of Defense Air Installations Compatible Use Zones, and the State Aeronautics Act, would result in less than significant impacts related to hazards associated with private airports. Additionally, the Proposed Project would not contribute to a significant cumulative impact.

2.7.6.7 Issue 7: Emergency Response and Evacuation Plans

Implementation of the Proposed Project would result in increases in development potential in areas of the County that have not accounted for this growth in their existing emergency response and evacuation plans. This is considered to be a potentially significant impact **(Impact HZ-1)**. The potentially direct effects on emergency response and evacuation plans resulting from implementation of the Proposed Project would be reduced to a level below significant by complying with applicable emergency response and evacuation policies outlines in existing regulations, such as the Multi-Jurisdictional Hazard Mitigation Plan and the Dam Evacuation Plan, as well as implementation of General Plan goals/policies and 2011 PEIR mitigation measures, which are summarized in Section 2.7.5.7 of this SEIR. Additionally, the Proposed Project would not contribute to a significant cumulative impact.

2.7.6.8 Issue 8: Wildland Fires

Implementation of the Proposed Project would result in increases in development potential in areas that are prone to wildland fires. This is because most the unincorporated County is in High or Very High FHSZ. Implementation of the Proposed Project would have the potential to expose people or structures to a potentially significant risk of loss, injury or death involving wildland fires. Direct project impacts are considered significant. In addition, implementation of the Proposed Project would result in a cumulatively considerable contribution to a significant cumulative impact associated with wildland fires. The General Plan policies and 2011 PEIR mitigation measures, in addition to compliance with applicable regulations, would reduce Proposed Project impacts related to wildland fires, although not to a level below significant. **Direct and cumulative project impacts associated with wildland fires would remain significant and unavoidable (Impact HZ-2 and HZ-3).**

2.7.6.9 Issue 9: Vectors

Future development of land uses consistent with the Proposed Project would have the potential to increase human exposure to vectors. However, project compliance with existing regulations, policies, plans and guidelines associated with vector control would ensure that significant impacts do not occur. Therefore, the Proposed Project would not result in a significant impact associated with vectors. Additionally, implementation of the Proposed Project would not contribute to a significant cumulative impact related to exposure to vectors.

Table 2.7-1 Open Hazardous Waste Sites within One Mile of a PSR Analysis Area or Former CGSP Area

PSR Analysis Area/Former CGSP Area	Site Type	Date Opened	Contaminant
CD14	Cleanup Program Site	5/5/2016	Other acid or corrosive
DS8	Military Cleanup Site	8/17/2009	Not Specified
	Military Cleanup Site	5/12/2010	Not Specified
FB2+	School Investigation	11/2/2016	metals (arsenic, silver, total chromium), organochlorine pesticides, Polychlorinated biphenyls, tetrachloroethylene
FB17	Cleanup Program Site	5/20/2011	Not Specified
FB18	School Investigation	11/2/2016	metals (arsenic, silver, total chromium), organochlorine pesticides, Polychlorinated biphenyls, tetrachloroethylene
	Land Disposal Site	1/1/1999	Not Specified
ME30A	LUST Site	3/22/2012	Diesel, Gasoline
	Military Cleanup Site	5/12/2010	Explosives (UXO, MEC), Munitions Debris, Diesel, Gasoline, Total Petroleum Hydrocarbons
	State Response	6/4/2015	Explosives (UXO, MEC), lead
NC38+	Cleanup Program Site	10/25/2004	Not Specified
VC57+	LUST Cleanup Site	7/13/2016	Diesel, Gasoline, Kerosene
	LUST Cleanup Site	10/15/2015	Gasoline
VC67	LUST Cleanup Site	7/13/2016	Diesel Gasoline, Kerosene
	LUST Cleanup Site	10/15/2015	Gasoline
CG1-8	Land Disposal Site	1/13/2014	Not Specified

UXO = unexploded ordnance, MEC = Munitions and Explosives of Concern, LUST = leaking underground storage tank
Source: DTSC 2017 and SWRCB 2016

Table 2.7-2 Airports within Two Miles of PSR Analysis Areas or within AIA

PSR Analysis Area	Airport Name	Public/Private
DS8	Borrego Valley Airport (AIA)	Public
FB21+	Fallbrook Community Airport (AIA)	Public
NC22	McClellan-Palomar Airport (AIA)	Public
NC38+	McClellan-Palomar Airport (AIA)	Public
PP30	Pauma Valley Air Park	Private
VC7+	Blackinton Airport	Private
VC57+	Hoag Heliport	Private

Source: County 2016

Table 2.7-3 Wildland Fire Hazard Class

SR Analysis Area/ Former CGSP Area	Hazard Class	Total Acres
BO18+	Moderate Very High	822 99
CD14	Very High	101
DS8	Moderate	169
DS24	Moderate	171
FB2+	Moderate High Very High	223 60 217
FB17	Moderate High Very High	98 7 3
FB19+	Moderate Very High	261 324
FB21+	Non-Wildland/Non-Urban Moderate Very High	1 328 353
ME26	High Very High	267 411
ME30A	Moderate Very High	101 161
NC3A	Non-Wildland/Non-Urban Moderate Very High	<1 277 740
NC18A	Moderate Very High	12 80
NC22	Very High Moderate	152 3
NC37	Moderate Very High	73 86
NC38+	Non-Wildland/Non-Urban Very High Moderate	<1 1 76
PP30	Non-Wildland/Non-Urban Very High Moderate	<1 414 104
SD15	Very High	69
VC7+	Non-Wildland/Non-Urban Moderate Very High	1 1,111 360
VC51	Non-Wildland/Non-Urban Moderate	<1 165
VC57+	Moderate High Very High	694 600 74
VC67	Moderate High Very High	<1 <1 13
CG1-8	Very High	121

Source: County 2016

Table 2.7-4 Off-site Vector Breeding Sources within Two Miles of PSR Analysis Area or Former CGSP Area

PSR Analysis Area/ Former CGSP Area	Vector Type	Distance from PSR Analysis Area/Former CGSP Area (miles)	Source
BO18+	Mosquito	1	Dike
	Mosquito	2	Golf Course
	Mosquito	2	Racetrack
	Mosquito	2	Pond
	Mosquito	2	Mobile home
CD14	Mosquito	2	New Development
	Mosquito	1.5	Channel
	Mosquito	2	River/Creek
	Mosquito	0.5	Channel
	Mosquito	1.5	Ditch
	Mosquito	2	N/A
	Mosquito	2	N/A
	Mosquito	2	N/A
FB2+	Mosquito	1	Pond
	Mosquito	0.5	N/A
	Mosquito	1.5	Drain
FB17	Mosquito	2	Drain
	Mosquito	2	Golf Course
	Mosquito	1.5	Golf Course
	Mosquito	2	Pond
	Mosquito	2	Pond
	Mosquito	1.5	Drain
	Mosquito	2	Pond
	Mosquito	2	N/A
FB19+	Mosquito	1.5	Ditch
	Mosquito	2	Ditch
	Mosquito	2	Ditch
ME30A	Mosquito	0.5	N/A
NC3A	Mosquito	2	Drain
	Mosquito	1.5	Standing water
	Mosquito	1.5	Creek
	Mosquito	1.5	Ditch
	Mosquito	1.5	Creek
	Mosquito	0.5	Drainage
	Mosquito	0.5	Drain
	Mosquito	1.5	Drain
	Mosquito	0.5	Drain
	Mosquito	1	Standing water
	Mosquito	0.5	Ditch
	Mosquito	1	Standing water
	Mosquito	0.5	Ditch

Table 2.7-4 Off-site Vector Breeding Sources within Two Miles of PSR Analysis Area or Former CGSP Area

PSR Analysis Area/ Former CGSP Area	Vector Type	Distance from PSR Analysis Area/Former CGSP Area (miles)	Source
NC3A (cont.)	Mosquito	1	Golf course
	Mosquito	0.5	Ditch
	Mosquito	2	Pond
	Mosquito	2	Creek
	Mosquito	2	Creek
NC18A	Mosquito	1.5	Creek
	Mosquito	2	Creek
	Mosquito	0.5	Creek/Ponds
	Mosquito	1	Ditch
	Mosquito	1	Ditch
	Mosquito	1.5	Creek
	Mosquito	1	Ditch
	Mosquito	1.5	Channel
NC22	Mosquito	2	Channel
	Mosquito	1.5	Channel
	Mosquito	2	Creek
	Mosquito	1.5	Ditch
	Mosquito	1	N/A
	Mosquito	2	Creek
	Mosquito	2	Creek
	Mosquito	0.5	Ponds
	Mosquito	0.5	Creek
	Mosquito	1.5	N/A
	Mosquito	2	N/A
	Mosquito	2	Channel
	Mosquito	1	Channel
	Mosquito	0.5	Channel
	Mosquito	0.5	Ditch
	Mosquito	2	Channels
	Mosquito	1	Drain
	Mosquito	1	Channel
NC37	Mosquito	1.5	Pond
	Mosquito	1.5	Pond/drainage
	Mosquito	2	Drainage
	Mosquito	2	Creek
NC38+	Mosquito	2	Creek
	Mosquito	2	Creek
	Mosquito	1.5	Channel
	Mosquito	1.5	Channel
	Mosquito	1	Channel

Table 2.7-4 Off-site Vector Breeding Sources within Two Miles of PSR Analysis Area or Former CGSP Area

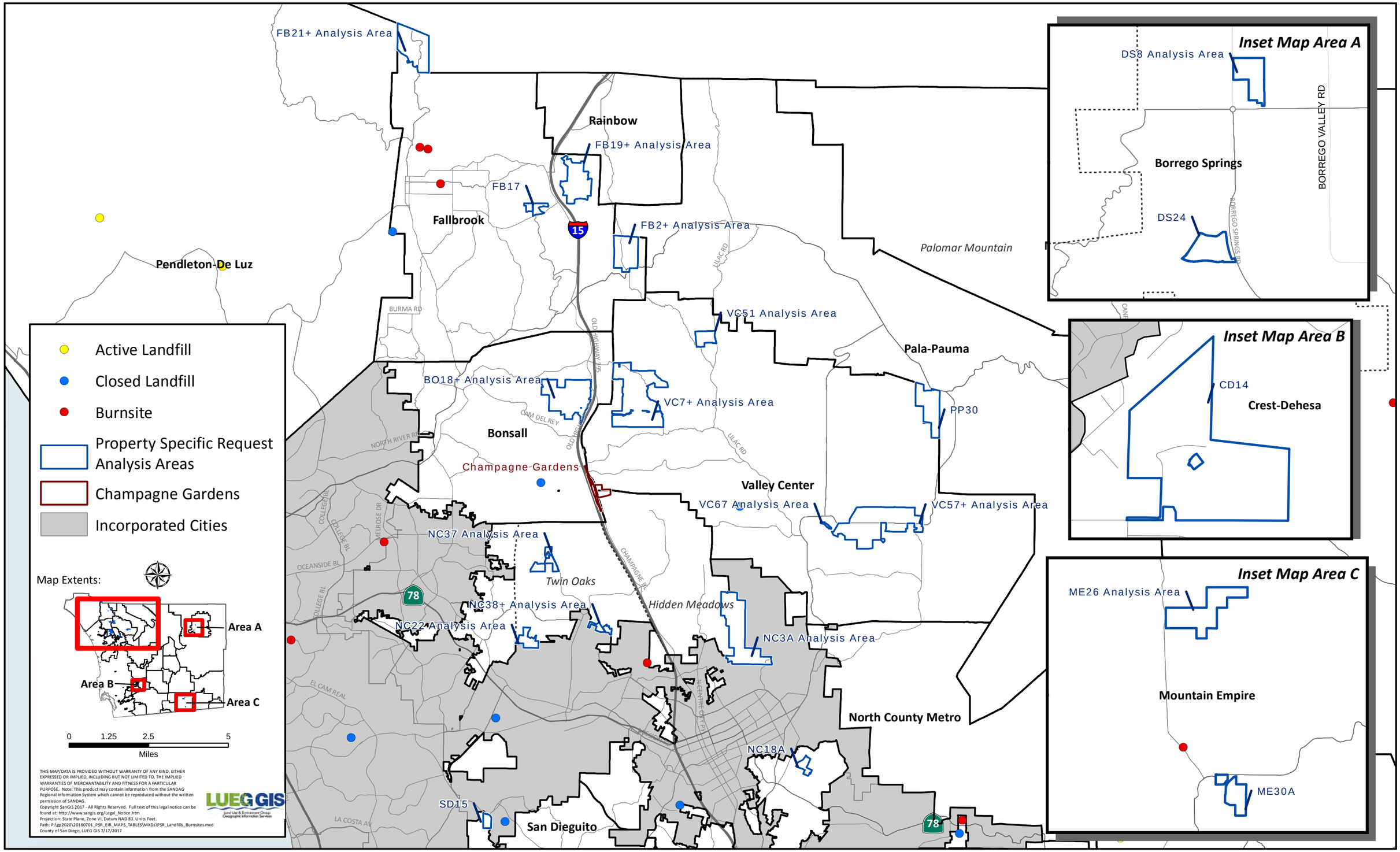
PSR Analysis Area/ Former CGSP Area	Vector Type	Distance from PSR Analysis Area/Former CGSP Area (miles)	Source
SD15	Mosquito	2	Creek
	Mosquito	2	Creek
	Mosquito	1.5	Drain
	Mosquito	1.5	Drain
	Mosquito	2	Standing water
	Mosquito	1	Drain
	Mosquito	2	N/A
	Mosquito	1	Channel
	Mosquito	1.5	Creek
	Mosquito	2	Standing water
	Mosquito	2	Pond
	Mosquito	2	Standing water
	Mosquito	2	Standing water
	Mosquito	2	Drain
	Mosquito	2	N/A
VC7+	Mosquito	2	Ditch
VC67, VC57+	Mosquito	0.5	Drain
CG1-8	Mosquito	0.5	Creek
	Mosquito	0.5	Standing water
	Mosquito	1.5	Creek
	Mosquito	0.5	Pond
	Mosquito	0.5	Creek
	Mosquito	0.5	Standing Water
	Mosquito	1	Creek

Note: No vector sources were identified within the PSR Analysis Areas or the former CGSP Area.
Source: County 2016

Table 2.7-5 Active Hazardous Waste Transporters in Unincorporated Areas of San Diego County

Transporter Name	Location	Transporter Services
Burns & Sons Trucking, Inc.	Spring Valley	Construction Trucking Company
EFR Environmental Services, Inc.	Alpine	Waste Removal, Waste Solids and Liquid Removal, Resource Conservation Recovery Act, Non- Resource Conservation Recovery Act, Transportation Services
Casper Company	Spring Valley	Hazardous Materials Abatement
Mountain Materials, Inc.	Alpine	Construction Trucking, Transportation of Resource Conservation Recovery Act and Non- Resource Conservation Recovery Act Soils

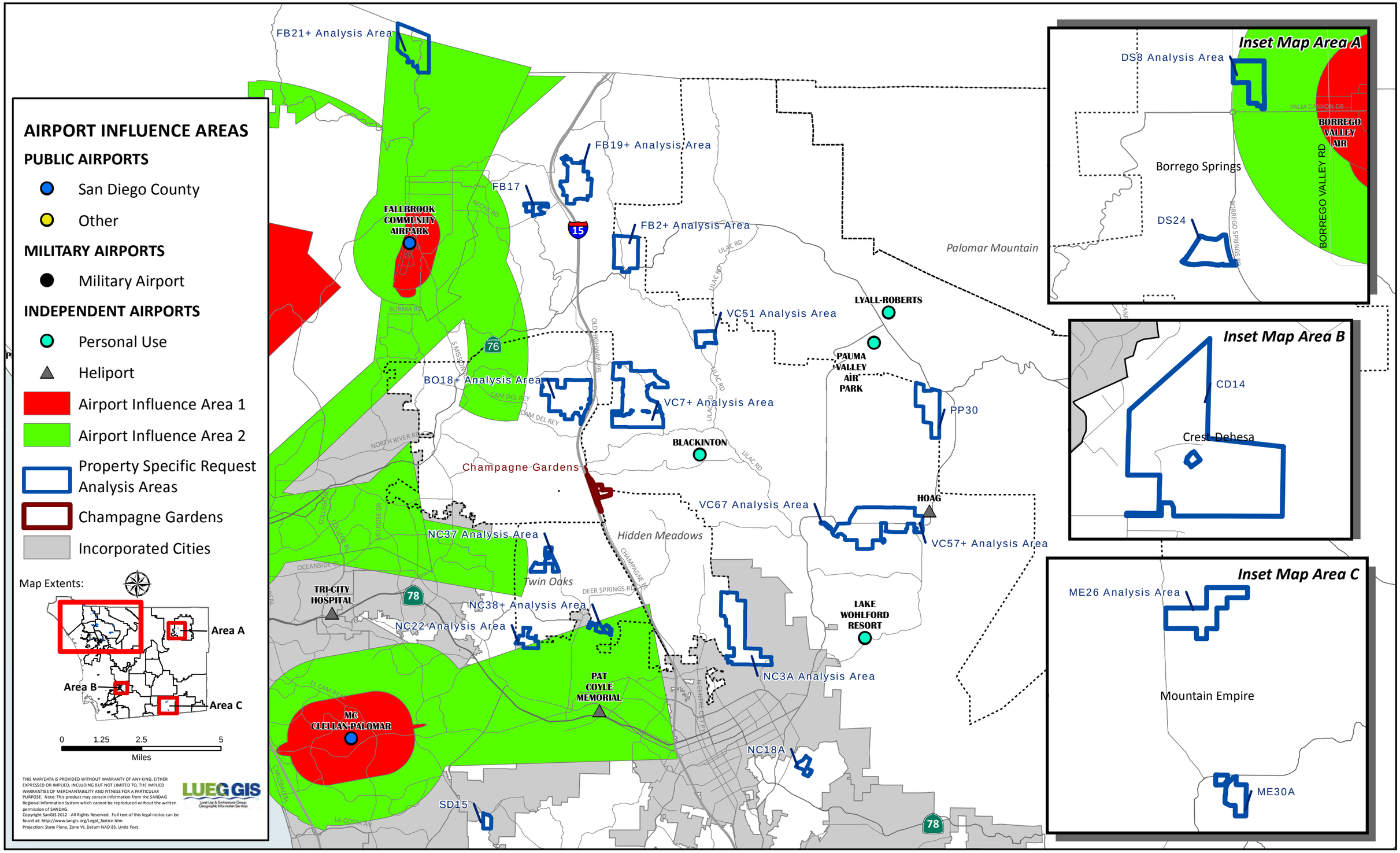
Source: DTSC 2016



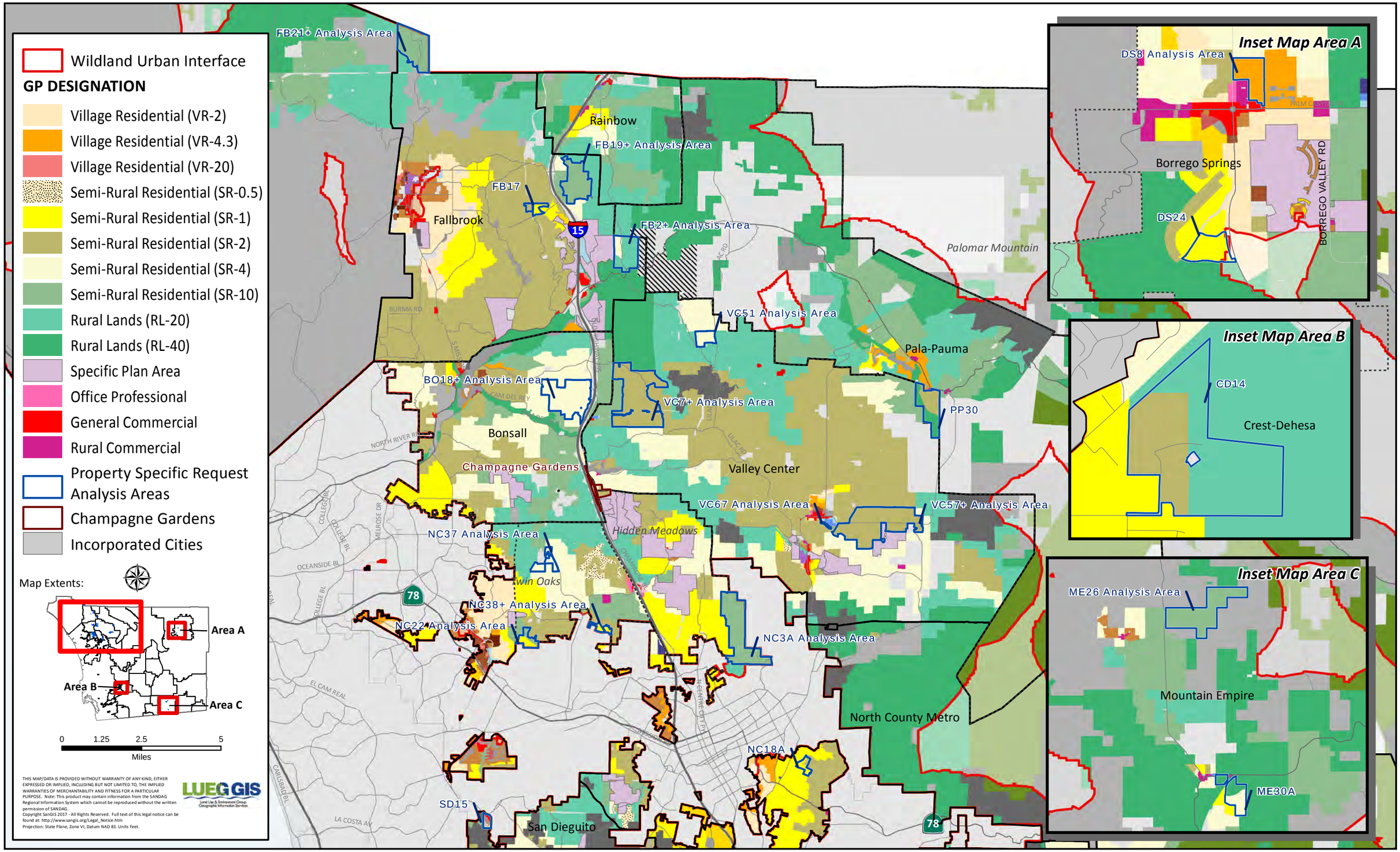
Source: SanGIS, County of San Diego, 2017

Landfills and Burn Sites

Figure 2.7-1



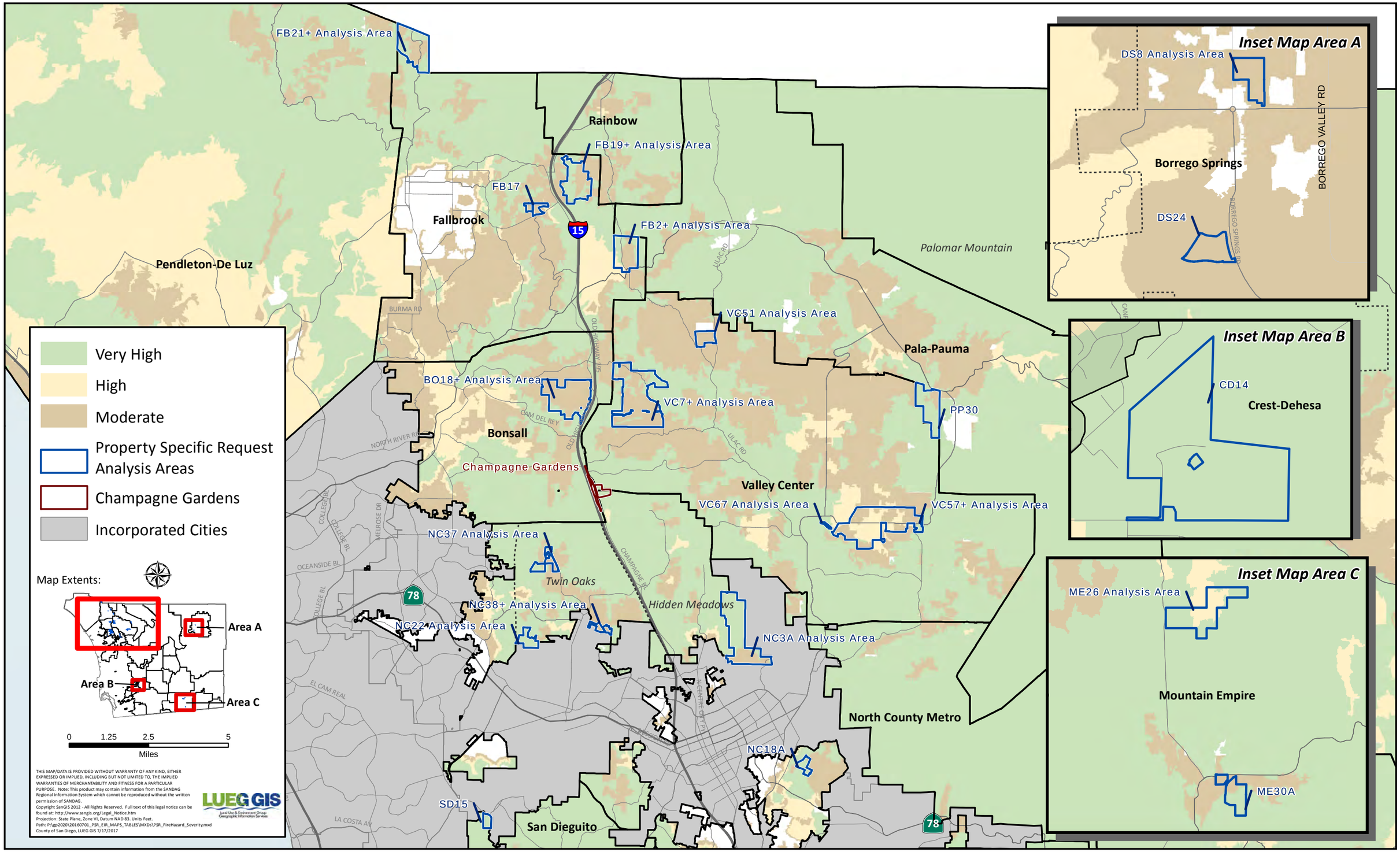
Source: SanGIS, County of San Diego, 2017



Source: SanGIS, County of San Diego, 2017

Wildland Urban Interface Areas

Figure 2.7-3



Source: SanGIS, County of San Diego, 2017

Fire Hazard Severity Zones

Figure 2.7-4