2.5 Hazards and Hazardous Materials

This section addresses the potential hazards and hazardous materials impacts associated with implementation of The Villages – Escondido Country Club Project (Project). The section provides information on the existing conditions of the Project site, the location of potentially hazardous materials sites, and the potential for the Project to expose the public or the environment to hazards or hazardous materials. Information provided in this section was taken from the following sources: Phase I Environmental Site Assessment (Phase I ESA) prepared by Stantec Consulting Services Inc. in October 2016, and included in Appendix 2.5-1 of this EIR; the *City of Escondido General Plan* (General Plan; City of Escondido 2012); and other sources as cited throughout this section.

2.5.1 Existing Conditions

2.5.1.1 Environmental Setting

The Project site is located in the northwest portion of the City, along both sides of West Country Club Lane west of Nutmeg Street. More specifically, the Project site is located at 1800 West Country Club Lane and consists of approximately 109 acres of land developed with a former golf course, clubhouse house area, and maintenance building. The Project area is approximately 736 feet above mean sea level and is generally flat with a regional gradient to the southwest. The vicinity of the Project site is underlain with upper Jurassic marine deposits overlying Mesozoic granitic rock. Land uses in the Project area that may handle or have handled or have generated hazardous wastes include former agricultural uses. These former agricultural areas could have a potential risk of site contamination from historical use of herbicides, pesticides, and fertilizer uses. It should be noted that any required cleanup would have been completed in order to allow the residential development that currently occupies the surrounding area. During the preparation of the Phase I ESA, no evidence of hazardous material release(s) onto the Project site was found.

Hazardous Materials

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. An environmental database record search was completed for the Project site and surrounding properties (see Appendix 2.5-1 of this EIR).

The Project site was listed as American Golf Corp. and Escondido Country Club Maint. in the HAZNET, LUST, San Diego Co. SAM, San Diego Co. HMMD, SWEEPS UST, Hist CORTESE, RGA LUST, Hist UST, and AST environmental databases. These listings reflect the handling of regulated hazardous materials (including pesticides) and the removal of a leaking

and corroded gasoline underground storage tank (UST) in 1990. The leak was discovered in 1990 and the UST was removed that same year under the oversight of the San Diego County Department of Environmental Health (SDCDEH). At the time of discovery, a release of gasoline to soil was reported. Additionally, there was a 250-gallon diesel UST, which had not leaked, removed during 1990. According to the Environmental Data Resources Inc. (EDR) entry, the LUST case was closed in 1991.

Based on records obtained from the SDCDEH, the tanks were located at 1500 Country Club Lane on two parcels that appear that to no longer be part of the former country club grounds. These parcels appear to represent the adjacent residences located next to the maintenance building along Country Club Lane.

On-Site Hazardous Materials

As previously described, an environmental database record search was completed for the Project site and surrounding properties. A request was submitted to SDCDEH regarding files for the Project site. There were 32 records for the Project site. The first record outlines the removal of a 550-gallon gasoline UST and an adjacent 220-gallon diesel aboveground storage tank (AST) from 1500 Country Club Lane in May 1990. The SDCDEH record states that the tank cavity was saturated and a sheen was noted. The hole was backfilled with grout above the water line. The removed UST was noted to be in good condition with only minor corrosion at the seams. No "obvious holes" were noted in the tank. The permit states that the parcel is to be redeveloped for two proposed two-story single-family residences.

The second record outlines the removal of a second UST in January 1991. It was reported that this was a 1,000-gallon steel UST that held gasoline. The tank was discovered during construction of the two single-family residences. The SDCDEH regulator reported multiple holes in the sides and bottom of the UST. Moderate staining was reported in the native soil beneath the tank. The end of the record recommends using dry ice to purge the tank. The 1,000-gallon UST appears to be located west of the previously removed UST, potentially on the neighboring parcel that is no longer part of the former country club. The third record is the original permit to pull the tank.

The rest of the records are inspection forms for the hazardous material storage area in the maintenance building, and these files range from 1995 to 2015. Several violations were reported during this time relating to missing paperwork, training, and the labeling of hazardous materials. The records are compiled in Appendix D of the Phase I ESA (Appendix 2.5-1). The violations do not appear to represent an environmental concern to the Project site.

Hazardous Substances and Petroleum Products

The following hazardous substances and petroleum products were observed during the Project site visit by Ryan McDaniel of Stantec Consulting Services Inc. in October 2016 (Appendix 2.5-1):

- A room in the maintenance building was marked as the "chemical room." Additionally, a diesel AST in secondary containment north of the maintenance building was observed.
- Three 55-gallon drums were observed in the accessible concrete paved area north of the maintenance building. One of the drums contained roughly 10 gallons of an oily substance.
- Four pad-mounted transformers near the clubhouse building were observed. A pad-mounted transformer was also observed south of the maintenance building. Two additional pole-mounted transformers were observed along the northeast boundary of the Project site. All transformers appeared to be in good condition with no leaks or staining present. They do not represent an environmental concern to the Project site.

Interior Observations

The following observations were made during the Project site reconnaissance of the building interiors at the Project site and/or during the interview or records review portions of the assessment (Appendix 2.5-1):

- Staining on the concrete pad north of the maintenance building was observed. The concrete appeared to be in good condition with no observed cracks.
- Two floor drains were observed in a garage near the clubhouse used to store golf carts.

Exterior Observations

The following observations were made during the Project site reconnaissance of exterior areas of the Project site and/or during the interview or records review portions of the assessment (Appendix 2.5-1):

- A creek bed to the north of the maintenance building was observed, as well as a pond and drainage channel to the northeast of the clubhouse building.
- Some rust colored staining on the concrete north of the maintenance building was observed. The concrete appeared to be in good condition with no observed cracks.
- No stressed vegetation was observed.
- No waste streams or waste collection areas were observed.
- No areas indicative of solid waste disposal were observed.

- No mounds, piles or depressions suggesting the placement of old fill material were observed.
- No exterior wastewater discharge was observed.
- Several storm drains in the asphalt parking lot near the clubhouse were observed. A drainage channel northeast of the main clubhouse building was also observed.
- A grease trap in the planter south of the main clubhouse building was observed, and it appeared that this grease trap is connected to the sewer system.
- Three cell towers and three cell tower buildings were observed in the central portion of the Project site.
- Two clarifiers were observed north of the maintenance building.

Aboveground Storage Tanks

The following ASTs were observed during the Project site visit (Appendix 2.5-1):

- A diesel AST was observed north of the maintenance building in the eastern portion of the Project site. The AST is in a concrete secondary containment unit and no staining was observed in that area. The tank appears to have a capacity of approximately 1,000 gallons, but the contents of the tank are unknown.

Nearby Hazardous Sites

Data presented in the EDR environmental agency database search report was assessed to evaluate the potential for conditions to pose a Recognized Environmental Condition (REC), Controlled Recognized Environmental Condition (CREC), or Historical Recognized Environmental Condition (HREC) for the Project site.

It was found that the Benton Burn Dump at the end of Still Water Glen in Escondido, California, is listed in the ENVIROSTOR and SWF databases. This site is 845 feet north northwest of the site, and was found to not create a REC for the Project site. This facility is reported as having waste that potentially contains dioxins and lead. The facility had a preliminary assessment with sampling approved by the Environmental Protection Agency (EPA) and no further action has been required. Given the distance from the Project site, this facility is considered unlikely to represent an environmental concern to the Project site.

The remaining listings in the database search report are provided in Appendix C of the Phase I ESA (Appendix 2.5-1), and do not constitute a REC for the Project site.

Fire Hazards

The Project is surrounding on all sides by existing residential development and is within an existing Escondido Fire Department (EFD) service boundary. This provides opportunities to accommodate new households in an area that is already served and accessed by EFD; therefore, the Project site is currently served by EFD. The EFD provides fire protection and emergency medical services to the City and, through a contractual arrangement established in 1984, the Rincon Del Diablo Fire Protection District. A staff of 93 full-time safety (including Chief Officers), 18 full-time non-safety, 10 full-time administration, 3 part-time administration, and 27 senior volunteer personnel provide services to a population of approximately 153,614 in an area covering 50 square miles in North San Diego County, California. EFD currently has seven fire stations, which house emergency response personnel and equipment. EFD addresses fire emergencies (structure, vegetation, and automobile); medical aid emergencies (all chief complaints including vehicle accidents); special rescue emergencies (confined space rescue, trench rescue, low angle rescue, high angle rescue, and water rescue); hazardous materials incidents (including explosive devices and weapons of mass destruction); and mass disaster incidents (earthquakes, flooding, and wind) (City of Escondido 2016).

EFD headquarters are located at a combined police and fire facility, at 1163 North Centre City Parkway in Escondido. Fire station No. 3, located at 1808 Nutmeg Street, is the closest station to the proposed project, approximately 0.8 miles to the southeast. Pursuant to the Community Protection Element of the City's General Plan, for no less than 90% of all emergency responses, EFD must provide an initial response time of 7.5 minutes for all structure fire and emergency Advanced Life Support (ALS) calls, and a maximum response time of 10 minutes for supporting companies in urbanized areas of the City.

The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones. Steep hillsides and varied topography within portions of the City also contribute to the risk of wildland fires. Pursuant to the City's Wildland–Urban Interface Fire Severity Zones, the Project site is not mapped in the high or very high fire severity zone.

Fire History

The 2007 San Diego County wildfires were the second largest in County history, superseded only by the devastating wildfires of October 2003. The wildfires started on October 21, 2007 near the U.S./Mexico international border and burned throughout San Diego County until the last fire was fully contained on November 9, 2007. At the height of the firestorms, there were seven separate fires burning in San Diego County. The 2007 Witch Creek Fire impacted the City of Escondido and surrounding communities. The Witch Creek Fire occurred in the northeast portion

of Escondido, and further east. The Witch Creek Fire burned a total of 197,990 acres. State Route 78 was closed from Ramona to Escondido due to fire damage, and the fire destroyed 1,125 residential structures and 509 outbuildings, and damaged 77 residential structures and 25 outbuildings. Forty firefighters were injured in the Witch Creek blaze and two civilian deaths resulted. Fire response included 224 personnel, 25 fire engines, 6 fire crews, 1 bulldozer, and 3ee water tenders. Total cost, including firefighting staffing and structural/property damage, was $18 million, and cooperating agencies included the California Highway Patrol, San Diego County Sheriff's Department, American Red Cross, County of San Diego Animal Control, San Diego Police Department, San Diego Gas & Electric, Bureau of Indian Affairs, Bureau of Land Management, Department of Corrections and Rehabilitation, and various local fire agencies (City of Escondido 2012).

2.5.1.2 Regulatory Setting

Federal

Chemical Accident Prevention Provisions

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

CERCLA and SARA

Congress enacted the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund, on December 11, 1980. CERCLA established prohibitions and requirements concerning closed and abandoned hazardous waste sites; provided for liability of persons responsible for releases of hazardous waste at these sites; and established a trust fund to provide for cleanup when no responsible party could be identified. The Superfund Amendments and Reauthorization Act (SARA) amended CERCLA on October 17, 1986. SARA stressed the importance of permanent remedies and innovative treatment technologies in cleaning up hazardous waste sites; required Superfund actions to consider the standards and requirements found in other state and federal environmental laws and regulations; provided new enforcement authorities and settlement tools; increased state involvement in every phase of the Superfund program; increased the focus on human health problems posed by hazardous waste sites; encouraged greater citizen participation in making decisions on how sites should be cleaned up; and increased the size of the trust fund to $8.5 billion.

Emergency Planning Community Right-to-Know Act

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

Federal Aviation Administration Functions

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

Federal Response Plan

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

Hazardous Materials Transportation Act

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

International Fire Code

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

National Emissions Standards for Hazardous Air Pollutants Program

Under federal law, 188 substances are listed as Hazardous Air Pollutants (HAPs). Major sources of specific HAPs are subject to the requirements of the National Emissions Standards for Hazardous Air Pollutants (NESHAPS) program. The EPA is establishing regulatory schemes for specific source categories, and requires implementation of Maximum Achievable Control Technologies (MACTs) for major sources of HAPs in each source category. State law has established the framework for California's Toxic Air Contaminant Identification and Control Program, which is generally more stringent than the federal program, and is aimed at HAPs that are a problem in California. The state has formally identified more than 200 substances as Toxic Air Contaminants (TACs), and is adopting appropriate control measures for each. Once adopted at the state level, each local air district will be required to adopt a measure that is equally or more stringent.

Renovating, Repair and Painting Rule

In 2008, EPA issued the Renovation, Repair and Painting Rule. This rule requires that firms performing renovation, repair, and painting projects that disturb lead-based paint in pre-1978 homes, child care facilities, and schools be certified by the EPA, and that they use certified renovators who are trained by EPA-approved training providers to follow lead-safe work practices. Individuals can become certified renovators by taking an 8-hour training course from an EPA-approved training provider. Contractors must use lead-safe work practices and follow these three simple procedures: (1) contain the work area; (2) minimize dust; and (3) clean up thoroughly.

RCRA, as amended by the Hazardous and Solid Waste Amendments of 1984

Federal hazardous waste laws are generally promulgated under the Resource Conservation and Recovery Act (RCRA). These laws provide for the "cradle to grave" regulation of hazardous wastes. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or

disposed. The California Department of Toxic Substances Control (DTSC) is responsible for implementing the RCRA program as well as California's own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law. Under the Certified Unified Program Agency (CUPA) program, the California EPA has in turn delegated enforcement authority to the County DEH for regulating hazardous waste producers or generators.

Robert T. Stafford Disaster Relief and Emergency Assistance Act

CFR Sections 206.31–206.48 provide the statutory framework for a presidential declaration of an emergency or a declaration of a major disaster. Such declarations open the way for a wide range of federal resources to be made available to assist in dealing with an emergency or major disaster. The Stafford Act structure for the declaration process reflects the fact that federal resources under this act supplement state and local resources for disaster relief and recovery. Except in the case of an emergency involving a subject area that is exclusively or preeminently in the federal purview, the governor of an affected state, or acting governor if the governor is not available, must request such a declaration by the president.

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

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

EPA Region 9, Preliminary Remediation Goals

Region 9 is the Pacific Southwest Division of the EPA, which includes Arizona, California, Hawaii, Nevada, Pacific Islands, and over 140 Tribal Nations. Preliminary Remediation Goals (PRGs) are tools for evaluating and cleaning up contaminated sites. PRGs for the Superfund/RCRA programs are risk-based concentrations, derived from standardized equations combining exposure information assumptions with EPA toxicity data. They are considered to be protective for humans (including sensitive groups) over a lifetime. However, PRGs are not always applicable to a particular site and do not address non-human health issues such as ecological impacts. Region 9's PRGs are viewed as agency guidelines, not legally enforceable standards.

Toxic Substances Control Act

This federal law phased out the use of asbestos and asbestos-containing materials (ACMs) in new building materials and established requirements for the use, handling, and disposal of ACMs. New disposal standards for lead-based paint wastes are set forth in section 402(a)(1) of the Toxic Substances Control Act.

State

California Environmental Quality Act

Primary environmental legislation in California is found in CEQA and its implementing guidelines (CEQA Guidelines (14 CCR 15000 et seq.)), which require that projects with potential adverse effects (or impacts) on the environment undergo environmental review. Adverse environmental impacts are typically mitigated as a result of the environmental review process in accordance with existing laws and regulations.

California Education Code

The California Education Code (CEC) establishes the law for California public education. CEC requires that the DTSC be involved in the environmental review process for the proposed acquisition and/or construction of school properties that will use state funding. The CEC requires a Phase I ESA be completed prior to acquiring a school site or engaging in a construction project. Depending on the outcome of the Phase I ESA, a Preliminary Environmental Assessment and remediation may be required. The CEC also requires potential, future school sites that are proposed within 2 miles of an airport to be reviewed by Caltrans Division of Aeronautics (DOA). If Caltrans does not support the proposed site, no state or local funds can be used to acquire the site or construct the school.

California Emergency Services Act

The California Emergency Services Act was adopted to establish the state's role and responsibilities during manmade or natural emergencies that result in conditions of disaster and/or extreme peril to life, property, or the resources of the state. This Act is intended to protect health and safety by preserving the lives and property of the people of the state.

California Fire Code

The California Fire Code (CFC) is provided in California Code of Regulations Title 24, Chapter 9. It was created by the California Building Standards Commission and is based on the IFC. The CFC is the primary means for authorizing and enforcing procedures and mechanisms to ensure

the safe handling and storage of any substance that may pose a threat to public health and safety. The CFC regulates the use, handling, and storage requirements for hazardous materials at fixed facilities. The CFC and the California Building Code (CBC) use a hazard classification system to determine what protective measures are required to protect fire and life safety. These measures may include construction standards, separation from Project site lines, and specialized equipment. To ensure that these safety measures are met, the CFC employs a permit system based on hazard classification. The CFC is updated every 3 years.

California Human Health Screening Levels

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

California Natural Disaster Assistance Act

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

California State Aeronautics Act

The State Aeronautics Act is implemented by Caltrans DOA. The purpose of this Act is to: (1) foster and promote safety in aeronautics, (2) ensure state laws and regulations relating to aeronautics are consistent with federal aeronautics laws and regulations, (3) ensure that persons residing in the vicinity of airports are protected against intrusions by unreasonable levels of aircraft noise, and (4) develop informational programs to increase the understanding of current

air transportation issues. Caltrans DOA issues permits for and annually inspects hospital heliports and public-use airports, makes recommendations regarding proposed school sites within 2 miles of an airport runway, and authorizes helicopter landing sites at/near schools.

California State Fire Plan

The 2010 California State Fire Plan is the first statewide fire plan developed in concert between the California Board of Forestry and Fire Protection and the California Department of Forestry and Fire Protection (CalFire). The central goals of the State Fire Plan include: (1) improved availability and use of information on hazard and risk assessment; (2) land use planning, including general plans, new development and existing developments; (3) shared vision among communities and the multiple fire protection jurisdictions, including county-based plans and community-based plans such as community wildfire protection plans; (4) establishing fire resistance in assets at risk, such as homes and neighborhoods; (5) shared vision among multiple fire protection jurisdictions and agencies; (6) levels of fire suppression and related services; and (7) post fire recovery.

Emergency Response to Hazardous Materials Incidents

California has developed an Emergency Response Plan to coordinate emergency services provided by federal, state, and local government, and private agencies. The Emergency Response Plan is administered by CalEMA and includes response to hazardous materials incidents. CalEMA coordinates the response of other agencies, including the California EPA, California Highway Patrol, California Department of Fish and Wildlife, the Regional Water Quality Control Boards (RWQCBs), San Diego Air Pollution Control District, City of San Diego Fire Department, and the SDCDEH Hazardous Incident Response Team.

Government Code Section 65962.5(a), Cortese List

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

Hazardous Materials Release Response Plans and Inventory

Two programs found in California Health & Safety Code Chapter 6.95 are directly applicable to the CEQA issue of risk due to hazardous substances release. These two programs are referred to as

the Hazardous Materials Business Plan (HMBP) program and the CalARP program. In the San Diego region, SDCDEH is responsible for implementing the HMBP and CalARP programs. The HMBP and CalARP programs provide threshold quantities for regulated hazardous substances. When the indicated quantities are exceeded, a HMBP or Risk Management Plan (RMP) is required pursuant to the regulation. Congress requires the EPA Region 9 to make RMP information available to the public through the EPA's Envirofacts Data Warehouse. The Envirofacts Data Warehouse is considered the single point of access to select EPA environmental data.

Aboveground Petroleum Storage Act

The Aboveground Petroleum Storage Act (California Health & Safety Code, Section 25270) requires registration and spill prevention programs for ASTs that store petroleum. In some cases, ASTs for petroleum may be subject to groundwater monitoring programs that are implemented by the RWQCBs and the State Water Resources Control Board. SDCDEH is the local administering agency for this program within the Project area.

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

Senate Bill 1889 required California to implement a new federally mandated program governing the accidental airborne release of chemicals promulgated under Section 112 of the Clean Air Act. Effective January 1, 1997, the Accidental Release Prevention Law/CalARP replaced the previous California Risk Management and Prevention Program and incorporated the mandatory federal requirements. CalARP addresses facilities that contain specified hazardous materials, known as regulated substances, that if involved in an accidental release, could result in adverse off-site consequences. CalARP defines regulated substances as chemicals that pose a threat to public health and safety or the environment because they are highly toxic, flammable, or explosive.

State Fire Regulations

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

Title 14 Division 1.5 of the CCR

CCR Title 14 Division 1.5 establishes the regulations for CAL FIRE and is applicable in all State Responsibility Area (SRA) areas where CAL FIRE is responsible for wildfire protection.

Development within SRA areas must comply with these regulations. Among other things, Title 14 establishes minimum standards for emergency access, fuel modification, Project site line setbacks, signage, and water supply.

Title 22 of the CCR and Hazardous Waste Control Law, Chapter 6.5

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

Underground Storage Tank Act

The Underground Storage Tank Act monitoring and response program is required under Chapter 6.7 of the California Health & Safety Code and Title 23 of the California Code of Regulations. The program was developed to ensure that facilities meet regulatory requirements for design, monitoring, maintenance, and emergency response in operating or owning USTs. SDCDEH is the administering agency for this program in the Project area.

Federal/State Occupational Safety and Health Act

The federal and state Occupational Safety and Health Act (OSHA) laws require special training of handlers of hazardous materials, notification to employees who work in the vicinity of hazardous materials, acquisition from the manufacturer of material safety data sheets which describe the proper use of hazardous materials, and training of employees to remediate any hazardous material accidental releases. The California Division of Occupational Safety and Health also requires preparation of an Injury and Illness Prevention Program, which is an employee safety program of inspections, procedures to correct unsafe conditions, employee training, and occupational safety communication.

Local

San Diego County of Department of Environmental Health

SDCDEH protects public health and safeguards environmental quality, educates the public to increase environmental awareness, and implements and enforces local, state, and federal environmental laws. SDCDEH regulates the following: retail food safety; public housing; public swimming pools; small drinking water systems; mobile-home parks; on-site wastewater systems; recreational water; AST and UST and cleanup oversight; and medical and hazardous materials and waste.

County of San Diego Office of Emergency Services

The Unified San Diego County Emergency Services Organization has the primary responsibility for preparedness and response activities, and addresses disasters and emergency situations within the unincorporated area of San Diego County. The County of San Diego Office of Emergency Services (OES) serves as staff to the Unified Disaster Council (UDC), the governing body of the Unified San Diego County Emergency Services Organization. Emergency response and preparedness plans include the Operational Area Emergency Response Plan and the San Diego County Multi-Jurisdictional Hazard Mitigation Plan.

Multi-Jurisdictional Hazard Mitigation Plan

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

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

City of Escondido Municipal Code, Chapter 7

Chapter 7, Sections 7-1 through 7-8, of the City's Municipal Code provides for the preparation and carrying out of plans for the protection of persons and property within the City in the event of an emergency. It also discusses coordination of the emergency functions of the City with all other public agencies, corporations, organizations, and affected private persons. Chapter 7 of the Municipal Code 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 City resources, 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.

City of Escondido Weed and Rubbish Abatement Program

The City's Municipal Code, Chapter 11, Article 2, Division 2, establishes the Weed and Rubbish Abatement Program. The purpose of this ordinance is to designate the responsibility of the owners of real property in the City in the elimination of the public nuisance created by weeds, rubbish and refuse on or around their property. This chapter of the Municipal Code declares the following as a public nuisance or fire hazard: all weeds growing upon the streets, sidewalks, parking, and private property in the City of Escondido; and all rubbish upon the streets, sidewalks, parking facilities, and private property in the City of Escondido. The Chief of EFD, or any agent thereof, is vested with the authority to determine if vegetation on private property results in a fire hazard and must be removed.

San Diego County Site Assessment and Mitigation Program

SDCDEH 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 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 H&SC and the CCR. The SAM's Voluntary Assistance Program (VAP) 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.

City of Escondido General Plan

Community Protection Element

2. Fire Protection

> **Community Protection Policy 2.14:** Require new development in high wildfire risk areas to incorporate site design, maintenance practices, and fire resistant landscaping to protect properties and reduce risks.

8. Hazardous Materials

Goal 8: A safe and healthy community and environment that is protected from the use, storage, and transport of hazardous materials.

Hazardous Materials Policy 8.1: Maintain and update Escondido's Household Hazardous Waste Management Plan and coordinate with the County of San Diego on periodic reviews and updates of the County's Hazardous Waste Management Plan.

Hazardous Materials Policy 8.2: Coordinate with relevant agencies to enforce applicable laws regulating the handling, use, production, storage, disposal, and transportation of hazardous materials, and notify the appropriate city, county, state, and federal agency in the event of a violation.

Hazardous Materials Policy 8.3: Maintain regulations requiring proper handling, storage and disposal of hazardous materials to prevent leakage, potential explosion, fire, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances.

Hazardous Materials Policy 8.4: Encourage businesses and residents to utilize practices and technologies that will reduce the use of hazardous materials and generation of hazardous wastes.

Hazardous Materials Policy 8.5: Continue to provide frequent and convenient household hazardous waste collection options.

Hazardous Materials Policy 8.6: Cooperate with appropriate regional, state and federal agencies to mitigate impacts associated with hazardous contaminants discovered in the groundwater.

Hazardous Materials Policy 8.7: Maintain the City's Fire Department's programs to safely and effectively respond to hazardous materials incidents and releases.

Hazardous Materials Policy 8.8: Participate in the Hazardous Materials Incident Response Team Program, which is a countywide effort to address hazardous materials incidents.

Hazardous Materials Policy 8.9: Continue the public education efforts regarding proper use, storage, and disposal of household hazardous wastes, including universal wastes.

Hazardous Materials Policy 8.10: Require proponents of projects in known contamination areas to perform comprehensive soil and groundwater contamination

assessments, in accordance with applicable regulations. If contamination exceeds regulatory levels, require the proponent to undertake remediation procedures consistent with county, regional, and state regulations prior to grading and development of the site.

Hazardous Materials Policy 8.11: Maintain strict land use controls, performance standards, and structure design standards for uses that generate, use, or store hazardous materials, including setbacks from sensitive uses (schools, residential homes, daycare facilities, etc.) to protect and [*sic*] health and safety of the community in concert with regional, state and federal requirements for existing and proposed uses (City of Escondido 2012).

2.5.2 Analysis of Project Effects and Determination as to Significance

2.5.2.1 Guidelines for the Determination of Significance

For purposes of this EIR, Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.) will apply to the direct, indirect, and cumulative impact analyses. A significant impact to hazards and hazardous materials would result if the Project would:

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

B. 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.

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

D. 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 result, would create a significant hazard to the public or the environment.

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

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

G. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

H. 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.

2.5.2.2 Analysis

A. Would the Project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Construction

Construction of the Project would involve the transport of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, and solvents. These materials would be used and stored in designated construction staging areas within the boundaries of the Project site, and once the Project has been constructed, any remaining materials would be transported off site. These materials would be transported, handled, and disposed of in accordance with all applicable federal, state, and local laws and regulations regulating the management and use of hazardous materials. Consequently, use of these materials for their intended purpose would not pose a significant risk to the public or environment. Therefore, construction impacts would be **less than significant.**

Operation

The operational phase of the Project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. The Project involves residential dwellings with associated landscape and facility maintenance. The former clubhouse would be replaced by a new resort-style Village Center and an on-site professionally managed community farm.

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. The community farm would potentially use commercially available fertilizers, pesticides and other regulated materials commonly used in agricultural operations. To ensure compatibility of agricultural operations with residential uses, the Project would incorporate an agriculture operations plan as part of the Specific Plan, which would guide the use of these materials so that a significant hazard to the

public or the environment would not occur. Performance standards for agricultural operations at the community farm would include the following:

- All fertilizers, pesticides and herbicides shall be organic or non-toxic to humans.
- All mechanical equipment shall be either electrical (including storage battery) operated or muffled to the most practical extent possible if operated by internal combustion.
- No farming activity producing noise audible to adjacent residential uses shall be done before 7:00 on weekdays or 8:00 on weekend days or holidays, or after dusk.
- Composting facilities for organic material produced on site shall be located a minimum of 100 feet from and not produce odors detectable from adjacent residential uses. Only organic material produced on site shall be composted.

Therefore, impacts related to the operational phase of the Project would be **less than significant**.

B. 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?

Construction

Construction of the Project would increase the potential for release of hazardous materials into the environment as a result of standard construction activities. However, these materials would be transported, handled, and disposed of in accordance with all applicable federal, state, and local laws and regulations regulating the management and use of hazardous materials. Consequently, use of these materials for their intended purpose would not pose a significant risk to the public or environment. During the preparation of the Phase I ESA, no evidence was found of hazardous material release(s) onto the Project site.

A diesel AST north of the maintenance building in the eastern portion of the Project site was observed during the Phase I ESA. The AST is in a concrete secondary containment unit and no staining was observed in that area. The tank appears to have a capacity of approximately 1,000 gallons, and the Phase I ESA was unable to determine whether any fuel was in the AST. The AST appeared unlikely to represent an environmental concern to the Project site, and no further investigation regarding this issue was recommended (Appendix 2.5-1). Prior to and/or during Project construction and demolition, the AST would be properly abandoned, removed, and disposed of in accordance with all applicable federal, state, regional, and local laws and regulations. Removal of the AST would be subject to the Hazardous Materials Transportation Act, which would regulate the transportation of any hazardous materials found in the AST. The International Fire Code would regulate the use, handling, and storage requirements for hazardous materials found in the AST on

site. Also, both OSHA and fire codes require that fire extinguishers and adsorbent be present at the Project site to facilitate a quick response to any spill incident. Precautionary measures that are standard in the construction industry and required under occupational health and safety laws (e.g., OSHA) would also reduce the potential for the release of hazardous materials into the environment. Such measures include ensuring special training of handlers of hazardous materials; notification of employees who work in the vicinity of hazardous materials; acquisition of manufacturers' material safety data sheets that describe the proper use of hazardous materials; and training of employees to remediate any hazardous material accidental releases. As a result, compliance with applicable federal, state, regional, and local laws and regulations would ensure the identified AST removal would not pose a significant threat to the public or the environment.

Using records obtained from SDCDEH, the historical presence of two former USTs on a neighboring project site near the current maintenance building was identified. These tanks were previously on golf course property, but those lots were redeveloped as single-family residences. Because these USTs are not located on the Project site, they would not be affected by Project construction. However, the Phase I ESA concludes the historical presence of the USTs is currently a REC, until further investigation is conducted. Thus, for purposes of this EIR, the historical presence of the USTs would be considered a **potentially significant** impact (**Impact HZ-1**).

Two floor drains in a garage near the clubhouse, and two clarifiers north of the maintenance building, were observed during the Phase I ESA. The Phase I ESA found that the floor drains/clarifiers represent a REC, which would be a **potentially significant** hazards impact (**Impact HZ-2**).

Project construction involves demolition of the existing on-site structures. Asbestos-containing materials (ACMs) may be present within these structures, which could pose a threat to human health if disturbed, and would be a **potentially significant** impact (**Impact HZ-3**). The existing structures may contain lead-based paint, which could pose a threat to human health if disturbed, and would be a **potentially significant** impact (**Impact HZ-4**).

The property and surrounding area were historically used for agricultural purposes. The Phase I ESA identified the prior agricultural use as a potential concern due to the possible historical use of pesticides and heavy metal-containing herbicides. Although time has passed since any hazardous materials may have been used since adoption of the current applicable regulations, residual contamination may exist on site, the uncovering of which could represent a **potentially significant** impact (**Impact HZ-5**).

Operation

During the preparation of the Phase I ESA for the project, 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, demolition, and operation of the Project would also adhere to 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 CalARP Program, and the California Health and Safety Code.

Once 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.

The community farm would potentially use commercially available fertilizers, pesticides, and other regulated materials commonly used in agricultural operations. To ensure compatibility of agricultural operations with residential uses, the Project includes an agriculture operations plan as part of the Specific Plan, which would guide the use of these materials so that a significant hazard to the public or the environment would not occur. This agriculture operations plan is a part of the Project and would be incorporated into the Specific Plan as a project design feature (PDF), as follows:

PDF-HZ-1 The Project would incorporate an agriculture operations plan as part of the Specific Plan. Performance standards for agricultural operations at the community farm would include the following:

- All fertilizers, pesticides, and herbicides shall be organic or non-toxic to humans.
- All mechanical equipment shall be either electrical (including storage battery) operated or muffled to the most practical extent possible if operated by internal combustion.
- No farming activity producing noise audible to adjacent residential uses shall be done before 7:00 a.m. on weekdays or 8:00 a.m. on weekend days or holidays, or after dusk.
- Composting facilities for organic material produced on site shall be located a minimum of 100 feet from and not produce odors detectable from adjacent residential uses. Only organic material produced on site shall be composted.

Based on the analysis provided and inclusion of an agriculture operations plan (PDF-HZ-1) as part of the Specific Plan, the Project would not create a significant hazard to the public. Impacts would be **less than significant**.

C. 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 is not located within 0.25 miles of an existing school or proposed school. The closest school to the Project site is Woodland Park Middle School, approximately 0.55 miles southwest. Thus, impacts associated with emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within 0.25 miles of an existing or proposed school would be **less than significant.**

D. 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 result, would it create a significant hazard to the public or the environment?

The Project site was listed as American Golf Corp. and Escondido Country Club Maint. in the HAZNET, LUST, San Diego Co. SAM, San Diego Co. HMMD, SWEEPS UST, Hist CORTESE, RGA LUST, Hist UST, and AST environmental databases. The listings for the Project site in the environmental databases are regarding the handling of regulated hazardous materials (including pesticides) and the removal of a leaking and corroded gasoline UST in 1990. The leak was discovered in 1990, and the UST was removed that same year under the oversight of the SDCDEH. At the time of discovery, a release of gasoline to soil was reported. Additionally, a 250-gallon diesel UST was removed during 1990. According to the EDR entry, the LUST case was closed in 1991.

Based on records obtained from the SDCDEH, the tanks were located at 1500 Country Club Lane on two parcels, which have since been detached from the Project site and developed into single-family residences. Additionally, the environmental records search identified no RECs, HRECs or de minimis conditions at or near the Project site. Thus, the Project would not be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, and impacts would be **less than significant**.

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

The Project is not located within an airport land use plan, and the closest airport to the Project site is Palomar Airport, approximately 8.75 miles southwest of the Project site. As such, impacts associated with airport hazards would be **less than significant**.

F. For a Project within 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 private airstrips within 2 miles of the Project site. However, there is a heliport located at Palomar Medical Center, approximately 2.5 miles south, which allows patients to be flown in or out of the hospital by helicopter. A second helipad is currently proposed, as part of the Palomar Medical Center West project. The operation of helipads is regulated by federal, state, and local laws and regulations, which are intended to reduce risks of accidents associated with helicopters. In order to receive approvals from the FAA and Caltrans DOA, the existing and proposed helicopter flight paths are required to comply with standard obstruction-clearance criteria to ensure an obstruction-free volume of airspace for pilots using the facility. Compliance with all applicable laws and regulations would ensure that land uses proposed under the Project and within the vicinity of these helipads would not pose a risk to public health and safety from helicopter accidents; therefore, impacts would be **less than significant**.

G. Would the Project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Each village would have its own primary access routes as well as emergency access routes where needed for public safety. This would allow for emergency egress for residents in an emergency event as well as alternative ingress and egress for emergency responders. These alternative access routes may also provide emergency access for existing development, depending on the type and location of an emergency event (New Urban West Inc. 2016).

All intersections on the Project site are located within the jurisdiction of the City of Escondido, and each intersections would offer emergency access. Within Village 3, a secondary emergency/pedestrian access would be provided to Nutmeg Street. West Country Club Lane is designated as an emergency evacuation route in the City's General Plan (City of Escondido 2012, Figure VI-1). Construction would take place entirely on the Project site, and existing access for emergency service providers would be maintained during the entire construction phase. Thus, the Project would not interfere with the West Country Club Lane emergency evacuation route.

Also, it is important to note that emergency vehicles have the right-of-way and, therefore, are able to bypass traffic when responding to a call for emergency services. Specifically, nonemergency vehicle drivers are required to pull to the right side of the road and stop to allow emergency vehicles to pass. If required, drivers of emergency vehicles are trained to utilize center turn lanes or to travel in opposing through lanes to pass through crowded intersections. In addition, the Project does not include a structure or tower 100 feet or greater in height, and would not cause hazards to emergency response aircrafts. Thus, impacts associated with an adopted emergency response plan or emergency evacuation plan would be **less than significant**.

H. Would the Project 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?

The Project site is not located within a federal, state, or local responsibility very high fire hazard severity zone (VHFHSZ) (CAL FIRE 2009). Instead, the Project site is located within a high fire hazard zone according to the City's General Plan (City of Escondido 2012, Figure VI-6). However, the Project site is not adjacent to wildlands, has been previously developed, and is located in an area surrounded by residential uses. Compliance with all applicable existing laws, regulations, and policies would reduce impacts associated with wildland fires. The Project would be required to pay a development impact fee per dwelling unit, which would ensure fire response times are adequately met throughout the City, refer to Section 3.1.7, Public Services, for further information on development impact fees. Additionally, the Project would incorporate site design, maintenance practices, and fire resistant landscaping to protect properties and reduce risks, consistent with General Plan Policy 2.14. Therefore, impacts would be **less than significant**.

2.5.3 Cumulative Impact Analysis

The geographic scope of the cumulative impact analysis for hazards and hazardous materials is limited to projects within the City limits (see Figure 1-10, Cumulative Projects, and Table 1-3, Cumulative Projects). Cumulative impacts related to hazards and hazardous materials would result from projects within the City that combine and increase exposure to hazards and hazardous materials. Cumulative projects with the potential to increase exposure include Latitude II (112 units), Veterans Village (48 units), Oak Creek (65 single-family residential lots), SUB 15-0002 (55 single-family residential lots), Pradera (70 single-family residential lots), and PHG 15-0009 (33 affordable units).

Hazardous Materials

Hazardous soils, USTs, and other existing sources of hazardous materials are generally site specific and handled on a project-by-project basis. None of the identified cumulative projects listed in Table 1-3 of this EIR, would be expected to increase exposure to or the chances of release of hazardous materials, because proposed land uses associated with the cumulative projects (residential, public facilities, and infrastructure improvements) do not typically involve large quantities of potentially hazardous materials. Further, cumulative projects would be required to comply with all applicable federal, state, and local standards regarding the handling, use, transportation, storage, and disposal of hazardous materials, which are intended to minimize risk to public health and the environment. As such, the Project would

not result in a cumulatively considerable impact related to the transportation, use, or storage of hazardous materials or related to a hazardous materials site.

Schools

The potential to handle or emit hazardous materials within a 0.25 mile of a school are generally site specific. No schools are located within 0.25 mile of the proposed project, as the closest school to the Project site is Woodland Park Middle School approximately 0.55 mile southwest. Thus, the Project would not contribute to a significant cumulative impact associated with emitting hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.

Emergency Response/Emergency Evacuation Plans

Cumulative projects within the City 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, local fire codes, and regional/jurisdictional emergency response and evacuation plans. Due to existing regulations, cumulative projects would not result in a significant cumulative impact associated with the implementation of emergency response and evacuation plans. The Project's construction would take place entirely on the Project site, and existing access for emergency service providers would be maintained during the entire construction phase. Additionally, the Project would not cause hazards to emergency response aircrafts as no structures over 100 feet tall are proposed. Thus, the Project would not contribute to a cumulative impact to emergency response plans or emergency evacuation plans.

Wildland Fires

The Project site is not adjacent to wildlands, has been previously developed, and is located in an area surrounded by residential uses and thus would not contribute to a cumulative wildland fire impact.

Airports/Private Airstrips

Cumulative projects in the City would be subject to safety regulations such as Airport Land Use Compatibility Plans and FAA standards, which would reduce the potential for a significant cumulative impact to occur. Additionally, the closest airport is 8.75 miles away from the project, and the nearest private airstrip is 2.5 miles away from the Project. Thus, the Project would not contribute to a cumulative impact to airports or private airstrips.

2.5.4 Significance of Impacts Prior to Mitigation

Before mitigation, impacts associated with hazards and hazardous materials would be **potentially significant**.

Impact HZ-1 The historical presence of two former USTs in the Project vicinity is presently considered a potentially significant impact until further investigation is conducted.

Impact HZ-2 The presence of two floor drains and two clarifiers is a potentially significant impact.

Impact HZ-3 The potential presence of ACMs in the existing buildings on the property is a potentially significant impact.

Impact HZ-4 The potential presence of lead based paint in the existing buildings on the property is a potentially significant impact.

Impact HZ-5 The historic agricultural use of the property is a potentially significant impact.

2.5.5 Mitigation

The following mitigation measures would reduce **Impact HZ-1** through **Impact HZ-4** to a less than significant level.

M-HZ-1 Prior to any Project construction, including demolition, excavation, or other earth-moving or soil disturbance activities, any areas of the Project site identified as containing or formerly containing aboveground storage tanks (ASTs), suspected underground storage tanks (USTs), floor drains, and/or clarifiers, shall be assessed for the presence of potential contaminants of concern. Any areas of the Project site found to be contaminated shall be remediated in conformance with applicable federal, state, and local laws. Assessment and remediation shall be to the satisfaction of the City of Escondido Fire Department, the County of San Diego Department of Environmental Health, or other applicable agency. No Project construction activities shall commence until written regulatory concurrence is obtained that no further action is required with respect to the areas of the Project site identified as containing or formerly containing ASTs, suspected USTs, floor drains, and clarifiers.

M-HZ-2 Prior to demolition, all on-site structures shall be tested to determine if they include asbestos-containing materials (ACMs). If present, ACMs shall be

removed and disposed of by a licensed and certified asbestos abatement contractor, in accordance with all applicable federal, state, and local laws and regulations for asbestos removal and demolition operations.

M-HZ-3 Prior to demolition, all on-site structures shall be sampled to determine if they contain lead-based paint. If lead-based paint is present, health and safety procedures shall be initiated to protect workers during demolition activities, in accordance with all applicable federal, state, and local laws and regulations.

M-HZ-4 Prior to excavation and other earth-moving or soil disturbance activities, representative soil samples shall be collected from areas subject to historical agricultural use, submitted to a State of California-certified laboratory, and analyzed for the following potential contaminants of concern, as follows:

- Organochlorine Pesticides using U.S. Environmental Protection Agency (EPA) Method No. 8081A
- Arsenic using EPA Method No. 6010
- CAM-17 Metals, including lead, using EPA Method Nos. 6000/7000 series

Any soil identified as contaminated shall be remediated in accordance with all applicable federal, state, and local laws to the satisfaction of the City of Escondido Fire Department, the County of San Diego Department of Environmental Health, or other applicable agency. No excavation or other earthmoving or soil-disturbance activities shall commence until written regulatory concurrence is obtained that no further action is required with respect to the historical agricultural use of the Project site.

2.5.6 Significance of Impacts After Mitigation

Implementation of **M-HZ-1** would ensure that no ASTs, suspected USTs, floor drains, and/or clarifiers would affect the Project site during construction, by assessing the site for their presence prior to groundbreaking activities. Thus, implementation of **M-HZ-1** would reduce **Impact HZ-1** and **Impact HZ-2** to less than significant levels by ensuring that no ASTs or USTs would impact the Project site. Implementation of **M-HZ-2** would ensure that any ACMs are removed and disposed of in accordance with all applicable federal, state, and local laws and regulations, thus eliminating the potential for hazards associated with ACMs (**Impact HZ-3**). Thus, **Impact HZ-3** would be reduced to a less than significant level. Implementation of **M-HZ-3** would ensure that workers are not exposed to lead-based paint during demolition activities; this would be achieved by sampling the materials of the structures prior to demolition. Implementation of **M-HZ-3** would reduce **Impact HZ-4** to less than significant. Implementation of **M-HZ-4** would

ensure that any contaminated soil at the Project site, including soil contaminated by the sites previous agricultural use, would be remediated appropriately, in accordance with all applicable federal, state, and local laws to the satisfaction of EFD, SDCDEH, or other applicable agency. Thus, implementation of **M-HZ-4** would reduce **Impact HZ-5** to a less than significant level by ensuring that all soils are remediated properly. With implementation of these mitigation measures, the Project would not 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. Thus, impacts associated with hazards and hazardous materials would be **less than significant**.

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