

4.7 HAZARDS AND HAZARDOUS MATERIALS

The environmental setting, regulatory framework, potential impacts, and mitigation measures concerning hazards and hazardous materials are discussed in 2016 PEIR Section 4.7.1 and hereby incorporated by reference. The additions/changes to those analyses necessary to make the 2016 PEIR applicable to the revised Project are presented below.

This Section identifies the existing environmental conditions in the affected area, identifies and analyzes the Project's potentially significant environmental impacts, and recommends measures to avoid/reduce construction/operational impacts. This Section addresses the Project's potential impacts concerning hazardous materials – use, transport, disposal, accidental release, and emissions near a school, hazardous materials – sites, emergency response and evacuation plans, and wildland fires.

4.7.1 EXISTING ENVIRONMENTAL SETTING

2016 PEIR

The existing environmental setting concerning hazards and hazardous materials is discussed in 2016 PEIR Section 4.7.1 (pages 4.7-1 through 4.7-10) and the additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

ADDITIONS/CHANGES SINCE 2016 PEIR

Hazardous Materials

An environmental database record search was completed for the 17 candidate sites and surrounding properties.¹ Potential hazardous materials locations were identified within an 0.125-mile radius of the candidate sites, as shown in Table 4.7-1, *Listed Hazardous Materials Sites*. There are no hazardous materials sites in the City of Encinitas included on the Cortese List (Department of Toxic Services, 2018).²

Wildland Fire Hazards

The City has adopted a Very High Fire Hazard Severity Zone (VHFHSZ) Map for its Local Responsibility Area (LRA) as depicted on Figure 4.7-1, *Very High Fire Hazard Severity Zone*. The following candidate sites are within the VHFHSZ zone:

- Leucadia: Candidate Site #2
- Cardiff: Candidate Sites #1, #10
- New Encinitas: Candidate Site #11, #AD1

¹ GeoSearch, E RecSearch Reports, April 2018. Available for review at the City of Encinitas Planning and Building Department at 505 South Vulcan Avenue, Encinitas, California 92024.

² California Department of Toxic Substances Control Website, http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST. Accessed April 23, 2018.

TABLE 4.7-1: LISTED HAZARDOUS MATERIALS SITES

Candidate Site	Database
Leucadia	
Site #2 Piraeus Street Encinitas, CA 92024	No open case sites are listed on the Candidate Site or within 0.125-mile of the site ^{a,b,c}
Site #3 634 Quail Gardens Lane Encinitas, CA 92024	<u>George's Wholesale Florist</u> ^a . 634 Quail Gardens Drive, Encinitas, CA 92024. Listed on the San Diego County Hazardous Materials Management Division Database (HMMDD). No details reported; inspection date: 11/20/1995. <u>Ecke Ranch Junior High School</u> ^{a, b} . 499 Quail Gardens Drive, Encinitas, CA 92024. Listed on EnviroStor database (https://www.envirostor.dtsc.ca.gov/public accessed on April 19, 2018) as Inactive/Withdrawn. Past uses (agricultural row crops) may have the potential for pesticide application and contamination. Elevated levels of methane were detected. School District dropped site.
Site #7 1950 Highway 101 Encinitas, CA 92024	No open case sites are listed on the Candidate Site or within 0.125-mile of the site ^{a, b, c}
Site #9 1150 Quail Gardens Drive Encinitas, CA 92024	<u>Residential Property</u> ^{a, c} . Listed on SWRCB GeoTracker website (https://geotracker.waterboards.ca.gov accessed on April 19, 2018) as open inactive as of 12/1/2014. Potential contaminants of concern are diesel, gasoline, other petroleum, polynuclear aromatic hydrocarbons (PAHs). Potential media of concern is soil. <u>Fox Point Farms</u> ^a . 1150 Quail Gardens Drive, Encinitas, CA 92024. Listed on the San Diego County Hazardous Materials Management Division Database (HMMDD). No details reported; inspection date: 8/31/2007. <u>Fox Point Plant Growers</u> ^a . 1145 Sidonia Street, Encinitas, CA 92024. Listed on the San Diego County Hazardous Materials Management Division Database (HMMDD). No details reported; inspection date: 9/19/1997.
Site #AD7 1900 Highway 101 Encinitas, CA 92024	<u>Handy Equipment Rentals/Rebel Rents/North Coast Lawnmower Inc./Toolshed Equipment Rentals</u> ^a . 1900 N Highway 101., Encinitas, CA 92024. Listed on the San Diego County Hazardous Materials Management Division Database (HMMDD) and Hazardous Waste Tanner Summary (HWTS). No details reported; inspection date: 2/11/1997.
Site #AD8 1967 N. Vulcan Ave. Encinitas, CA 92024	<u>Matteson Greenhouses Inc.</u> ^a . 1967 N. Vulcan Ave., Encinitas, CA 92024. Listed on the San Diego County Hazardous Materials. No details reported; inspection date: 10/15/2003.
Old Encinitas	
Site #5 550 and 695 Encinitas	<u>Deed Restricted Parcel #58</u> ^a . Quail Gardens, Encinitas, CA 92024.



TABLE 4.7-1: LISTED HAZARDOUS MATERIALS SITES

Candidate Site	Database
Boulevard; Encinitas Boulevard; Quail Gardens Drive Encinitas, CA 92024	Listed on Facility Registry System (FRSCA), Cleanup Sites and Waste Management Unit Database (WMUDS). Land Disposal Site. No details reported. Open case begin date: 1/3/2005.
Site #12 630 Encinitas Boulevard Encinitas, CA 92024	<p><u>CAM-MAR Growers, Inc.</u>^a 630 Encinitas Blvd, Encinitas, CA 92024. Listed on the San Diego County Hazardous Materials Management Division Database (HMMDD), Hazardous Waste Tanner Summary (HWTS), Historic UST, FRSCA, Enforcement and Compliance History Information and the Resource Conservation and Recovery Act (RCRA) databases. No violations reported; last updated date: 6/27/2002.</p> <p><u>Quail Meadows</u>^{a, c} 185 Quail Gardens Drive, Encinitas, CA 92024. Listed on State Water Resources Control Board (SWRCB) GeoTracker website (https://geotracker.waterboards.ca.gov accessed on April 19, 2018) as open active as of 9/19/2017. Correspondence and documents indicate that there is shallow contaminated soil from historical use of property as a nursery.</p>
Site #AD2 185, 195, and 225 Quail Gardens Drive; Mays Hollow Lane; Quail Gardens Drive; Encinitas Boulevard Encinitas, CA 92024	<p><u>Quail Meadows</u>^{a, c} 185 Quail Gardens Drive, Encinitas, CA 92024. Listed on State Water Resources Control Board (SWRCB) GeoTracker website (https://geotracker.waterboards.ca.gov accessed on April 19, 2018) as open active as of 9/19/2017. Correspondence and documents indicate that there is shallow contaminated soil from historical use of property as a nursery.</p> <p><u>CAM-MAR Growers, Inc.</u>^{a, c} 185 Quail Gardens Drive, Encinitas, CA 92024. Listed on SWRCB GeoTracker website (https://geotracker.waterboards.ca.gov accessed on April 19, 2018) as case closed as of 7/20/1994.</p>
Site #AD9 1050 Regal Rd. Encinitas, CA 92024	<u>Verizon Wireless I-5 Encinitas</u> ^a 1050 Regal Road, Encinitas, CA 92024. Listed on the San Diego County HMMDD, and FRSCA databases. No details reported; inspection date: 10/30/2014.
Cardiff	
Site #1 3459 Manchester Ave. Encinitas, CA 92024	No open case sites are listed on the Candidate Site or within 0.125-mile of the site ^{a, b, c}
Site #10 No address	<u>Williamson Produce-AWM</u> ^a 3111 Manchester Ave., Encinitas, CA 92024. Listed on the San Diego County HMMDD, and FRSCA databases. Hazardous Materials Information: dry nitrogen fertilizer. No other details reported.
New Encinitas	
Site #6 El Camino Real Encinitas, CA 92024	<p><u>Armstrong Garden Center</u>^a 701 North El Camino Real, Encinitas, CA 92024. Listed on the San Diego County HMMDD. No details reported.</p> <p><u>Cingular/Cricket Communications</u>^a 780 Garden View Court, Encinitas, CA 92024.</p>



TABLE 4.7-1: LISTED HAZARDOUS MATERIALS SITES

Candidate Site	Database
	<p>Listed on the San Diego County HMMDD. No details reported; inspection date: 2/16/2011.</p> <p><u>Encinitas Endodontic Specialists</u>^a 760 Garden View Court, Encinitas, CA 92024. Listed on the San Diego County HMMDD, and FRSCA databases. No other details reported. Inspection date: 7/14/2009.</p> <p><u>Smiles By Design</u>^a 740 Garden View Court, Encinitas, CA 92024. Listed on the San Diego County HMMDD, and FRSCA databases. No other details reported. Inspection date: 6/5/2007.</p>
<p>Site #11 El Camino Real Encinitas, CA 92024</p>	<p><u>Carlos Floral Company</u>^a 1544 South El Camino Real, Encinitas, CA 92024. Listed on the San Diego County HMMDD, and FRSCA databases. No other details reported. Inspection date: 6/1/2010.</p>
<p>Site #AD1 Sage Canyon Drive Encinitas, CA 92024</p>	<p>No open case sites are listed on the Candidate Site or within 0.125-mile of the site ^{a, b, c}</p>
<p>Site #AD6 331, 333, 335, 337 N. El Camino Real Encinitas, CA 92024</p>	<p><u>Michaels Stores/Big Lots/Quest Diagnostics</u>^a 333 North El Camino Real, Encinitas, CA 92024. Listed on the San Diego County HMMDD, HWTS, and FRSCA databases. No violations reported; last updated date: 1/13/2005.</p>
<p>Olivenhain</p>	
<p>Site #8 2220, 2228, 2230 Encinitas Boulevard; Rancho Santa Fe Drive Encinitas, CA 92024</p>	<p><u>Celia Hammond</u>^a 2230 Encinitas Blvd., Encinitas, CA 92024. Listed on the Clandestine Drug Lab and HWTS databases. Lab Type: Illegal Drug Lab – Location where and illegal drug lab was operated or drug lab equipment and/or materials were stored. Waste Category: Aqueous Solution with Total Organic Residues Less Than 10 Percent. Disposal Method: Storage, Bulking and/or Transfer Off-Site No Treatment/Recovery Year: 2006.</p>
<p>Notes: a. GeoSearch Report b. EnviroStor: EnviroStor Cleanup Sites. c. GeoTracker Cleanup Sites.</p>	

4.7.2 REGULATORY FRAMEWORK

2016 PEIR

The regulatory framework concerning hazards and hazardous materials is discussed in 2016 PEIR Section 4.7.2 (pages 4.7-10 through 4.7-17) and the additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

ADDITIONS/CHANGES SINCE 2016 PEIR

2016 California Fire Code

The 2015 International Fire Code and 2016 California Fire Code, including Appendix I, as published by the International Code Council, is the City of Encinitas' adopted Fire Code. Encinitas Municipal Code (EMC) Title 10.04.010 adopts the 2016 California Fire Code.

City of Encinitas Emergency Response

The Encinitas Fire Department (EFD) provides emergency response throughout the City. The 2016 PEIR noted that the national standard adopted by the National Fire Protection Association requires an initial response within 6 minutes and 20 seconds (90 percent of the time). As discussed in Section 4.12, *Public Services and Recreation*, in 2016, the EFD's average response time for the City was 4 minutes and 42 seconds. The Disaster Preparedness Division of the Fire Department develops emergency procedures, activities and disaster operation plans to be implemented in a natural or man-made emergency.

4.7.3 SIGNIFICANCE DETERMINATION THRESHOLDS

Consistent with the 2016 PEIR and in substantial conformance with CEQA Guidelines Appendix G, impacts related to hazards and hazardous materials would be significant if the Project would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (see Issue 1);
- 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 (see Issue 2);
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school (see Issue 3);
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would create a significant hazard to the public or environment (see Issue 4);
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan (see Issue 5); or
- Exacerbate a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas, within brush fire management zones, or where residences are intermixed with wildlands (see Issue 6).

4.7.4 IMPACTS AND MITIGATION MEASURES

4.7.4 - Issues 1, 2, and 3: Hazardous Materials – Use, Transport, Disposal; Accidental Release; and Emissions near a School

Impacts related to hazards and hazardous materials would be significant if the project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; 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; or emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25-mile of an existing or proposed school.

IMPACTS:

2016 PEIR

The potential impacts concerning hazards and hazardous materials/hazardous materials – use, transport, disposal; accidental release; and emissions near a school are discussed in 2016 PEIR Section 4.7.5 (Issues 1, 2, and 3 on pages 4.7-19 through 4.7-24), and are summarized below.

Routine Use, Transport, and Disposal

The 2016 PEIR noted that the HEU does not propose construction of housing or other development; rather, it provides capacity for future development consistent with State Housing Element Law. Demolition and construction activities at the housing sites could require transport of hazardous materials (e.g., asbestos-containing materials [ACMs], lead-based paint [LBPs], and/or contaminated soils). This transport would be limited in duration. Compliance with handling measures is required by the City, County of San Diego Department of Environmental Health (DEH), and the San Diego Air Pollution Control District (SDAPCD) during construction and operational phases of future projects. These measures include standards and regulations regarding the storage, handling, and use of hazardous materials.

The 2016 DEIR concluded that future development would not involve ongoing or routine use of substantial quantities of hazardous materials during operations. Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. In addition, Hazardous Materials Business Plans (HMBP) are required of businesses that handle hazardous substances in amounts greater than or equal to specified thresholds to minimize hazards to human health and the environment from unplanned, accidental releases of hazardous substances into the air, soil, or surface water. An HMBP includes an emergency response program to manage emergencies at the given facility and prepare response personnel for a variety of conditions. Impacts would be less than significant following compliance with applicable Federal, State, and local regulations, including EGP policies.

Accidental Release

The 2016 PEIR concluded that development would result in potentially significant impacts related to accidental release of hazardous materials. The 2016 PEIR identified sites that may have been exposed to contamination from current or prior uses such as gas stations and agricultural land use. A total of 21 sites were listed on, or within 0.125-mile of, hazardous materials sites. Other properties may also have undocumented on-site contaminants from building materials/underground contaminants. Analysis concluded that development on contaminated sites could pose a significant hazard to the public or

environment if hazardous soils or materials are not properly handled and removed from the site prior to grading and construction. The 2016 PEIR concluded that with proper use and disposal, impacts would be less than significant following compliance with applicable Federal, State, and local regulations, including EGP policies.

Emissions Near Schools

The 2016 PEIR identified three housing sites with listed hazardous materials sites within 0.25-mile of a school. There could also be additional properties with currently unknown contaminants both subsurface and within existing structures that may pose a hazardous threat. Because schools are located within 0.25-mile of housing sites, as well as the uncertainty of where future schools may be sited, analysis concluded there would be potentially significant impacts associated with hazardous emissions. The 2016 PEIR concluded that adherence to applicable regulations would reduce potential impacts associated with the accidental release of hazardous materials to less than significant.

The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

REVISED PROJECT

Routine Use, Transport, and Disposal

The HEU does not propose new residential development; rather, it provides capacity for future development consistent with State law. The Project proposes to retain the underlying EGP land use designations for each candidate site, but would add an R-30 Overlay Zone that would increase the maximum density to 30 DU/AC. During the construction phase, demolition and construction activities at the candidate sites could require transport of hazardous materials (e.g., ACMs, LBPs, and/or contaminated soils). Compliance with City, DEH, and SDAPCD requirements concerning handling hazardous materials during project construction and operations would be required. These measures include standards and regulations concerning storage, handling, and use of hazardous materials.

The future residential development would not involve ongoing/routine use of reportable quantities of hazardous materials during operations. Only small quantities of hazardous materials would be anticipated including cleaning solvents, fertilizers, pesticides, and other materials used in regular maintenance. Impacts would be less than significant following compliance with applicable Federal, State, and local regulations, including EGP policies.

Accidental Release

As previously addressed, several listed hazardous materials sites are located on or proximate to the candidate sites. As identified in Table 4.7-2, *Candidate Sites Identified as Containing Hazardous Materials*, development would result in potentially significant impacts related to accidental release of hazardous materials. Specifically, development on Candidate Sites #5, #9, #8, #12, #AD2, #AD6, #AD7, #AD8, and #AD9 could result in exposure to contamination from current or prior uses such as gas stations and agricultural uses. Other properties may also have undocumented on-site contaminants from building materials and/or underground contaminants. Development on contaminated sites could pose a significant hazard to the public or environment, if hazardous soils or materials are not properly handled and removed from the site prior to grading and construction. Other sites are within 0.125-mile of hazardous materials sites and, therefore, could pose a potentially significant hazard to future development. With proper use



and disposal, impacts would be less than significant following compliance with applicable Federal, State, and local regulations, including EGP policies.

TABLE 4.7-2: CANDIDATE SITES IDENTIFIED AS CONTAINING HAZARDOUS MATERIALS		
Candidate Site	Hazardous Material Site (Including Former Agricultural Use)?	
	On-Site	Within 0.125 Miles
Leucadia		
Site #2	No	No
Site #3	No	Yes
Site #7	No	No
Site #9	Yes	Yes
Site #AD7	Yes	No
Site #AD8	Yes	No
Old Encinitas		
Site #5	Yes	No
Site #12	Yes	Yes
Site #AD2	Yes	No
Site #AD9	Yes	No
Cardiff		
Site #1	No	No
Site #10	No	Yes
New Encinitas		
Site #6	Yes	Yes
Site #11	Yes	Yes
Site #AD1	No	No
Site #AD6	Yes	No
Olivenhain		
Site #8	Yes	No
Source: GeoSearch Reports, 2018.		

EMISSIONS NEAR SCHOOLS

As identified in Table 4.7-3, *School Sites Within 0.25-Mile of Candidate Sites Identified as Containing Hazardous Materials*, Candidate Sites #5, #8, #11, #12, #AD1, and #AD2 contain listed hazardous materials sites within 0.25-mile of an existing school. There could also be additional properties with currently unknown contaminants both subsurface and within existing structures that may pose a hazardous threat. Because schools are located within 0.25-mile of candidate sites, as well as the uncertainty of where future schools may be sited, there would be potentially significant impacts associated with hazardous emissions. Adherence to Municipal Code § 30.40.010, California Hazardous Waste Control Law, California Health and Safety Code, California Fire Code, and Federal Resource Conservation and Recovery Act (RCRA) regulations would reduce potential impacts associated with the accidental release of hazardous materials to less than significant.



TABLE 4.7-3: SCHOOL SITES WITHIN 0.25-MILE OF CANDIDATE SITES IDENTIFIED AS CONTAINING HAZARDOUS MATERIALS	
Candidate Site	School
Old Encinitas	
Site #5	Pacific Academy
Site #12	Pacific Academy
Site #AD2	Pacific Academy
New Encinitas	
Site #11	The Grauer School
Site #AD1	The Grauer School
Olivenhain	
Site #8	Rhoades School
Source: GeoSearch Reports, 2018.	

GENERAL PLAN POLICIES AND MITIGATION MEASURES:

GENERAL PLAN POLICIES:

Refer to Appendix E, *Relevant General Plan Policies*, for the full text of these policies.

- PSE Policy 1.13
- PSE Policy 2.4
- PSE Policy 3.2
- CE Policy 1.13
- CE Policy 2.4
- CE Policy 3.2

MITIGATION MEASURES:

The mitigation measures concerning hazards and hazardous materials identified in the 2016 PEIR Section 4.7 are presented below, inclusive of the additions/changes necessary for the revised Project (indicated by “underlined text”).

- HAZ-1 Future projects on Candidate Sites #5, #6, #8, #9, #11, #12, #AD2, #AD6, #AD7, #AD8, #AD9 shall be required to identify potential conditions, which require further regulatory oversight and demonstrate compliance based on the following measures prior to issuance of any permits:
- A. A Phase I Environmental Site Assessment (ESA) shall be completed in accordance with the American Society of Testing and Materials (ASTM) Standards. If hazardous materials are identified requiring remediation, a Phase II ESA and remediation effort shall be conducted in conformance with Federal, State, and local regulations.
 - B. If the Phase II ESA identifies the need for remediation, then the following shall occur prior to the issuance of grading permits:
 1. The applicant shall retain a qualified environmental engineer to develop a soil and/or groundwater management plan to address the notification, monitoring, sampling, testing, handling, storage, and disposal of contaminated media or substances (soil, groundwater). The qualified environmental consultant shall monitor excavations and grading activities in accordance with the plan. The

groundwater management and monitoring plans shall be approved by the City prior to development of the site.

2. The applicant shall submit documentation showing that contaminated soil and/or groundwater on proposed development parcels have been avoided or remediated to meet cleanup requirements established by appropriate local regulatory agencies (Regional Water Quality Control Board [RWQCB]/DTSC/DEH) based on the future planned land use of the specific area within the boundaries of the site (i.e., commercial, residential), and that the risk to human health of future occupants of these areas therefore has been reduced to below a level of significance.
3. The applicant shall obtain written authorization from the appropriate regulatory agency (RWQCB/DTSC/DEH) confirming the completion of remediation. A copy of the authorization shall be submitted to the City to confirm that all appropriate remediation has been completed and that the proposed development parcel has been cleaned up to the satisfaction of the regulatory agency. In the situation where previous contamination has occurred on a site that has a previously closed case or on a site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the DEH shall be notified of the proposed land use.
4. All cleanup activities shall be performed in accordance with all applicable Federal, State, and local laws and regulations, and required permits shall be secured prior to commencement of construction to the satisfaction of the City and compliance with applicable regulatory agencies such as but not limited to the Encinitas Municipal Code.

LEVEL OF SIGNIFICANCE: Less Than Significant With Mitigation Incorporated

4.7.4 - Issue 4: Hazardous Materials – Sites

Impacts related to hazards and hazardous materials would be significant if the project would 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, would create a significant hazard to the public or environment.

IMPACTS:

2016 PEIR

The potential impacts concerning development of a housing, site which is included on a hazardous materials site pursuant to Government Code § 65962.5 (Cortese List) was discussed in 2016 PEIR 4.7.6 (Issue 4, on page 4.7-26). No Cortese List sites were present on the housing sites evaluated in the 2016 PEIR. The 2016 PEIR concluded no impacts would occur.

The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

REVISED PROJECT

There are no properties in the City of Encinitas on the Cortese list, inclusive of the candidate sites. Therefore, no impact would occur concerning a project site included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5.

GENERAL PLAN POLICIES AND MITIGATION MEASURES:

GENERAL PLAN POLICIES:

No General Plan policies are applicable.

MITIGATION MEASURES:

No mitigation measures were identified in 2016 PEIR Section 4.7.6 and none are necessary for the Project.

LEVEL OF SIGNIFICANCE: No Impact

4.7.4 - Issue 5: Emergency Response and Evacuation Plans

Impacts related to hazards and hazardous materials would be significant if the project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

IMPACTS:

2016 PEIR

The potential impacts concerning emergency response and evacuation plans are discussed in 2016 PEIR Section 4.7.7 (Issue 5, page 4.7-27) and are summarized below. The 2016 PEIR noted that buildout of the housing sites would increase density and create new mixed-use development in certain areas of the City resulting in greater population concentrations within the identified neighborhoods. This could result in an increased demand on emergency evacuation. No changes in the City's existing circulation network were proposed. No land uses were proposed that would impair the implementation of or physically interfere with the City's emergency tsunami or wildfire evacuation plans; or that would conflict with the countywide Multi-Jurisdictional Hazard Mitigation Plan's (MHMP) specific hazard mitigation goals, objectives, and related potential actions. It was noted that all future projects on housing sites would be reviewed and approved by the EFD prior to issuance of building permit. The 2016 PEIR concluded that the HEU would not conflict with an emergency response plan; impacts would be less than significant and no mitigation was required.

The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

REVISED PROJECT

The addition of the candidate sites would not change the findings of the 2016 PEIR. The HEU would result in a less than significant impact future projects' potential to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

GENERAL PLAN POLICIES AND MITIGATION MEASURES:

GENERAL PLAN POLICIES:

Refer to Appendix E, *Relevant General Plan Policies*, for the full text of these policies.

- PSE Policy 2.4
- PSE Policy 2.5
- PSE Policy 3.2

MITIGATION MEASURES:

No mitigation measures were identified in 2016 PEIR Section 4.7.7 and none are necessary for the revised Project.

LEVEL OF SIGNIFICANCE: Less Than Significant Impact

4.7.4 - Issue 6: Wildland Fires

Impacts related to hazards and hazardous materials would be significant if the project would exacerbate the risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas, within brush fire management zones, or where residences are intermixed with wildlands.

IMPACTS:

2016 PEIR

The potential impacts of wildland fires are discussed in 2016 PEIR Section 4.7.8 (Issue 6, on page 4.7-28) and are summarized below. The 2016 PEIR identified three housing sites near open space and within the City's designated VHFHSZ. Analysis concluded that locating residential land uses adjacent to or within a high fire hazard area could result in increased fire related risk to people and structures. Future development would be required to comply with applicable City requirements including provisions for brush clearance and plant materials. Adherence to the State and local fire codes and City Design Guidelines would reduce risks in conjunction with future development related to wildland fire to less than significant. No mitigation was required.

The additions/changes necessary to make the 2016 PEIR applicable to the revised Project are presented below.

REVISED PROJECT

As previously noted, the following candidate sites are within the VHFHSZ zone:

- Leucadia: Candidate Site #2
- Cardiff: Candidate Sites #1 and #10

- New Encinitas: Candidate Sites #11 and #AD1

No changes to the 2016 PEIR's findings are required. Adherence to the State and local fire codes and City Design Guidelines would ensure future development would not exacerbate a significant risk involving wildland fires. Impacts would be less than significant in this regard. No mitigation is required.

GENERAL PLAN POLICIES AND MITIGATION MEASURES:

GENERAL PLAN POLICIES

Refer to Appendix E, *Relevant General Plan Policies*, for the full text of these policies.

- PSE Policy 1.13
- PSE Policy 2.5

MITIGATION MEASURES:

No mitigation measures were identified in 2016 PEIR Section 4.7.8 and none are necessary for the revised Project.

LEVEL OF SIGNIFICANCE: Less Than Significant Impact

4.7.5 SIGNIFICANT UNAVOIDABLE IMPACTS

No significant unavoidable impacts concerning hazards and hazardous materials have been identified following compliance with the established regulatory framework, EGP policies, and recommended mitigation measures.

4.7.6 SOURCES CITED

California Department of Toxic Substances Control Website,

http://www.envirostor.dtsc.ca.gov/public/search.asp?cmd=search&reporttype=CORTESE&site_type=CSITES,OPEN,FUDS,CLOSE&status=ACT,BKLG,COM&reporttitle=HAZARDOUS+WASTE+AND+SUBSTANCES+SITE+LIST. Accessed April 23, 2018.

GeoSearch. *E RecSearch Report for Target Property 01, 3459 Manchester Avenue, Encinitas, California*. April 14, 2018. Prepared for Kimley-Horn and Associates, Inc.

GeoSearch. *E RecSearch Report for Target Property AD01, Sage Canyon Drive, Encinitas, California*. April 16, 2018. Prepared for Kimley-Horn and Associates, Inc.

GeoSearch. *E RecSearch Report for Target Property 02, Piraeus Street, Encinitas, California*. April 14, 2018. Prepared for Kimley-Horn and Associates, Inc.

GeoSearch. *E RecSearch Report for Target Property AD02, 185, 195 and 225 Quail Gardens Drive, Mays Hollow Lane, and Encinitas Boulevard, Encinitas, California*. April 13, 2018. Prepared for Kimley-Horn and Associates, Inc.

GeoSearch. *E RecSearch Report for Target Property 03, 634 Quail Gardens Lane, Encinitas, California*. April 12, 2018. Prepared for Kimley-Horn and Associates, Inc.

GeoSearch. *E RecSearch Report for Target Property 05, 550 and 696 Encinitas Boulevard and Quail Gardens Drive, Encinitas, California*. April 13, 2018. Prepared for Kimley-Horn and Associates, Inc.

- GeoSearch. *E RecSearch Report for Target Property 06, El Camino Real, Encinitas, California.* April 16, 2018. Prepared for Kimley-Horn and Associates, Inc.
- GeoSearch. *E RecSearch Report for Target Property AD06, 331, 333, 335 and 337 N. El Camino Real, Encinitas, California.* April 16, 2018. Prepared for Kimley-Horn and Associates, Inc.
- GeoSearch. *E RecSearch Report for Target Property 07, 1950 Highway 101, Encinitas, California.* April 12, 2018. Prepared for Kimley-Horn and Associates, Inc.
- GeoSearch. *E RecSearch Report for Target Property AD07, 1900 Highway 101, Encinitas, California.* April 12, 2018. Prepared for Kimley-Horn and Associates, Inc.
- GeoSearch. *E RecSearch Report for Target Property 08, 2220, 2228 and 2230 Encinitas Boulevard and Rancho Santa Fe Drive, Encinitas, California.* April 16, 2018. Prepared for Kimley-Horn and Associates, Inc.
- GeoSearch. *E RecSearch Report for Target Property AD08, 1967 N. Vulcan Avenue, Encinitas, California.* April 12, 2018. Prepared for Kimley-Horn and Associates, Inc.
- GeoSearch. *E RecSearch Report for Target Property 09, 1150 Quail Gardens Drive, Encinitas, California.* April 12, 2018. Prepared for Kimley-Horn and Associates, Inc.
- GeoSearch. *E RecSearch Report for Target Property AD09, 1050 Regal Road, Encinitas, California.* April 16, 2018. Prepared for Kimley-Horn and Associates, Inc.
- GeoSearch. *E RecSearch Report for Target Property 10, Encinitas, California.* April 16, 2018. Prepared for Kimley-Horn and Associates, Inc.
- GeoSearch. *E RecSearch Report for Target Property 11, El Camino Real, Encinitas, California.* April 16, 2018. Prepared for Kimley-Horn and Associates, Inc.
- GeoSearch. *E RecSearch Report for Target Property 12, 630 Encinitas Boulevard, Encinitas, California.* April 13, 2018. Prepared for Kimley-Horn and Associates, Inc.