4.8 HAZARDS AND HAZARDOUS MATERIALS

This section describes potential sources of hazards and hazardous materials within the project area, an analysis of the Draft General Plan effect on potential hazards and hazardous materials, and a discussion of applicable regulations.

4.8.1 REGULATORY SETTING

FEDERAL PLANS, POLICIES, REGULATIONS, AND LAWS

Hazardous Materials Handling

At the federal level, the principal agency regulating the generation, transport, and disposal of hazardous substances is the U.S. Environmental Protection Agency (EPA), under the authority of the Resource Conservation and Recovery Act (RCRA). RCRA established an all-encompassing federal regulatory program for hazardous substances that is administered by EPA. Under RCRA, EPA regulates the generation, transportation, treatment, storage, and disposal of hazardous substances. RCRA was amended in 1984 by the Hazardous and Solid Waste Amendments of 1984, which specifically prohibits the use of certain techniques for the disposal of various hazardous substances. The Federal Emergency Planning and Community Right to Know Act of 1986 imposes hazardous-materials planning requirements to help protect local communities in the event of accidental release of hazardous substances. EPA has delegated enforcement of many RCRA requirements to the California Department of Toxic Substances Control (DTSC).

Hazardous Materials Transport

The U.S. Department of Transportation (USDOT) regulates transportation of hazardous materials between states. The USDOT Federal Railroad Administration (FRA) enforces Hazardous Materials Regulations, which are promulgated by the Pipeline and Hazardous Materials Safety Administration for rail transportation. These regulations include requirements that railroads and other transporters of hazardous materials, as well as shippers, have and adhere to security plans and also train their employees involved in offering, accepting, or transporting hazardous materials on both safety and security matters.

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) created a trust fund to provide broad federal authority for releases or threatened release of hazardous substance that could endanger public health or the environment.

Superfund Amendments and Reauthorization Act

The EPA compiles a list of national priorities among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories, known as the National Priorities List. These locations are commonly referred to as “Superfund sites.” There are no Superfund sites in Amador County.

Worker Safety Requirements

The U.S. Department of Labor, Occupational Safety and Health Administration (OSHA) is responsible at the federal level for ensuring worker safety. OSHA sets federal standards for implementation of workplace training, exposure limits, and safety procedures for the handling of hazardous substances (as well as other hazards). OSHA also establishes criteria by which each state can implement its own health and safety program.
Regulation of Polychlorinated Biphenyls

The Toxic Substances Control Act (TSCA) of 1976 (Title 15 of the U.S. Code [USC], Section 2605) banned the manufacture, processing, distribution, and use of polychlorinated biphenyls (PCBs) in totally enclosed systems. The EPA Region 9 PCB Program regulates remediation of PCBs in several states, including California. Title 40 of the Code of Federal Regulations, Section 761.30(a)(1)(vi)(A) states that all owners of electrical transformers containing PCBs must register their transformers with EPA. Specified electrical equipment manufactured between July 1, 1978 and July 1, 1998 that does not contain PCBs must be marked by the manufacturer with the statement “No PCBs” (Section 761.40[g]). Transformers and other items manufactured before July 1, 1978 and containing PCBs, must be marked as such.

Lead-Based Paint

The Residential Lead-Based Paint Hazard Reduction Act of 1992 amended TSCA to include Title IV, Lead Exposure Reduction. EPA regulates renovation activities which could create lead-based paint hazards in target housing and child-occupied facilities, and has established standards for lead-based paint hazards and lead dust cleanup levels in most pre-1978 housing and child-occupied facilities.

Clean Air Act

The federal Clean Air Act (CAA) was enacted in 1970, with amendments in 1990. The CAA required EPA to establish primary and secondary national ambient air quality standards. The CAA also required each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). Section 112 of the CAA defines hazardous air pollutants and sets threshold limits. Additional information about CAA is contained in Section 4.3, “Air Quality.”

Fire Protection on National Forest Lands

A primary mission of the U.S. Forest Service (USFS) is fire protection of National Forest lands. In Amador County, the USFS provides fire protection on federally owned lands (i.e., federal responsibility areas), which primarily include the El Dorado National Forest located in the easternmost portion of the County.

Obstructions to Navigable Airspace

FAR Part 77 of the Code of Federal Regulations provides guidance for determining obstructions to navigable airspace and establishes the slope and dimensions of airport safety zones, including the horizontal surface, conical surface, primary surface, approach surface, and transitional surface.

Wildlife Hazards on or Near Airports

The FAA addresses control of hazardous wildlife in Advisory Circular (AC) 150/5200-33B, Hazardous Wildlife Attractants on or Near Airports (FAA 2007). The FAA provides direction on where public-use airports should restrict land uses that have the potential to attract hazardous wildlife. FAA recommends a distance of 10,000 feet separating wildlife attractants and aircraft movement areas. The area within a 10,000-foot radius of the Airport Operations Area is designated as the Critical Zone. The FAA definition of wildlife attractants in AC 150/5200-33B includes human-made or natural areas, such as poorly drained areas, retention ponds, agricultural activities, and wetlands.

STATE PLANS, POLICIES, REGULATIONS, AND LAWS

The state regulations that govern hazardous materials are equivalent to or more stringent than federal regulations. California has been granted primary oversight responsibility by EPA to administer and enforce hazardous waste management programs. State regulations have detailed planning and management requirements to ensure that
hazardous wastes are handled, stored, and disposed of properly to reduce risks to human health and the environment. Several key state laws pertaining to hazardous wastes are discussed below. In addition, DTSC, the State Water Resources Control Board (SWRCB), and the Integrated Waste Management Act also regulate the generation of hazardous materials, also described below.

**Hazardous Waste Control Act**

The Hazardous Waste Control Act, implemented by regulations contained in Title 26 of the California Code of Regulations, describes requirements for the proper management of hazardous wastes. The act created the state hazardous waste management program, which is similar to but more stringent than the federal RCRA program. The program includes hazardous waste criteria for:

- identification and classification;
- generation and transportation;
- design and permitting of recycling, treatment, storage, and disposal facilities;
- treatment standards;
- operation of facilities and staff training; and
- closure of facilities and liability requirements.

The Hazardous Waste Control Act and Title 26 regulations list more than 800 potentially hazardous materials and establish criteria for identifying, packaging, and disposing of such wastes. Under these regulations, the generator of hazardous waste material must complete a manifest that accompanies the material from the point of generation to transportation to the ultimate disposal location, with copies of the manifest filed with DTSC.

**Hazardous Materials Transport**

Regulations governing hazardous materials transport are included in the California Vehicle Code (Title 13 of the California Code of Regulations), the State Fire Marshal Regulations (Title 19 of the California Code of Regulations), and Title 22 of the California Code of Regulations.

Transport of hazardous materials can only be conducted under a registration issued by DTSC. ID numbers are issued by DTSC or USEPA for hazardous waste transporters and treatment, storage and disposal facilities for hazardous materials. These numbers are used to identify the hazardous waste handler and to track waste from point of origin to final disposal. All material transport takes place under manifest, and compliance with Title 22 requires that transporters take immediate action to protect human health and the environment in the event of spill, release, or mishap.

**Emergency Services Act**

Under the Emergency Services Act (California Government Code Section 8850 et seq.), the state developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. Quick response to incidents involving hazardous materials or hazardous waste is a key part of the plan. The Governor’s Office of Emergency Services administers the plan, coordinating the responses of other agencies, including EPA, the California Highway Patrol, RWQCBs, air quality management districts, and county disaster response offices.

**Hazardous Waste and Substances Sites List**

The Hazardous Waste and Substances Sites List (Cortese list) is a planning document required by California Government Code Section 65962.5. DTSC is required to compile the list, which consists of potentially contaminated sites in the state. It is used by state agencies, local agencies, and developers to comply with CEQA requirements in providing information about the location of hazardous materials release sites.
Underground Storage Tank Program

The California Department of Public Health and the SWRCB track sites identified for remedial action because of unauthorized release of toxic substances from underground storage tanks (USTs). Leak prevention, cleanup, enforcement, and tank testing certification are the elements of the UST Program, which is administered by the SWRCB.

California Integrated Waste Management Act

This act requires the development and implementation of household hazardous-waste disposal plans. The California Department of Resources Recycling and Recovery (CalRecycle) oversees compliance with this act and enforces operational plans for solid-waste facilities.

Unified Program

The California Environmental Protection Agency (Cal/EPA) grants to qualifying local agencies oversight and permitting responsibility for certain state programs pertaining to hazardous waste and hazardous materials. This is achieved through the Unified Program, which consolidates, coordinates, and makes consistent the administrative requirements, permits, inspections, and enforcement activities for the following emergency and management programs:

- Hazardous materials release response plans and inventories (business plans)
- California Accidental Release Prevention Program (CalARP)
- UST Program
- Aboveground Petroleum Storage Act Requirements for Spill Prevention, Control and Countermeasure plans
- Hazardous Waste Generator and On-site Hazardous Waste Treatment (tiered permitting) Programs
- California Uniform Fire Code: Hazardous material management plans and inventory statements

Cleanup of Contaminated Sites

The State of California has a number of different regulatory structures governing cleanup of contaminated sites. Many of these programs are regulated by DTSC, including RCRA corrective actions, State Superfund sites, brownfields programs and voluntary cleanups. SWRCB (through RWQCBs and some local agencies) regulates releases with the potential to affect water resources, under programs such as the Leaking Underground Storage Tanks program and the Spills, Leaks, Investigations, and Cleanups program. Regulatory authority for these programs may be delegated by the federal government (as with RCRA corrective actions directed by DTSC) or may be found in the California Health and Safety Code. These regulations vary in their specifics, but require the reporting, investigation, and remediation of sites where releases of hazardous materials have occurred, followed by appropriate disposal of any hazardous materials. These programs govern a range of pollutants, such as solvents, petroleum fuels, heavy metals, and pesticides) in surface water, groundwater, soil, sediment, and air.

California Emergency Response Plan

California has developed an emergency response plan to coordinate emergency services provided by federal, state, and local governments and private agencies. Response to hazardous material incidents is one part of this plan. The plan is managed by the California Emergency Management Agency (Cal EMA), which coordinates the responses of other agencies, including Cal/EPA, CHP, California Department of Fish and Game, and Central Valley RWQCB.

Forestry and Fire Protection

The California Department of Forestry and Fire Protection (CAL FIRE) provides fire protection for state responsibility areas (SRAs) and is responsible for protecting and maintaining privately owned wildlands,
providing emergency services, and responding to wildland fires throughout California. The Board of Forestry and Fire Protection is responsible for the classification of SRAs and designation of hazardous fire hazard severity zones for the purpose of determining areas in which the financial responsibility of preventing and suppressing wildland fires lies primarily with the State or another agency. Fire prevention and suppression in areas not determined to be SRAs are the responsibility of local or federal agencies (i.e., local responsibility areas (LRAs) or Federal responsibility areas, respectively). SRAs and LRAs are further classified by fire severity threat (Exhibit 4.8-1). CAL FIRE also provides fire and other resource information to the public through its Fire Resource Assessment Program (FRAP), which identifies areas at greatest risk from wildfire.

In addition, State fire engines are only staffed during the wildland fire season, and operations are shut down in the winter and spring months. To assure year round staffing of fire engines, an agreement called The Amador Plan (CCR Title 14, Division 1.5, Chapter 7) provides for cooperative fire protection contracts and staffing of the three State fire stations, and for year round dispatch services to all local fire departments in Amador County.

The Board of Forestry and Fire Protection requires minimum wildfire protection standards in conjunction with building, construction and development in the SRAs. The regulations, found in 14 CCR 1270, set standards for future design and construction of structures, subdivisions and developments in SRAs and provide for basic emergency access and perimeter wildfire protection. These measures provide for emergency access; signage and building numbering; private water supply reserves for emergency fire use; and vegetation modification. Title 24 (The California Building Code) also includes specific requirements, including building materials and cleared space around buildings in Wildland Urban Interface areas, including in LRAs.

REGIONAL AND LOCAL PLANS, POLICIES, REGULATIONS, AND ORDINANCES

Consolidated Hazardous Materials Program

The Amador County Environmental Health Department is the Certified Unified Program Agency (CUPA) for Amador County and administers a consolidated hazardous materials program. The consolidated hazardous materials programs consist of the: Hazardous Materials Business Plan, Hazardous Materials Petroleum Storage (i.e., Underground Storage Tank Program and Aboveground Petroleum Storage Act Program), Hazardous Waste Generator and Onsite Hazardous Waste Treatment Programs, California Accidental Release Program, and the California Uniform Fire Code (i.e., Hazardous Materials Management Plans and Hazardous Materials Inventory Statements). Unified Program Plans were approved by the Amador County Board of Supervisors on June 16, 2009.

Amador County Hazardous Materials Area Plan

The Amador County Hazardous Materials Area Plan is designed to be used as a resource document in conjunction with the Amador County Emergency Operations Plan (see below), and other local and state plans. This plan provides Amador County’s pre-incident planning and preparedness for hazardous materials releases; describes roles and responsibilities of federal, state, and local agencies during a hazardous materials incident; and details the County’s hazardous materials incident response program, training, communications, and post-incident recovery procedures.

Amador County Emergency Operations Plan

The Amador County Sheriff’s Office of Emergency Services (County OES) is responsible for the administration of the county emergency management program on a day-to-day basis and during disasters. The office is charged with providing the necessary planning, coordination, response support, and communications with all agencies affected by large scale emergencies or disasters. County OES works cooperatively with other agencies and districts (e.g., law enforcement, fire, emergency medical services, state and federal agencies, utilities, private industry, volunteer groups) to provide a coordinated response to disasters, and manages the County’s Emergency Operations Center (EOC), which is located in the Sheriff's Office.
In 2006, the Amador County OES prepared a Multi-Hazard Mitigation Plan (HMP) identifying potential long-term risks to people and property from natural hazards and their effects in both the unincorporated and incorporated portions of the planning area. The plan lays out a strategy that will enable Amador County to become less vulnerable to future disaster losses. The HMP has been prepared to meet the requirements of the Disaster Mitigation Act of 2000 to maintain Amador County’s eligibility for FEMA Pre-Disaster Mitigation (PDM) and Hazard Mitigation Grant Programs (HMGP).

Airport Land Use Plan for Westover Field, Amador County

The Westover Field Airport Land Use Plan (ALUP) provides findings, policies, and implementation mechanisms of policies for the Westover Field Airport. Land compatibility issues discussed in the ALUP include consideration of compatible land uses related to airport noise levels, exposure of persons on the ground to crash hazards associated with aircraft, and height restrictions to protect the airspace used by aircraft. The ALUP implements structural height and personal safety policies in the three safety areas (Exhibit 4.8-2). The list below provides a general overview of allowable land uses in airport safety areas.

- **Safety Zone 1 (Clear Zone)** restricts most land uses. Generally, allowable land uses include resource production, extraction, open space, transportation, communications, and utilities. For allowable land uses, the number of people is limited to 10 per acre.

- **Safety Zone 2 (Approach/Departure Zone)** generally restricts commercial and public service-related land uses (e.g., stadiums, hospitals, hotels). Certain land uses pertaining to recreation (e.g., neighborhood parks), business operations, and industry are allowed in the Approach/Departure Zone.

- **Safety Zone 3 (Overflight Zone)** allows for most land uses. Restrictions are limited to land uses such as auditoriums, outdoor amphitheaters, and certain industries (i.e., petroleum refining and rubber/plastic manufacturing).

AMADOR COUNTY FIRE HAZARD REDUCTION PLAN

The 2004 Amador County Fire Hazard Reduction Plan includes a hazard and vulnerability analysis using CAL FIRE FRAP data for purposes of identifying potential locations of future fuel reduction projects. The plan looks at fire threats across Amador County. A fire threat is defined as a combination of two factors: fire frequency or the likelihood of a given area burning, and potential fire behavior. These two factors are combined to create four threat classes ranging from moderate to extreme. Fire threats can be used to estimate their potential impact on various assets susceptible to wildfire. Impacts are more likely to occur and/or be more severe for the higher threat classes.

4.8.2 ENVIRONMENTAL SETTING

DEFINITIONS OF TERMS

For purposes of this section, the term “hazardous materials” refers to both hazardous substances and hazardous wastes. A “hazardous material” is defined by federal regulations as “a substance or material that … is capable of posing an unreasonable risk to health, safety, and property when transported in commerce” (49 CFR 171.8). California Health and Safety Code Section 25501 defines a hazardous material as follows:

Hazardous material means any material that, because of its quantity, concentration, or physical, or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.
AMADOR COUNTY GENERAL PLAN

Exhibit 4.8-1: Fire Hazard Severity Zone
Hazardous wastes are defined in California Health and Safety Code Section 25141(b) as wastes that:

…because of their quantity, concentration, or physical, chemical, or infectious characteristics, [may either] cause, or significantly contribute to an increase in mortality or an increase in serious illness [, or] pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

**CORTES LIST**

The Cortese List includes a range of potentially-contaminated sites and hazardous materials sites compiled by Cal/EPA in accordance with Government Code 65962.5. The list includes sites regulated by DTSC and SWRCB. Cortese-listed sites in the planning area are discussed in more detail below.

**DTSC-Listed Sites**

As described above, DTSC is required to compile a list to provide information on potentially contaminated sites in the state. The planning area contains one hazardous waste site listed by DTSC. This site is categorized as a state response site, which indicates that DTSC is involved in the remediation of the confirmed release. State response sites are generally considered to be high priority and be of high potential risk (DTSC 2007). Table 4.8-1 provides the location, chemical of concern, and cleanup status of the DTSC-listed site, American Forest Products of Martell.

<table>
<thead>
<tr>
<th>Site Name and Location</th>
<th>Past Use that Caused Listing</th>
<th>Chemicals of Concern</th>
<th>Affected Media</th>
<th>Cleanup Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>American Forest Products – Martell SR 49 and SR 88 Martell, CA</td>
<td>Landfill - Construction, Manufacturing – Lumber/Wood Products, Underground Storage Tanks, Waste Water Ponds</td>
<td>Copper and Compounds Dioxin (AS 2,3,7,8-TCDD TEQ) 2,3,4,6-Tetrachlorophenal Phenylmercuric acetate Polychlorinated Biphenyls (PCBs) Semi-Volatile Organics (8270 SVOCs) TPH-Motor Oil</td>
<td>Contaminated Surface/ Structure, Other Groundwater</td>
<td>Backlog</td>
</tr>
</tbody>
</table>

Source: DTSC 2007

**SWRCB-Listed Sites**

Hazardous materials sites that are regulated by SWRCB are compiled on a database called Geotracker. Geotracker provides information related to potential contamination of water quality, including the location and issues of concern of leaking underground fuel tanks, Department of Defense sites, landfills, and other cleanup and spill sites. According to a search of the Geotracker database on March 24, 2012, Amador County contains five open leaking underground storage tank (LUST) sites, three landfills, and three cleanup program sites. LUST sites can pose a risk to human health and ecological receptors by contaminating drinking water aquifers, water wells, the soil, and groundwater. Cleanup programs are conducted to remove this contamination. When the lead regulatory agency becomes satisfied that site contamination has been appropriately remediated, a closure letter is provided to indicate that no further action is necessary. In Amador County, 59 LUST sites have received closure letters (SWRCB 2011a).

The SWRCB also maintains a list of cease and desist orders and cleanup and abatement orders. While these orders do not concern the discharge of wastes that are hazardous materials, they indicate other concerns, such as discharges of domestic sewage or food processing wastes. The planning area contains three sites that have...
received cease and desist orders, and two sites that have received cleanup and abatement orders (SWRCB 2011b). Table 4.8-2 provides the site name and location and cleanup status of SWRCB-listed sites.

<table>
<thead>
<tr>
<th>Site Name and Location</th>
<th>Facility Type/Site</th>
<th>Cleanup Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sierra Trading Post-Buckhorn Station 26632 Hwy 88, Pioneer, CA</td>
<td>Leaking Underground Storage Tank</td>
<td>Open - Remediation</td>
</tr>
<tr>
<td>Sierra Trading Post #4 500 Hwy 49, Martell, CA</td>
<td>Leaking Underground Storage Tank</td>
<td>Open - Remediation</td>
</tr>
<tr>
<td>Amador Building Products 1061 Hwy 49, Martell, CA</td>
<td>Leaking Underground Storage Tank</td>
<td>Open - Verification Monitoring</td>
</tr>
<tr>
<td>Pine Grove Station 20080 Hwy 88, Pine Grove, CA</td>
<td>Leaking Underground Storage Tank</td>
<td>Open - Verification Monitoring</td>
</tr>
<tr>
<td>Emerson Cardlock 11281 Hwy 88, Martell, CA</td>
<td>Leaking Underground Storage Tank</td>
<td>Open - Verification Monitoring</td>
</tr>
<tr>
<td>Upper Dry Creek Mines 16711 Calif Mine Rd., Drytown, CA</td>
<td>Land Disposal Site</td>
<td>Open</td>
</tr>
<tr>
<td>Sierra Pacific Industries-Wood Waste Landfill Intersection of Hwys 49 and 88, Martell, CA</td>
<td>Land Disposal Site</td>
<td>Open</td>
</tr>
<tr>
<td>Sierra Pacific Industries- Martell Fungicide Dip Tank Area Intersection of Hwys 49 and 88, Martell, CA</td>
<td>Land Disposal Site</td>
<td>Open-Referred</td>
</tr>
<tr>
<td>Sierra Energy Martell Bulk Plant 12221 State Highway, Martell, CA</td>
<td>Cleanup Program Site</td>
<td>Open - Assessment &amp; Interim Remedial Action</td>
</tr>
<tr>
<td>Little Amador and Bunker Hill Mines School, Bunker Hill &amp; Fremont Mine Rds., Amador County, CA</td>
<td>Cleanup Program Site</td>
<td>Open-Inactive</td>
</tr>
<tr>
<td>Jackson Hills Golf Course &amp; Residential Community French Bar Rd. (west of Fuller Lane), Jackson, CA</td>
<td>Cleanup Program Site</td>
<td>Open - Site Assessment</td>
</tr>
<tr>
<td>SierraPine-Ampine Division 11300 Ridge Rd., Martell, CA</td>
<td>Mill</td>
<td>Active - Cease and Desist Order</td>
</tr>
<tr>
<td>Gayla Manor WWTP Gayla Dr and Hwy 88, Pine Grove, CA</td>
<td>Wastewater Treatment Facility</td>
<td>Active - Cease and Desist Order</td>
</tr>
<tr>
<td>Newton Mine Hwy 88, east of Ione, CA</td>
<td>Mine</td>
<td>Active - Clean-up and Abatement Order (1999)</td>
</tr>
<tr>
<td>Newton Mine Hwy 88, east of Ione, CA</td>
<td>Mine</td>
<td>Active - Clean-up and Abatement Order (2007)</td>
</tr>
<tr>
<td>CSA 3-Lake Camanche WWTP 2901 Camanche, Lake Camanche Village, CA</td>
<td>Wastewater Treatment Facility</td>
<td>Active - Cease and Desist Order</td>
</tr>
</tbody>
</table>

**ABANDONED MINES**

Since the California Gold Rush of 1849, tens of thousands of mines have been dug in California. Many of these mines were immediately abandoned when insufficient minerals were found, or abandoned during later years when different economic conditions made mining unprofitable. This created a landscape containing tens of thousands of abandoned mine sites that could pose health, safety, or environmental hazards. Many sites possess serious physical safety hazards, such as open shafts or mine tunnels, and may possess other hazards related to contaminated surface water, groundwater, or air quality.
In the interest of environmental and public health and safety, the Department of Conservation (DOC) undertook a 3-year effort to determine the magnitude and scope of the abandoned mine problem in California. An inventory of abandoned mines was undertaken, culminating in *California’s Abandoned Mines: A Report on the Magnitude and Scope of the Issue in the State*, prepared by the Department of Conservation, Office of Mine Reclamation, Abandoned Mine Lands Unit (June 2000). Approximately 313 abandoned mines were inventoried in Amador County, most of which are located in the western portion of the County.

**SCHOOLS**

CEQA requires special consultation and notification procedures before a lead agency certifies an EIR or adopts a Negative Declaration for a project located within ¼-mile of a school that could emit hazardous air emissions or handle extremely hazardous substances in quantities exceeding certain regulatory thresholds (State CEQA Guidelines Section 15186(b)). Table 4.8-3 details schools found within the planning area. These requirements will be met for development projects implementing the Draft General Plan.

<table>
<thead>
<tr>
<th>School</th>
<th>Location</th>
<th>Grades Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amador High</td>
<td>Sutter Creek</td>
<td>9-12</td>
</tr>
<tr>
<td>Argonaut High</td>
<td>Jackson</td>
<td>9-12</td>
</tr>
<tr>
<td>Community</td>
<td>Plymouth</td>
<td>1-12</td>
</tr>
<tr>
<td>Ione Elementary</td>
<td>Ione</td>
<td>K-5</td>
</tr>
<tr>
<td>Ione Junior High</td>
<td>Ione</td>
<td>6-8</td>
</tr>
<tr>
<td>Independence High</td>
<td>Sutter Creek</td>
<td>10-12</td>
</tr>
<tr>
<td>Jackson Elementary</td>
<td>Jackson</td>
<td>K-5</td>
</tr>
<tr>
<td>Jackson Junior High</td>
<td>Jackson</td>
<td>6-8</td>
</tr>
<tr>
<td>Pine Grove Elementary</td>
<td>Pine Grove</td>
<td>K-6</td>
</tr>
<tr>
<td>Pioneer Elementary</td>
<td>Pioneer</td>
<td>K-6</td>
</tr>
<tr>
<td>Plymouth Elementary</td>
<td>Plymouth</td>
<td>K-6</td>
</tr>
<tr>
<td>Sutter Creek Elementary</td>
<td>Sutter Creek</td>
<td>K-6</td>
</tr>
</tbody>
</table>

Source: Amador County Office of Education 2011

**AIRPORTS**

For projects situated within an airport land use compatibility plan, or within 2 miles of a public airport, CEQA requires consideration of potential airport-related safety hazards. There are five airports within Amador County (see Exhibit 4.8-3). Private use airports include: Camanche Skypark Airport, Howard Airport, Horse Shoe A Ranch Airport, and Eagle’s Nest Airport.

Westover Field Airport is the only public use airport in the planning area. It is generally bordered by the communities of Sutter Creek to the northwest, rural Sutter Creek to the north and east, and the community of Martell to the south and west. The city of Jackson is located approximately 2 miles to the south. As adopted by the ALUC, the Westover Field Airport Land Use Plan defines three required safety zones: the clear zone, the approach/departure zone, and the overflight zone (Exhibit 4.8-2).
**WILDLAND FIRE HAZARDS**

Risk and vulnerability from wildfire in the planning area are due to factors such as high fuel loads (i.e., dense vegetation), interface of residential, commercial, and industrial use with forest areas, and other geographical and topographical features of the County. According to the Amador County Fire Reduction Plan, Amador County is at very high risk to experience catastrophic wildfires. In addition, as communities develop and grow in areas adjacent to fire-prone lands defined as wildland urban interface (WUI), wildland fires pose increasing threats to people and their property. Because of the distribution of wildland vegetation in Amador County, most of the County is located in WUI areas defined by CAL FIRE as high- and very high- fire hazard severity zones. Wildfires that occur in the WUI pose severe risks to life, property, and infrastructure and are one of the most dangerous and complicated fire situations that firefighters encounter (OES 2006).

Many of the WUI areas in Amador County have high levels of fuel loadings due to aggressive fire suppression activities over the past 50 years by State and federal agencies, which increases the potential for large catastrophic wildfires. Fuel loading problems continue to grow every year as chaparral and forest stands become denser and fire suppression continues to exclude fire from the natural ecosystem. In addition, fuel loading problems continue to substantially increase from rapid population growth and residential construction in Amador County’s WUI areas. The high levels of fuel loading combined with natural weather conditions common to Amador County (i.e., drought, high temperatures, low relative humidity, high winds) can create prime environmental conditions for frequent and catastrophic fires (OES 2006).

Wildfires that occurred within the past 10 years affected mostly the easternmost portion of the County. However, smaller wildfires burned in the lower elevations in the County’s western portions, including areas adjacent to and near urbanized areas (OES 2006). Exhibit 4.8-1 depicts wildland fire hazard severity zones in the planning area. A discussion on fire protection services for the County and the Camanche area can be found in Chapter 4.13, “Public Services and Utilities.”

### 4.8.3 IMPACTS AND MITIGATION MEASURES

**ANALYSIS METHODOLOGY**

The analysis addresses sources of hazards and risks associated with hazardous materials that may result from implementation of the Draft General Plan, and is based on a review of agency databases, aerial photographs, and input from the public. Potential sources of wildland fire hazards and risks associated with implementation of the Draft General Plan were evaluated based on the fire hazard severity zone established by the California Department of Forestry and Fire Protection.

**THRESHOLDS OF SIGNIFICANCE**

Based on Appendix G of the State CEQA Guidelines, a hazards and hazardous materials impact is considered significant if implementation of the Draft General Plan would do any of the following:

- 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/or accident conditions involving the release of hazardous materials into the environment;

- emit hazardous emissions or involve the handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school;
Exhibit 4.8-3: Airports
be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment;

result in a safety hazard for people residing or working within an airport land use plan planning area or within 2 miles of a public airport or public-use airport

result in a safety hazard for people residing or working within the vicinity of a private airstrip;

impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; or

expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

**IMPACT ANALYSIS**

**IMPACT 4.8-1 Routine Transport, Use, or Disposal of Hazardous Materials.** Implementation of the Draft General Plan would result in an increase in the routine transport, use, and/or disposal of hazardous materials, which could result in exposure of such materials to the public through either routine use or accidental release. Compliance with existing federal, and state, and local regulations would reduce risks of accidents associated with the routine transport, use, or disposal of hazardous materials to a less-than-significant level.

Implementation of the Draft General Plan would result in increased use, storage, and disposal of hazardous materials within the planning area, including near existing schools. New commercial and industrial development that would occur under the plan may result in increased use, storage, and/or disposal of hazardous materials during routine operations. Of particular concern are facilities with USTs or other storage facilities that could accidentally leak into the soil, water, or air. Such facilities include gas stations, automotive repair shops, and dry cleaners. In addition, construction projects associated with the Draft General Plan would involve the temporary storage, use, and transport of hazardous materials (e.g., asphalt, fuel, lubricants, paint) during construction activities.

While implementation of the Draft General plan could increase the amount of hazardous materials transported through the planning area on major arterials and regional highways, builders, contractors, business owners, and others would be required to use, store, and transport hazardous materials in compliance with federal, state, and local regulations (as described in Section 4.8.1, “Regulatory Setting”) during project construction and operation; impacts to schools would be rendered less than significant through project-level compliance with CEQA Guidelines Section 15186. Compliance with these state, federal, and local regulations, which are designed to protect public health and the environment from risks associated with hazardous materials, would avoid or substantially reduce the risk of substantial hazards associated with the transport, use, and disposal these materials to a less-than-significant level.

**Mitigation Measure:** No mitigation measures are required.

**IMPACT 4.8-2 Interference with an Adopted Emergency-Response Plan.** Implementation of the proposed Draft General Plan would result in additional traffic and residents requiring evacuation in case of an emergency. The current emergency response plans do not consider buildout growth and development under of the Draft General Plan, and new development has the potential to impede existing emergency access to some portions of the planning area in the event of a disaster. This impact would be significant.

The Amador County Environmental Health Department is the CUPA for Amador County and administers a consolidated hazardous materials program, including Amador County’s pre-incident planning and preparedness for hazardous materials releases, incident response program, and post-incident recovery procedures. In addition,
the Amador County Emergency Operations Plan and Multi-Hazard Mitigation Plan provide the necessary planning, coordination, response support, and communications to prepare and respond to emergencies.

The current Emergency Operations Plan and Multi-Hazard Mitigation Plan do not consider implementation of the Draft General Plan, and new development has the potential to impede existing emergency access to some portions of the planning area in the event of a disaster. In addition, improvements to roadways associated with new development could impede emergency response during construction of the improvements. Draft General Plan implementation could result in congestion at intersections and along roadways identified as evacuation routes, which could impede access by emergency vehicles. This impact is considered to be significant.

Mitigation Measure 4.8-2a: Implement Program P-12, Emergency Response

a. In order to maintain effective emergency and disaster response and reduce hazards related to fire, flood, and public safety emergencies, the County will implement and periodically update disaster plans, including the Multi-Hazard Mitigation Plan and Emergency Operations Plan, to meet federal, State, and local emergency requirements. This effort will include planning to coordinate response actions, and the identification and planning for evacuation routes for dam failure, wildfire, and flooding.

b. The County will regularly assess the resources needed to effectively respond to disaster situations, and ensure proper staffing levels at emergency response agencies.

c. The County will regularly assess the operational integrity of essential public facilities during emergencies, including flood emergencies, and identify actions to maintain operations, as necessary.

d. The County will update equipment and training as necessary, including adopting training standards that meet or exceed State and national standards.

e. The County will develop its capability to handle mass shelters in case of major disasters by maintaining a list of appropriate emergency shelter locations. These sites should be well connected to evacuation routes.

Responsible Agencies/Departments: Planning Department, County Office of Emergency Services, Sheriff’s Department

Time Frame: December 2015 and Ongoing

Mitigation Measure 4.8-2b: Implement Program D-10, Evacuation Planning and Routes

a. When considering development proposals and discretionary actions, the County will ensure that actions will not prevent the implementation of emergency response plans or viability of evacuation routes established by the Office of Emergency Services.

b. Establish adequate fire buffers along heavily traveled roads by promoting grazing, thinning, mowing, plowing, disking, or controlled burning of roadside grass. Favor those methods that have the least impact on air quality, such as grazing.

Responsible Agencies/Departments: Planning Department, County Office of Emergency Services, Transportation and Public Works Department

Time Frame: Ongoing
Significance after Mitigation

Because implementation of Mitigation Measures 4.8-2a and 4.8-2b would require that evacuation routes and emergency response plans be considered in the development review process, and that the County will ensure that development proposals and discretionary actions do not prevent the implementation of emergency response plans or viability of evacuation routes, the impact would be reduced to less than significant.

IMPACT 4.8-3 Potential Exposure of People and the Environment to Significant Physical and/or Chemical Hazards Related to Abandoned or Unused Mines. Implementation of the Draft General Plan could place new development in proximity to abandoned or unused mines, potentially exposing people and the environment to physical and/or chemical hazards. This impact would be significant.

As described in Section 4.8.2, “Environmental Setting,” there are more than 300 known mine locations within Amador County. Physical hazards associated with abandoned mines include subsidence, collapse of structures built upon unknown mine shafts, and potential injury during exploration of open shafts and adits. In addition, mining activities often use chemicals and elements (such as mercury) to extract resources, or released naturally occurring chemicals during mining-related activities (e.g., dredging, hydraulic mining).

Implementation of the Draft General Plan would result in construction of new residential, commercial, and industrial uses that could bring people in close proximity to abandoned mines, potentially resulting in physical harm or release of hazardous chemicals into the environment both during construction activities and later operation. While many mine locations within the planning area are known and would be dealt with in accordance with federal, State, and local laws and regulations, currently unknown mines are likely to exist in areas where construction of new residential, commercial, or industrial uses could occur, and they could cause significant physical and/or chemical hazards. Thus, this impact would be significant.

Mitigation Measure 4.8-3a: Implement Program D-9, Hazardous Materials

a. The County will maintain and update a list of hazardous sites, buildings, and uses in the unincorporated area, or use databases tracking the location of hazardous materials sites, buildings, and similar features, including active and abandoned mines. If possible, the County will make this list available to applicants.

b. The County will consult the hazardous sites list to evaluate and condition future development applications and projects, as necessary, to protect environmental and public health.

c. For applications submitted to the County involving construction activities at Cortese-listed sites, project applicant(s) shall comply with requirements of the California Department of Toxic Substances Control, the Central Valley Regional Water Quality Control Board, and/or other applicable agency regulating the investigation and cleanup of the site.

Responsible Agencies/Departments: Environmental Health Department.

Working With: Amador Air District, Amador Fire Protection District, local fire districts, Cal FIRE, California Department of Toxic Substances Control, Central Valley Regional Water Quality Control Board, Environmental Protection Agency

Time Frame: Ongoing

Mitigation Measure 4.8-3b: Implement Program D-8, Soils and Geotechnical Evaluation

a. The County will require geotechnical evaluation and recommendations in compliance with California Building Code requirements before construction of buildings meant for occupancy.
b. The County will provide any available soil shrink-swell information upon request, and ensure appropriate foundation elements are included on all projects proposed in areas prone to expansive soils.

c. New structures and improvements shall incorporate project features avoiding or minimizing the hazards identified through geotechnical evaluation to the satisfaction of the County.

**Responsible Agencies/Departments:** Building, Transportation and Public Works Departments

**Time Frame:** Ongoing

**Significance after Mitigation**

Implementation of Mitigation Measure 4.8-3a and 4.8-3b would reduce impacts related to potential exposure of people and the environment to physical and/or chemical hazards associated with active and abandoned mines to a **less-than-significant** level because the location of mines would be documented, risks would be substantially reduced through permit conditions or requirements when granting discretionary or building permits, and geotechnical surveys would be required to include identification of potential subsurface voids associated with past mining activities. Risks would be substantially reduced through project conditions when approving discretionary projects and through requirements on building permits in accordance with the California Building Code and other federal, state, and local regulations.

**IMPACT**

4.8-4 **Create a Significant Hazard Through Location on Sites on the Cortese List.** Implementation of the Draft General Plan could place new residential, commercial, or industrial uses in proximity to Cortese-listed sites. This impact would be **significant**.

Numerous Cortese-listed sites are located within the planning area, as identified in Tables 4.8-1 and 4.8-2. Depending on site-specific factors such as constituents of concern, affected media, and clean-up status, certain land uses may be restricted or may require coordination with responsible agencies (e.g., DTSC, SWRCB). Because implementation of the Draft General Plan could result in residential, commercial, or industrial development on sites under remediation or other Cortese List-related actions, creating a significant hazard to the public or the environment, this impact would be significant.

**Mitigation Measure: Implement Mitigation Measure 4.8-3a**

**Mitigation Measure 4.8-4: Implement Program P-14, Hazardous Materials Tracking**

a. In order to avoid or substantially reduce hazards related to the use, transport, or disposal of hazardous materials, the County will continue implementing the Certified Unified Program Agency program, identifying businesses using, storing, and/or transporting hazardous materials. The County will continue to monitor these operations, and will require compliance with State and federal laws.

b. The County will review, revise, and continue permitting and inspection practices for businesses using, storing, and/or transporting hazardous materials, and will provide public agencies (the sheriff, fire departments, California Highway Patrol, and city police departments) with a list of such businesses upon request to encourage hazardous material training before an event occurs.

**Responsible Agencies/Departments:** Environmental Health Department

**Time Frame:** Ongoing
Significance after Mitigation

Implementation of Mitigation Measure 4.8-3a and 4.8-4 would avoid or substantially reduce potential hazards from development on sites on the Cortese List to a **less-than-significant** level because the County would require that applications and activities on Cortese-listed sites comply with requirements of regulatory agencies, including cleanup requirements, designed to protect public health and the environment.

**IMPACT**

**Safety Hazards to People Residing or Working Within 2 Miles of a Public Airport or Public Use Airport.** Implementation of the Draft General Plan could result in construction of residential, commercial, and industrial uses in the Martell RSC in close proximity to Westover Field airport. However, General Plan policy language in LU-13.1 and LU-13.2 would ensure that projects implementing the Draft General Plan would be consistent with the ALUP and would not result in incompatible land uses or obstructions to navigable airspace.

Implementation of the Draft General Plan would result in development within 2 miles of an airport. This impact would be **less than significant**.

There is one public airport within the planning area. As described above, under “Federal Plans, Policies, Regulations, and Laws,” safety hazards associated with airports are generally related to construction of tall structures and the creation of wildlife attractants (e.g., wetlands, golf courses, and waste disposal operations) that could interfere with airplane flight paths, or with increasing the number of people spending time in areas subject to crash hazards.

The Westover Field ALUP provides the basis for determining which land uses are compatible with airport operations. Three “Safety Areas” are defined in the ALUP. These include Clear Zones, Approach/Departure Zones, and an Overflight Zone. Compatible land uses are identified for each zone. In the Clear Zone, generally low intensity uses, including industrial and agricultural uses, roads, railroads, utilities, and parking areas are permitted. In the Approach/Departure Zone, additional commercial, recreational, some residential, and industrial and transportation uses are allowed. In the Overflight Zone, uses which are expressly excluded include stadiums, concert halls, and similar uses, as well as petroleum and plastic production uses which represent fire or explosion hazards. Most other uses are permitted in this zone.

The Land Use Element of the Draft General Plan contains policies LU-13.1 and LU-13.2 that require the County to ensure future development proposals within the Westover Field ALUP area are consistent with the ALUP, to protect the viability of the airport. The majority of the land located within the Westover Field Airport’s northeast Clear and Approach/Departure zones is agricultural. The southwest Clear and Approach/Departure zones overlay the Martell RSC. In 2010, this area was partially developed with commercial and industrial uses, but future implementation of Draft General Plan policies could potentially see this area developed with mixed residential and commercial uses.

No existing land use incompatibilities were identified in any of the three zones in the current ALUP, although some permitted land use types, particularly in areas within the Clear and Approach/Departure Zones, could conflict with the ALUP. For instance, restaurants and shopping centers are identified as incompatible uses in the Approach/Departure Zone, and so although these uses might be generally permitted in the RSC designation, they would not be appropriate within the portion of the RSC that overlaps the Approach/Departure Zone and would be precluded because of the policy requirement that development proposals be consistent with the ALUP.

Manufacturing land uses are generally compatible in the Approach/Departure Zone, but concentrations of people must be limited such that the average density is less than 25 to 50 people per acre per hour, depending on duration of time persons are expected to be on site within a 24 hour period, not to exceed 50 persons per acre at any time, in order to maintain compliance with Draft General Plan policies (Policy LU-13.1). Similarly, most land uses are permitted in the Overflight Zone, subject to specific conditions (such as a maximum number of children in a day care) which might not generally apply to these land uses (ALUP 1990).
Implementation of the Draft General Plan could result in construction of residential, commercial, and industrial uses in the Martell RSC in close proximity to Westover Field. However, General Plan policy language in LU-13.1 and LU-13.2 would ensure that projects implementing the Draft General Plan would be consistent with ALUP and would not result in incompatible land uses or obstructions to navigable airspace. Because safety hazards would therefore be avoided, this impact would be less than significant.

Mitigation Measure: No mitigation is required.

**IMPACT 4.8-6**  
**Safety Hazards to People Residing or Working in the Vicinity of a Private Airstrip.** Implementation of the Draft General Plan would not result in substantial increases in population in the vicinity of private airstrips. This impact would be less than significant.

There are several private airstrips within the planning area, including Eagles Nest, Horse Shoe A Ranch, Camanche Skypark, Howard Airport, and Ranch Airstrip. These airstrips are generally located in areas designated Agricultural General, although the Ranch Airstrip is located in an area designated Mineral Resource Zone.

Implementation of the Draft General Plan could result in construction of residential and industrial uses in the vicinity of one or more of the private airstrips in the planning area. However, due to the land use designations and minimum lot sizes (40 acre minimum in both Agricultural General and Mineral Resource Zone) applied in proximity to the private airstrips, the concentration of people that could occur in areas subject to elevated crash hazards would not be substantially increased. Tall structures would require discretionary actions by the County due to existing height limitations in the Zoning Ordinance. Because safety hazards would therefore be avoided, this impact would be less than significant.

Mitigation Measure: No mitigation measures are required.

**IMPACT 4.8-7**  
**Exposure of Structures to Urban and Wildland Fire.** Implementation of the Draft General Plan would result in development of areas considered to have a moderate, high, or very high fire threat level. Compliance with California Building Code regulations and other state fire safety requirements would minimize wildland fire risks. However, despite implementing regulatory requirements, the Draft General Plan would still place increasing numbers of people and structures in areas subject to high- and very-high fire hazard severity, exposing people and structures to a significant risk of loss, injury, or death. Thus, this impact would be significant.

Areas at risk for extreme wildfires are designated by CAL FIRE and include lands where dense vegetation with severe burning potential is present. As described in Section 4.8.2, CAL FIRE has rated the majority of the planning area moderate, high- or very high- for fire hazard severity. Exhibit 4.8-1 illustrates the fire hazard severity zones for the portion of the planning area that is in the SRA. The Martell RSC, River Pines Town Center and Camanche Village and Camanche North Shore SPAs are located primarily in areas of moderate fire hazard severity, while the Pine Grove and Buckhorn Town Centers are in areas of very high fire hazard severity. Areas where increased industrial development is proposed to the north and west of Ione are in moderate to very high fire hazard severity zones. The risk of damage or loss from wildland fires increases as the length of the edge of development (interface) increases. The risk of exposure can be affected by the density and arrangement of the development. While higher density areas pose higher risks of exposure for fires that start within the developed area, fires that result in the largest affect areas are generally in areas that combine vegetation and structures (CAL FIRE 1999). Climate change is projected to result in large increases in wildfire frequency and size (Westerling and Bryant 2006).

Implementation of the Draft General Plan would result in construction of new residential, commercial, and industrial uses in areas of the County subject to high- and very high- fire hazard severity. These new uses are anticipated to accommodate an increased population density, which would increase the potential for ignition frequency and increase the number of residents, workers, and structures that would be at risk from wildland fires.
Existing regulations, including the Title 24 Wildland Urban Interface Building Code requirements and 14 CCR 1270 (described in Section 4.8.1, “Regulatory Setting”) include requirements related to building siting and design. However, despite implementing regulatory requirements, the Draft General Plan would still place increasing numbers of people and structures in areas subject to high- and very-high fire hazard severity, exposing people and structures to a significant risk of loss, injury, or death. Therefore this impact would be significant.

Mitigation Measure 4.8-7a: Implement Program D-2a: Fire-Safe Development

a. The County will review new development applications in moderate, high, and very high fire hazard severity zones to confirm they meet the standards of the Title 24 Wildland Urban Interface Building Codes and 14 CCR 1270.

b. The County will require new structures and improvements to be built to support effective firefighting.

c. New development applications in very high fire hazard severity zones shall include specific fire protection plans, actions, and/or comply with Wildland Urban Interface codes for fire engineering features.

d. The County will seek fire district input on development applications to allow proposed projects to incorporate fire-safe planning and building measures. Such measures may include (but are not limited to) buffering properties, creating defensible space around individual units, using fire-resistant building materials, installing sprinkler systems, and providing adequate on-site water supplies for firefighting.

e. Transportation improvements shall incorporate access for firefighting, within and between existing neighborhoods to provide improved connectivity, but also in areas with no structures. Access standards include minimum width, surface, grade, radius, turnaround, turnout, and bridge standards, as well as limitations on one-way roads, dead-end roads, driveways, and gate entrances.

f. Where public water is available, the County will consult with water agencies on needs for additional water, water mains, fire hydrants, and related appurtenances needed to meet required fire flow criteria and for sufficient water capacity to serve peak demands of multiple fire engines to protect improvements from wildland fires.

g. A 100’ setback for defensible space will be required, when possible, for high density multiple-family residential or sensitive uses (e.g., care homes, schools, large day care facilities, etc.) proposed to be located in high or very high fire hazard severity zones.

Responsible Agencies/Departments: Planning, Building, Transportation and Public Works Departments

Working With: Amador Fire Protection District; local fire districts and CAL FIRE

Time Frame: Ongoing

Mitigation Measure 4.8-7b: Implement Program F-3b: Fire Services Funding

a. The County will consult with the Amador Fire Protection District to establish funding mechanisms, including impact fees, to offset fire protection costs for new development in areas of high wildfire risk.

Responsible Agencies/Departments: Board of Supervisors, Planning Department

Working With: Amador Fire Protection District

Time Frame: Ongoing
Significance after Mitigation

Implementation of Mitigation Measures 4.8-7a and 4.8-7b would reduce impacts associated with an increased risk of wildland fires because they would require vegetation management, reduce the fire threats associated with new development in the wildland urban interface, and identify funding sources for improved fire protection. However, implementation of these programs would not reduce the hazard below the level of significance. Because nearly the entire County is characterized as a high- or very high- fire hazard severity zone, construction of new residential, commercial, and industrial uses would result in an increased population in areas subject to significant wildland fire hazard risks. No additional feasible mitigation is available to reduce this impact to a less-than-significant level. This impact would remain significant and unavoidable.