

4.7 WILDFIRE

This section provides a discussion of wildfire within the City and surrounding area, existing regulations pertaining to wildfire, and an analysis of potential impacts to occur as a result of the on the proposed Sustainable Santee Plan: The City’s Roadmap to Greenhouse Gas Reductions (“Sustainable Santee Plan” or “proposed project”).

4.7.1 Scoping Process

At the time of publication of the NOP for the proposed project in August 2017, the State CEQA Guidelines, Appendix G (Environmental Checklist) did not include a Wildfire section and therefore the thresholds identified below were not evaluated. An analysis of Wildfire has been added to this PEIR.

4.7.2 Existing Environmental Setting

The City of Santee is located adjacent to undeveloped areas primarily along the north and west boundaries. The City contains areas that have been designated as Very-High Fire Hazard Severity Zones (VHFHSZ). In Figure 4.7.1, the Very High Fire Hazard Severity Zones are shown in red.

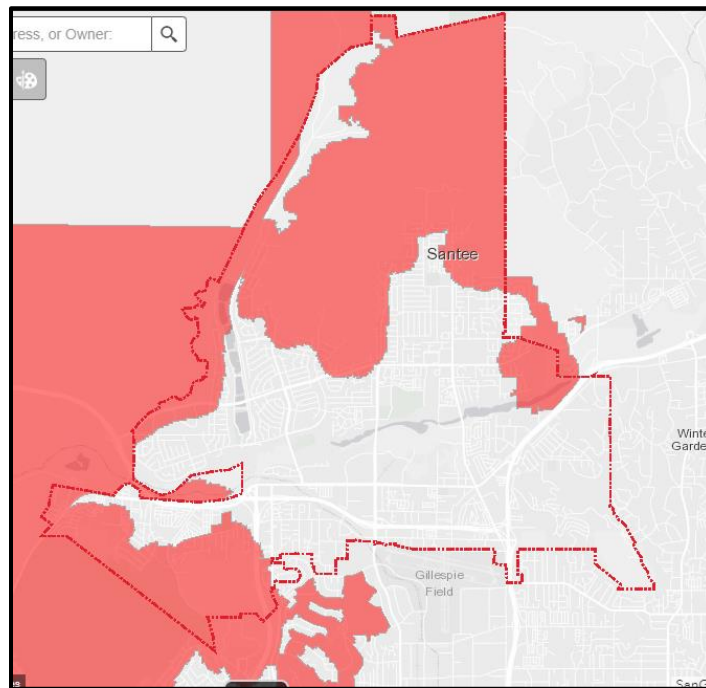


Figure 4.7.1 Very High Fire Hazard Severity Zones

As shown, the VHFHSZ are located in the southwest portion of the City near Mission Trails Regional Park and in the north part of the City near MCAS Miramar and Gooden Ranch/Sycamore Canyon County Preserve. Another portion is located around Rattlesnake Mountain near the development called Sky ranch.

4.7.3 Regulatory Setting

4.7.3.1 Federal Policies and Regulations

There are no federal wildfire policies or regulations that are applicable to the proposed project with respect to wildfire prevention.

4.7.3.2 State Policies and Regulations

California Fire Code, Chapter 47. Provides directions for new development located within the Wildland Urban Interface (WUI) or Fire Hazard Severity Zones

California Building Code, Chapter 7A. Provides guidance for building materials used in new buildings located within the Wildland Urban Interface (WUI) or Fire Hazard Severity Zones.

4.7.3.3 Local Policies and Regulations

Chapter 15.20 of the Santee Municipal Code adopts the current version of the California Fire Code and adds additional amendments for fire protection in Santee, ordinances and to landowners in their design of new development. This section includes additional protections for properties located in Fire Hazard Severity Zones to include requirements for spark arrestors on chimneys, requirements for non-combustible fences, and limitations on the outdoor storage of firewood.

4.7.4 Proposed Sustainable Santee Plan Goals and Measures

The following proposed Goals and Measures are applicable to the analysis of wildfires:

- Goal 5: Increase Energy Efficiency in New Commercial Units
 - 5.1: Water Efficiency through Enhanced Implementation of SB X7-7
- Goal 6: Decrease Energy Demand through Reducing Urban Heat Island Effect
 - 6.1: Tree Planting for Shading and Energy Efficiency
 - 6.2: Carbon Sequestration through Preservation of Natural Lands

Potential Impacts

Goal 5 and 6 along with actions associated with Measures 5.1 and 6.1 would generate the planting of additional trees. Measure 6.2 would encourage the preservation of natural lands to assist in carbon sequestration.

4.7.5 Impact Significance Criteria

The following thresholds are based on Appendix G of the *CEQA Guidelines*. Based on these thresholds, implementation of the proposed project would have a significant impact related to wildfire if located in or near state responsibility areas or lands classified as very high fire severity zones:

Threshold 4.7.1: Substantially impair an adopted emergency response plan or emergency evacuation plan?

Threshold 4.7.2: Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Threshold 4.7.3: Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Threshold 4.7.4: Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

4.7.6 Project Impacts

Threshold 4.7.1: *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Sustainable Santee Plan is a policy document and which does not impair an adopted emergency response or emergency evacuation plan. Any future development projects that would implement the proposed project would be subject to all applicable City regulations, reviews, and requirements pertaining to emergency response, emergency access, and maintaining emergency evacuation routes. Impacts would be less than significant.

Threshold 4.7.2: *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

The Sustainable Santee Plan is a policy document that does not include any site specific designs or proposals and does not propose to grant any entitlements for development that would have the potential to expose occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Any future development projects that would implement Sustainability Plan measures and actions would be subject to all applicable City regulations, reviews, and requirements pertaining to emergency response, emergency access, and maintaining emergency evacuation routes, as well as further CEQA analysis of project-specific impacts. Among the wildfire resistive measures available for new development using the Sustainable Santee Plan include: additional insulation requirements, credit for using recycled water, and reduced vehicle trips (reduced spark incidence). No specific aspects of the activities contemplated to implement the Sustainable Santee Plan will alter the slope, prevailing winds, or any other facts that would increase exposure to Santee residents, employees or visitors to increased pollutant concentrations from wildfire. Impacts would be less than significant.

Threshold 4.7.3: *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, require the installation or maintenance of associated infrastructure (such as*

roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The Sustainable Santee Plan is a policy document that is designed to reduce GHG emissions. Measures 5.1 and 6.1 encourage the planting of trees to reduce the Urban Heat Island effect. This effect is the increased temperatures and humidity caused by the pavement and building in already developed areas. Tree planting would be in the more developed areas of Santee and not necessarily in the Very High Fire Hazard Severity Zones located at the periphery of the City. Additionally, any new trees would be water efficient and drought resistive types and would not add to fuel capacity. Therefore, the impact of tree plantings envisioned by the project would have a less than significant effect.

Threshold 4.7.4: *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?*

The Sustainable Santee Plan is a policy document that is designed to reduce GHG emissions. The project would not create a development that would expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. The types of projects contemplated and encouraged by the Sustainable Santee Plan include building retrofits and the installation of solar panels, and these types of projects would not result in increased runoff, post-fire slope instability, or changes in drainage patterns. Further, all future development implementing the Sustainable Santee Plan would be subject to all existing building codes and development standards in place to control for runoff, instability, and drainage issues. Impacts would be less than significant.

4.7.7 Level of Significance Prior to Mitigation

All potential impacts related to wildfire would be less than significant.

4.7.8 Mitigation Measures

The proposed project would not result in any significant adverse impacts related to wildfire. No mitigation is required.

4.7.9 Level of Significance After Mitigation

There would be no significant unavoidable adverse impacts of the proposed project related to wildfire.

4.7.10 Cumulative Impacts

New development would be required to achieve energy efficiencies and existing development would achieve greater energy efficiencies are among the benefits of the proposed project. The cumulative effective of the Sustainable Santee Plan is reduced GHG emission as compared to the City without the proposed project. No cumulative impact would occur relating to wildfire risk.

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