

4.5 HAZARDS AND HAZARDOUS MATERIALS

4.5.1 EXISTING CONDITIONS

A. **TOXIC SUBSTANCES**

A Phase I Environmental Site Assessment (Phase I ESA) was prepared for the proposed project site by Geocon Consultants, Inc. (June 2000). A copy of this report is provided in the Technical Appendices under Section I. In addition, subsequent testing of on-site soils was performed by Christian Wheeler Engineering, and the results of this investigation are documented in a report entitled, "Limited Pesticide Sampling and Testing – Proposed *Batiquitos Bluffs* Residential Development," and dated May 17, 2006. A copy of this report is provided in EIR Technical Appendices Section J.

Field Reconnaissance

The proposed project site was surveyed for the presence of potentially hazardous materials. The site was observed as being mostly undeveloped. Piles of debris assumed to originate from the clearing of the roadways was observed throughout the site. Piles of concrete rubble and other dumped materials including glass, paper, and metal piping were observed along the roadways. A split-level concrete foundation was observed in the northwestern portion of the site. Approximately 18 bee-harvesting boxes and several mature trees were observed in this area. An uncovered hole interpreted to be a boring from a previous geotechnical investigation was observed near the eastern site boundary. A sealed 5-gallon container of liquid and an empty can labeled "paint thinner" were also observed near this eastern boundary. Concrete swales were observed near portions of the southern and eastern site boundaries. No underground and above-ground storage tanks, chemical containers were observed.

Historical Review

A review of aerial photographs from 1928, 1960, 1967, 1970, 1974, 1978, 1983, 1989, 1995, and 1999 indicate that the proposed project site has historically been comprised of undeveloped land, although portions of the site were used in the past for agricultural purposes as recently as 1960. In addition, a single-family home was once located on the site, but is no longer present except for the foundation.

Regulatory Review

A database search of information published by state and federal regulatory agencies was conducted for the proposed project site and surrounding areas. In addition, local and municipal agencies were contacted to determine if the project site or surrounding area are listed as having a past or present record of actual or potential environmental impact or are under investigation for an environmental impact.

Based on this research, it was determined that the project site is not identified as being evaluated by the federal government for remedial action under the Comprehensive Response, Compensation, and Liability Act, or any other federal, state, or local environmental regulations.

One location within a one-mile radius of the proposed project site was listed in these databases. Information about this identified site is presented in Appendix B of the Phase I ESA report (refer to EIR Technical Appendices Section I).

B. EMERGENCY RESPONSE PLANS

According to information provided by the San Diego County Sheriff's Department, there are no site-specific safety master plans affecting the proposed project site.

4.5.2 BASIS FOR DETERMINING SIGNIFICANCE

A proposed project would have a significant impact from hazards and hazardous materials if any one or more of the following conditions would occur as a result of the project:

1. *The proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or be located on a site that could expose the public to hazardous materials.*
2. *The proposed project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.*
3. *The proposed project would impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan.*
4. *The proposed project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.*
5. *The proposed 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 the environment.*

4.5.3 IMPACT ANALYSIS

Issue 1: *Would the proposed project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, or be located on a site that could expose the public to hazardous materials?*

A. DISCUSSION OF PROJECT IMPACTS (ISSUE 1)

The project proposes to construct a total of 19 residential homes and a private road on a 9.86-acre portion of the site. The remainder of the site would be preserved as open space. These uses have little potential for the use or storage of toxic substances, with the exception of ordinary household chemicals. Common household chemicals are of such a low concentration and volume that they pose no significant impacts to human health and safety. Therefore, project implementation would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

The project site has been used for agricultural crop production as recently as 1960, which indicates that there is a potential for on-site soil contamination due to the historic use of chemical pesticides and fertilizers. If present in sufficient quantities, these soil characteristics have the potential to pose a health risk for future residents of the project. Testing of on-site soils was conducted by Christian Wheeler Engineering in 2006. The testing evaluated the existing levels of DDT, DDE, and DDD. Of the seven on-site locations which were tested for contamination, only one sample location identified

the presence of DDE (2.69 ppb) and DDT (2.20 ppb). According to thresholds provided by the Environmental Protection Agency, these chemicals would pose a health risk if present in quantities in excess of 1,700 ppb. Therefore, based on the results of on-site testing of soils, the on-site soils do not pose a significant health risk to future on-site residents.

B. SIGNIFICANCE OF IMPACTS (ISSUE 1)

Land uses proposed by the project have little potential for the use or storage of toxic substances, and a significant impact would not occur. In addition, testing of on-site soils has demonstrated that chemicals which could pose a health risk to future residents are not present on-site. Therefore, the Lead Agency finds that a significant impact would not occur.

C. MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM (ISSUE 1)

Impacts would not be significant; therefore, mitigation is not required.

Issue 2: Would the proposed 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?

A. DISCUSSION OF PROJECT IMPACTS (ISSUE 2)

The project proposes to construct 19 residential homes and a private road on 9.86 acres of the site. These uses have very little potential for the release of hazardous materials into the environment, other than household chemicals, as noted above. Common household chemicals are of such a low concentration and volume that they pose no significant impacts to human health and safety. Therefore, project implementation 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.

B. SIGNIFICANCE OF IMPACTS (ISSUE 2)

Land uses proposed by the project have little potential for creating a significant hazard to the public or environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, the Lead Agency finds that a significant impact would not occur.

C. MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM (ISSUE 2)

Impacts would not be significant; therefore, mitigation is not required.

Issue 3: Would the proposed project impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan?

A. DISCUSSION OF PROJECT IMPACTS (ISSUE 3)

According to information provided by the San Diego County Sheriff's Department, the project site is not located within an adopted emergency evacuation route, so there is no potential for the project to adversely affect an emergency response or evacuation plan. The City Fire Department is responsible for reviewing the proposed project's site plan to ensure that appropriate emergency ingress and egress is available to and from the site to ensure public safety. The Fire Department has not identified any safety concerns with the project.

B. SIGNIFICANCE OF IMPACTS (ISSUE 3)

The Lead Agency finds that implementation of the proposed project would not impair the implementation of or physically interfere with any adopted emergency response plans or emergency evacuation plans. Therefore, a significant impact would not occur.

C. MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM (ISSUE 3)

Impacts would not be significant; therefore, mitigation is not required.

Issue 4: *Would the proposed project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

A. DISCUSSION OF PROJECT IMPACTS (ISSUE 4)

There are no existing or proposed school sites within ¼ mile of the site. In addition, as noted above, the proposed uses at the site have very little potential for the release of hazardous materials into the environment. For these reasons, the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school and no impact would occur.

B. SIGNIFICANCE OF IMPACTS (ISSUE 4)

The Lead Agency finds that the proposed project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within ¼ mile of an existing or proposed school; therefore, a significant impact would not occur.

C. MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM (ISSUE 4)

Impacts would not be significant; therefore, mitigation is not required.

Issue 5: *Would the proposed project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

A. DISCUSSION OF PROJECT IMPACTS (ISSUE 5)

As part of the Phase I Environmental Site Assessment, Environmental Data Resources, Inc. (EDR), performed a search of federal and state governmental information sources. The proposed project site is not identified in any of the state or federal hazardous materials database consulted.

B. SIGNIFICANCE OF IMPACTS (ISSUE 5)

The Lead Agency finds that the subject property is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5; therefore, impacts would not occur.

C. MITIGATION MEASURES, MONITORING, AND REPORTING PROGRAM (ISSUE 5)

Impacts would not be significant; therefore, mitigation is not required.