2.7. Hazards and Hazardous Materials

This section addresses potential hazards and hazardous materials impacts that may result from construction and/or operation of Safari Highlands Ranch project (SHR). The following discussion addresses the existing hazards and hazardous materials conditions of the affected environment, considers relevant goals and policies, identifies and analyzes environmental impacts, and recommends measures to reduce or avoid adverse impacts anticipated from implementation of the project, as applicable. Potential for hazards to the public related to wildland fires is addressed in **Section 2.14, Wildfire Hazards**.

The analysis in this section is based on a Phase I Environmental Site Assessment (ESA) prepared by Geocon, Inc. (2016) and peer reviewed by Michael Baker International. The report is included in its entirety in **Appendix 2.7**.

The table below summarizes the hazards and hazardous materials potential impacts detailed in **Section 2.7.4**.

Summary of Hazards and Hazardous Materials Impacts

Threshold Number	Issue	Determination	Mitigation Measures	Impact After Mitigation
1	Hazardous Substance Handling	Less than Significant Impact	None required	Less than Significant Impact
2	Hazardous Substance Release	Less than Significant Impact	None required	Less than Significant Impact
3	Hazards Near Schools	Less than Significant Impact	None required	Less than Significant Impact
4	Hazardous Waste Site	No Impact	None required	No Impact
5	Airport Land Use Plan Hazard	No Impact	None required	No Impact
6	Private Airstrip Hazard	No Impact	None required	No Impact

2.7.1. Existing Conditions

Existing Physical Conditions

The project site is currently undeveloped. Historically, the property has remained as undeveloped open space and has not supported agricultural use. Adjoining properties are predominantly vacant land to the north, east, and northwest. To the southwest and south, properties range from suburban development to rural residential.

Hills of coastal sage scrub and southern maritime chaparral, which are bisected by dry riparian drainages that support oaks, sycamores, and cottonwood, among other tree species, largely dominate the property. Topographical elements on-site consist of a rolling hills, rock outcroppings, and steep topography dissected by drainage courses that drain primarily to the

southwest. A number of existing dirt roadways and trails traverse the site, providing limited connection to adjacent off-site lands. During a 2016 site reconnaissance, trash and debris were observed on the property, along with remnants of a residential structure near the northwestern portion of the site. No other development is present on-site.

Hazardous Materials and Waste Defined

Under Title 22 of the California Code of Regulations (CCR), the term *hazardous substance* refers to both hazardous materials and hazardous wastes, and both are classified according to four properties: toxicity, ignitability, corrosiveness, and reactivity (22 CCR Section 66261.30). A hazardous material is defined as a substance or combination of substances that may cause or significantly contribute to an increase in serious, irreversible, or incapacitating illness or may pose a substantial presence or potential hazard to human health or the environment when improperly treated, stored, transported, or disposed of or otherwise managed.

Public health is potentially at risk whenever hazardous materials are or will be used. It is necessary to differentiate between the hazard of these materials and the acceptability of the risk they pose to human health and the environment. A hazard is any situation that has the potential to cause damage to human health and the environment. The risk to health and public safety is determined by the probability of exposure and by the inherent toxicity of a material (DTSC 2016a).

Factors that can influence health effects when human beings are exposed to hazardous materials include the dose to which the person is exposed, the frequency of exposure, the duration of exposure, the exposure pathway (route by which a chemical enters a person's body), and the individual's unique biological susceptibility.

Hazardous wastes are hazardous substances that no longer have practical use, such as materials that have been discarded, discharged, spilled, or contaminated or are being stored until they can be disposed of properly (CCR Title 22, Section 66261.10). Soil that is excavated from a site containing hazardous materials is a hazardous waste if it exceeds specific CCR Title 22 criteria. Various agencies maintain hazardous waste and substance lists in planning documents used by state and local agencies to comply with California Environmental Quality Act (CEQA) requirements in providing information about the location of hazardous materials sites. While hazardous substances are regulated by multiple agencies, as described under the Regulatory Framework subsection below, cleanup requirements for hazardous wastes are determined on a case-by-case basis according to the agency with lead jurisdiction over a project.

Environmental Site Assessment

A Phase I ESA is a report prepared for the project site that identifies existing and potential environmental contamination liabilities. The analysis contained in a Phase I ESA typically addresses both the underlying land and the physical improvements to the property and includes examination of potential soil contamination, groundwater quality, surface water quality, and indoor air quality. The examination of a site may include a survey of past uses of the property, definition of any chemical residues in structures, identification of possible asbestos-containing building materials and lead paints, inventory of hazardous substances

stored or used on the site, assessment of mold and mildew, and evaluation of other indoor air quality parameters.

The Phase I ESA is generally considered the first step in the process of environmental due diligence and does not include sampling of soil, air, groundwater, or building materials.

The objective of a Phase I ESA is to evaluate whether recognized environmental conditions (RECs) are present at a property. RECs are defined in ASTM International E1527-13 as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment." According to the ASTM Phase I ESA standard, the term *recognized environmental condition* is not intended to include de minimis conditions (minor things) that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government authorities

If the Phase I ESA determines that a site may be contaminated, a Phase II Environmental Site Assessment may be conducted. A Phase II Environmental Site Assessment is a more invasive and detailed investigation involving chemical analysis for hazardous substances and/or petroleum hydrocarbons and may include recommendations for remediation of the site, if necessary.

Geocon conducted a Phase I Environmental Site Assessment for the project site in March 2016 (**Appendix 2.7**). During the preparation of the Phase I ESA, no evidence of hazardous material release(s) onto the project site was found, The Phase I ESA did not find any RECs and therefore a Phase II was not performed. The key findings of the Geocon report with respect to existing conditions on the SHR site are summarized below.

Waste Generation, Storage, and Disposal

As stated above, trash and debris were observed, along with remnants of a residential structure near the northwestern portion of the site, during the 2016 site investigation. Trash included a rusted refrigerator, a dilapidated couch, tires, metal and plastic empty drums, trash cans, water heaters with copper pipelines, baby furniture, and automobile parts. No evidence of hazardous waste generation or disposal was identified at the SHR project site. Review of historical aerial photographs did not indicate the presence of any RECs on-site or on adjacent properties (Geocon 2016, pages 13, 16; **Appendix 2.7**).

Hazardous Waste Site Database Results

Land uses in the project area or in the vicinity of the project site may handle or have previously handled or generated hazards or hazardous wastes. The following section discusses the known presence of hazards or hazardous materials for the project site and surrounding properties, as appropriate, that may represent the potential to result in an adverse effect on the environment and/or human health or well-being.

Cortese List

The California Hazardous Waste and Substances Site List (also known as the Cortese List) is a planning document used by state and local agencies and by private developers to comply with CEQA requirements in providing information about the location of hazardous materials sites. California Government Code Section 65962.5 requires the California Environmental Protection Agency to annually update the Cortese List. The California Department of Toxic Substances Control (DTSC) is responsible for preparing a portion of the information that comprises the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information that is part of the complete list (DTSC 2016a).

The EnviroStor database provides the DTSC's component of Cortese List data by identifying state response sites, federal Superfund sites, school cleanup sites, and voluntary cleanup sites. The EnviroStor database identifies sites that have known contamination or sites for which further investigation is warranted. It also identifies facilities that are authorized to treat, store, dispose, or transfer hazardous waste (DTSC 2016b). Data presented in the Cortese List and EDR environmental agency database search report was assessed to evaluate the potential for nearby hazardous site conditions. No evidence of on-site hazardous materials on land areas affected by the proposed project was identified through review of the EnviroStor database. However, it should be noted that any known hazardous conditions previously identified on lands in the vicinity of the project site (e.g., surrounding residential neighborhoods) would have required cleanup in conformance with local, state, and/or federal regulations, as applicable, to remove or avoid such conditions, prior to development.

Nearby Hazardous Sites

The site of the current San Pasqual Union School (#37010004), located less than a quarter mile southwest of the project site, is listed as a hazardous material site for contaminants from past agricultural uses (cattle grazing). A Phase I ESA conducted in November 1999 and subsequently approved by the DTSC determined that no contaminants were found on-site and no further action was required. Additionally, the school is downslope and downgradient of the project site and has low potential to impact it (Geocon 2016, page 10; **Appendix 2.7**). The San Diego Zoo Safari Park (#37840001), located adjacent to the project site to the south, is listed as a referral to the State Water Resources Control Board (SWRCB). However, the EnviroStor database does not include any hazardous material sites in the boundaries of the SHR site (Geocon 2016; **Appendix 2.7**).

Leaking Underground Storage Tanks

Leaking underground storage tanks (LUST) are a significant source of petroleum impacts to groundwater and can also result in the following potential threats to health and safety (SWRCB 2016):

- Exposure from impacts to soil and/or groundwater
- Contamination of drinking water aquifers
- Contamination of public or private drinking water wells
- Inhalation of vapors

The SWRCB records soil and/or groundwater contamination caused by LUSTs in its GeoTracker database. An inquiry through the SWRCB's (2016) GeoTracker database identified two open LUST sites within a quarter mile of the SHR project site (see **Table 2.7-1**).

Table 2.7-1 LUST Sites within a Quarter Mile of Project Site

Site/Facility Name	Address Description	Cleanup Status
Eagle Crest Golf Club (T0608136070)	2492 Old Ranch Road	Completed – Case Closed
San Diego Zoo Safari Park (T0607303020)	15500 San Pasqual Valley Road	Completed – Case Closed

Source: Geocon 2016; SWRCB 2016

The San Diego Zoo Safari Park, which is listed as San Diego Wild Animal Park in GeoTracker (2016), conducted a voluntary cleanup and abatement of lead-impacted soil. The San Diego County Department of Environmental Health (DEH) concurred that cleanup goals were met on December 28, 2006. Additionally, a LUST cleanup was undertaken from a leak discovered in 1997. The facility received a "Regulatory No Further Action" status regarding the completed LUST cleanup activities on May 10, 2000. No further data regarding the LUST cleanup was available from GeoTracker (Geocon 2016, page 10; **Appendix 2.7**). Also, it should be noted that an underground storage tank (UST) is permitted for the Safari Park through the DEH (Geocon 2016, page 10; **Appendix 2.7**). The Safari Park is downslope and downgradient of the project site and has low potential to impact the site.

GeoTracker listed the Eagle Crest Golf Club for two soil cleanups, one for gasoline and one for diesel (Geocon 2016, page 10; **Appendix 2.7**). The diesel was reported on March 2, 1992, and received a "Regulatory No Further Action" status on June 24, 1993. The gasoline release was reported on March 1, 1989, and received a "Regulatory No Further Action" status on August 23, 1991. According to the Phase I ESA, just as with the Safari Park, the Eagle Crest Golf Club is downslope and downgradient of the project site and has low potential to impact the site.

In addition, the SWRCB is required to at least annually identify and conduct water quality assessment tests (through the Regional Water Quality Control Boards) of solid waste disposal sites to determine whether any hazardous waste has migrated into the water. The SWRCB administers the process of data collection and site testing through the Land Disposal Program. The program regulates waste discharge to land for treatment, storage, and disposal in waste management units, which include waste piles, surface impoundments, and landfills. The result of the current SWRCB analysis concluded the SHR project site does not include any hazards waste (SWRCB 2016).

Finally, as a component of the Cortese List, the SWRCB is required to submit at least annually a list of all cease and desist orders issued after January 1, 1986, and of all cleanup or abatement orders (CAO) issued after January 1, 1986, that concern the discharge of wastes that are hazardous materials. As a component of compliance, the SWRCB publicizes available active CAOs and cease and desist orders. There are no actively enforced cleanup or abatement orders on the project site or within the City of Escondido.

Household Hazardous Waste Facilities

Currently, the closest household hazardous waste collection facility to the project site is the Escondido Disposal Inc./RWSA Escondido disposal site located approximately 3.5 miles northwest of the project site at 1044 West Washington Avenue in Escondido. The facility accepts hazardous waste from residential sources (by appointment only).

Transportation of Hazardous Materials

Hazardous materials transported through Escondido are carried by truck on the interstate highway system. With the exception of State Route 75 (Coronado Toll Bridge), registered hazardous waste haulers may use all roadways in the county to transport hazardous materials. To date, regulators have not placed restrictions on roadways available for the transportation of hazardous waste to the project site (FMCSA 2016).

Airport Operations Hazards

Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Other airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport.

The nearest major airport to the project site is San Diego International Airport, approximately 35 miles to the southwest. McClellan-Palomar Airport, located approximately 18.5 miles west of the project site in Carlsbad, accommodates private and smaller commercial aircraft on a scheduled basis. Ramona Airport is located approximately 10 miles east of the project site in the unincorporated community of Ramona. Private airports in the vicinity of the project site include Blackington Airport, a private airstrip located in the Valley Center community, approximately 16 miles to the north. A total of 12 single-engine airplanes are based at Blackington Airport for recreational use.

The project site is not within any of the airport land use compatibility plans. The closest military airports include Marine Corps Air Station (MCAS) Camp Pendleton, located approximately 36 miles to the northwest, and MCAS Miramar, located approximately 20 miles to the southwest of the project site. With the exception of Blackington Airport, all the airports in the project vicinity have an adopted Airport Land Use Compatibility (ALUC) plan.

2.7.2. Regulatory Framework

Federal

Emergency Planning Community Right-to-Know Act

The Emergency Planning Community Right-to-Know Act (EPCRA) requires infrastructure at the state or local levels to plan for emergencies resulting from potential release of chemical materials. Any documented information pertaining to a specific release at a site is required to be made publicly available so that interested parties may become informed about potentially dangerous chemicals released within their community. Sections 301 through 312 of the EPCRA are administered by the US Environmental Protection Agency's (EPA) Office of Emergency Management.

Hazardous Materials Transportation Act

Under Title 49 of the Code of Federal Regulations (CFR), the US Department of Transportation is responsible for regulating the transport of hazardous materials. The California Highway Patrol and the California Department of Transportation (Caltrans) are primarily responsible for enforcing federal and state regulations pertaining to such activities and for responding to any related emergencies. These agencies are also responsible for necessary permitting for the transport of hazardous materials.

Toxic Substances Control Act

The Toxic Substances Control Act phased out the use of asbestos and asbestos-containing materials in new building materials. The act identifies requirements for the use, handling, and disposal of asbestos-containing materials. Additionally, Section 402(a)(1) of the act establishes new disposal standards for lead-based paint.

Resource Conservation and Recovery Act (as Amended by the Hazardous and Solid Waste Amendments of 1984)

The Resource Conservation and Recovery Act generally communicates federal laws pertaining to hazardous waste management and provides for a "cradle to grave" approach to the regulation of hazardous wastes. RCRA requires any entity generating hazardous waste to identify and track such substances from generation to recycling, reuse, or disposal. The California Department of Toxic Substances Control implements the RCRA program in combination with other state hazardous waste laws, collectively known as the Hazardous Waste Control Law.

State

California Environmental Protection Agency

The California Environmental Protection Agency (CalEPA) was created in 1991 by Governor's Executive Order. The six boards, departments, and office were placed under the CalEPA "umbrella" to create a cabinet-level voice for the protection of human health and the environment and to ensure the coordinated deployment of state resources. The mission of CalEPA is to restore, protect, and enhance the environment to ensure public health, environmental quality, and economic vitality (CalEPA 2016). CalEPA and the SWRCB establish rules governing the use of hazardous materials and the management of hazardous waste. Applicable state and local laws include the following:

- Public Safety/Fire Regulations/Building Codes
- Hazardous Waste Control Law
- Hazardous Substances Information and Training Act
- Air Toxics Hot Spots and Emissions Inventory Law
- Underground Storage of Hazardous Substances Act
- Porter-Cologne Water Quality Control Act

Also, as required by Government Code Section 65962.5, CalEPA develops an annual update to the Hazardous Waste and Substances Sites (Cortese) List, which is a planning document

used by the state, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites. The DTSC is responsible for a portion of the information contained in the Cortese List. Other state and local government agencies are required to provide additional hazardous material release information for the Cortese List.

California Fire Code

The California Fire Code (CFC), which is updated every 3 years, is provided in California Code of Regulations Title 24, Chapter 9 and was created by the California Building Standards Commission. Based on the International Fire Code, the CFC serves as the primary means for authorizing and enforcing procedures and methods to ensure the safe handling and storage of hazardous substances that pose potential public health and safety hazards. The CFC regulates the use, handling, and storage requirements for hazardous materials at certain facilities. The CFC and the California Building Code apply a classification system in identifying appropriate protective measures relative to fire protection and public safety. Such measures may include identification and use of proper construction standards, setbacks from property lines, and/or installation of specialized equipment.

State Fire Regulations

Fire regulations for California are established in Sections 13000 et seq. of the California Health and Safety Code, which includes regulations for structural standards (similar to those identified in the California Building Code), fire protection and public notification systems, fire protection devices such as extinguishers and smoke alarms, standards for high-rise structures and childcare facilities, and fire suppression training. The State Fire Marshal is responsible for enforcement of these established regulations and building standards for all state-owned buildings, state-occupied buildings, and state institutions within California.

Government Code Section 65962.5(a), Cortese List

The Hazardous Waste and Substance Sites Cortese List is used by state and local agencies, as well as by developers, to achieve compliance with CEQA in providing information on the location of hazardous materials release sites. Government Code Section 65962.5 requires CalEPA to develop at least annually an updated Cortese List. Various state and local government agencies, including the DTSC, are required to contribute hazardous materials release information included on the Cortese List.

California State Fire Plan

The 2010 California State Fire Plan was prepared by the California Board of Forestry and Fire Protection and the California Department of Forestry and Fire Protection (Cal Fire) for the purposes of statewide fire protection. The plan is aimed at improving the availability and application of data on fire hazards and risk assessment; land use planning relative to fire prevention and safety; facilitating cooperation and planning between communities and the multiple fire protection jurisdictions, including county- and community-based wildfire protection plans; establishing fire resistance in assets at risk; shared visioning among multiple

fire protection jurisdictions and agencies; assessment of levels of fire suppression and related services; and appropriate recovery efforts following the event of a fire.

Federal/State Occupational Safety and Health Act

Federal and state Occupational Safety and Health Act (OSHA) laws provide for the education of handlers of hazardous materials, employee notification for those working with or in proximity to hazardous materials, acquisition of product safety data sheets and manufacturing data for proper use and handling of hazardous materials, and remediation training for employees for accidental release of hazardous materials. OSHA requires preparation of an Injury and Illness Prevention Program, which outlines measures to ensure employee safety such as inspections, how to address unsafe conditions, employee training, and communication protocols.

Regional

San Diego County, Site Assessment and Mitigation Program

The San Diego County Department of Environmental Health maintains the Site Assessment and Mitigation (SAM) list of contaminated sites that have previously or are currently undergoing environmental investigations and/or remedial actions. The San Diego County SAM Program's primary purpose is to protect human health, water resources, and the environment in the county by providing oversight of assessments and cleanups in accordance with the California Health and Safety Code and the CCR. The SAM's Voluntary Assistance Program also provides staff consultation, project oversight, and technical or environmental report evaluation and concurrence (when appropriate) on projects pertaining to properties contaminated with hazardous substances.

Certified Unified Program Agency

The County of San Diego is the Certified Unified Program Agency (CUPA) for the project site. The Unified Program's goal is to achieve consistency, consolidation, and coordination in the regulation of six state-regulated environmental programs through education, community and industry outreach, inspections, and enforcement.

A CUPA is the agency responsible for the implementation and regulation of the Unified Program. The County's Department of Environmental Health, Hazardous Materials Division, has been the CUPA for San Diego County since 1996.

All inspectors in the CUPA program are trained environmental health specialists who take part in a continuous education program to ensure consistency and uniformity during inspections.

San Diego County Multi-Jurisdictional Hazard Mitigation Plan

The purpose of the County's Multi-Jurisdictional Hazard Mitigation Plan (San Diego County 2010) is to identify the county's hazards, review and assess past disaster occurrences, estimate the probability of future occurrences, and set goals to mitigate potential risks to reduce or eliminate long-term risk to people and property from natural and man-made hazards. The City of Escondido participates in the Multi-Jurisdictional Hazard Mitigation Plan. An important

component of the plan is the Community Emergency Response Team, which educates community members about disaster preparedness and trains them in basic response skills, such as fire safety, light search and rescue, and disaster medical operations. The City of Escondido is one of 20 jurisdictions that support and participate in the team.

County of San Diego Office of Emergency Services

The Unified San Diego County Emergency Services Organization is generally responsible for overseeing emergency preparedness and response activities in the event of a disaster or other emergency in unincorporated San Diego County. The County Office of Emergency Services (OES) provides staffing for the Unified Disaster Council (UDC), which oversees the Unified San Diego County Emergency Services Organization. The County implements the Operational Area Emergency Response Plan and the San Diego County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) to address emergency response and preparedness.

San Diego County Department of Environmental Health

The San Diego County Department of Environmental Health is responsible for the protecting and maintaining public health and environmental quality. The department provides public education and outreach programs to promote environmental awareness of potentially hazardous issues while ensuring the implementation and enforcement of local, state, and federal environmental laws, as appropriate. The department is generally responsible for ongoing oversight and regulation of food safety, public housing, public swimming pools, small-scale pubic drinking water systems, mobile home parks, on-site wastewater systems, recreational water, storage tanks and related remediation activities, and proper handling and disposal of medical and hazardous materials and waste.

Local

City of Escondido Municipal Code

Chapter 7

Chapter 7, Sections 7-1 through 7-8, of the City's Municipal Code outlines provisions for the preparation and carrying out of plans for the protection of persons and property in the city in the event of an emergency. It also discusses coordination of the City's emergency functions with all other public agencies, corporations, organizations, and affected private persons. Chapter 7 requires the City of Escondido Disaster Council to be responsible for the development of the City's Emergency Action Plan for City Employees, which provides for the effective mobilization of all the resources of the City, both public and private, to meet any condition constituting a local emergency, state of emergency, or state of war emergency, and to provide for the organization, powers and duties, services, and staff of the emergency organization.

Chapter 14

Article 1 regulates the proper disposal of any existing and new construction debris found and generated on-site and ensures its proper removal and disposal prior to any new construction.

City of Escondido General Plan

The City's General Plan Community Protection Element outlines goals and policies to achieve community protection standards. Relevant goals include:

Goal 8

A safe and healthy community and environment that is protected from the use, storage, and transport of hazardous materials.

2.7.3. Thresholds for Determination of Significance

City of Escondido Environmental Quality Regulations (Zoning Code Article 47) and Appendix G of the CEQA Guidelines as amended contain analysis guidelines related to the assessment of hazards and hazardous materials. A project would result in a significant impact if it would:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

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

4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.

5. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area.

6. For a project in the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area.

2.7.4. Analysis of Project Effects and Determination of Significance

Threshold 1: Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Threshold 2: Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Short-Term Impacts

Project construction activities could result in the transport, use, and disposal of hazardous materials such as gasoline fuels, asphalt, lubricants, toxic solvents, pesticides, and herbicides. Although care will be used to transport, use, and dispose of these materials, there is a possibility that upset or accidental conditions may arise which could release hazardous materials into the environment. Accidental releases of hazardous materials are those releases that are unforeseen or that result from unforeseen circumstances, while reasonably foreseeable upset conditions are those release or exposure events that can be anticipated and planned for. During preparation of the Phase I ESA, no evidence of potential adverse environmental conditions was found such that a substantial hazard associated with the reasonably foreseeable release of hazardous materials would occur.

Construction activities associated with the proposed project could release hazardous materials into the environment through reasonably foreseeable upset and accident conditions. There is a possibility of accidental release of hazardous substances such as petroleum-based fuels or hydraulic fluid used for construction equipment. Incidents that result in an accidental release of hazardous substance into the environment can cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. If not cleaned up immediately and completely, the hazardous substances can migrate into the soil or enter a local stream or channel, causing contamination of soil and water. Human exposure to contaminated soil or water can have potential health effects from a variety of factors, including the nature of the contaminant and the degree of exposure.

Project construction activities would occur in accordance with all applicable local standards set forth by the City of Escondido, as well as state and federal health and safety requirements that are intended to minimize hazardous materials risk to the public, such as Cal/OSHA requirements, the Hazardous Waste Control Act, the California Accidental Release Protection (CalARP) Program, and the California Health and Safety Code. The construction contractor would be required to implement such regulations relative to the transport, handling, and disposal of any hazardous materials, including the use of standard construction controls and safety procedures that would avoid or minimize the potential for accidental release of such substances into the environment. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local and state laws.

Although not considered a hazardous substance, minor nuisance dumping, such as a rusted refrigerator, a dilapidated couch, tires, metal and plastic empty drums, trash cans, water heaters with copper pipelines, baby furniture, and automobile parts, was noted during site reconnaissance. Escondido Municipal Code Chapter 14, Garbage and Rubbish, requires that any existing and new construction debris found and generated on-site is removed and disposed of properly prior to new construction. As such, construction-related project impacts would be **less than significant.**

Long-Term Impacts

The types of uses proposed include residential units and ancillary community buildings, trails, sewer/water connections, and roadway improvements typical of residential subdivision

development. These types of uses are not generally expected to involve the routine transport, use, or disposal of hazardous materials in significant quantities.

Once the project is operational, hazardous materials associated with the residential dwellings, associated landscape, and facility maintenance would be limited to private use of commercially available cleaning products, landscaping chemicals and fertilizers, and various other commercially available substances. Although the project would introduce dwelling units to the site, resulting in an increased use of commercially available potentially hazardous materials, the use of these substances is subject to all applicable federal, state, and local health and safety laws and regulations that are intended to minimize health risk to the public associated with hazardous materials.

Adherence to existing regulations would ensure compliance with safety standards related to the use and storage of hazardous materials and with the safety procedures mandated by applicable federal, state, and local laws and regulations. These regulations include requirements related to filing of storage location with the applicable agency, inspection of storage methods, regular updates to handling plans, and emergency contact information. Project conformance with standard local, state, and federal regulations pertaining to the routine transport, use, storage, or disposal of hazardous materials or hazardous wastes would ensure that potential adverse effects are minimized and that such substances are handled appropriately in the event of accidental release. Therefore, operational impacts would be **less than significant.**

Threshold 3: Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

The project entry road is located approximately 1,300 feet from San Pasqual Union School, which is located at 15305 Rockwood Road. The types of uses proposed in the Specific Plan include homes and ancillary community buildings, trails, sewer/water connections, and road improvements consistent with residential subdivision development. These types of uses do not typically generate hazardous emissions or constitute incompatible land uses near a school. Additionally, project-related environmental and development documents have been, and will continue to be, circulated to the San Pasqual Union School District for review and comment as required by local ordinance and state law. Communication with the school district and the fact that the residential and commercial development is not anticipated to emit any hazardous substances ensure that this impact is **less than significant.**

Threshold 4: Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment?

A search of government hazardous materials databases (GeoTracker, EnviroStor) determined that no reported hazardous materials sites are located within on the project site (DTSC 2016b; SWRCB 2016). Therefore, **no impact** would occur.

Threshold 5: For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

Threshold 6: For a project in the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

There are no public or private airports within 2 miles of the project site, and the project site is outside of an airport land use plan. The closest (public) airport is Ramona Airport, located approximately 10 miles east of the project site, and there are no private airstrips in the immediate vicinity. The nearest private airport facilities to the project include the helipad at Palomar Medical Center located 7 miles to the west and the Lake Wohlford Resort airstrip located 4 miles to the north. Therefore, **no impact** would occur.

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