

Residential and Industrial Uses
Summary of Health-Related Issues

The local Air Pollution Control District (APCD) regulates stationary sources of toxic air contaminants. APCD analyzes health risk on the basis of the risk to the nearest residence and the nearest business; there is no differentiation in the safety levels required for residents or employees. Emission reduction measures could be required if businesses or residences were built in closer proximity to an existing facility than any of the surrounding businesses, and the closer proximity raised the health risk over the threshold of 10 in one million. APCD's District Rule 1200, Toxic New Source Review, permits new equipment on a piece by piece basis, no equipment that emits toxic air contaminants at a health risk level over 10 in one million is permitted. APCD indicated that 80 percent of equipment creates less than 1 in one million risk. Significant existing toxic air contaminant emitting facilities are regulated by the Air Toxic Hotspots program. Emissions are reevaluated every four years, and any facility with a higher than 10 in a million risk is required to perform a Health Risk Assessment and implement emission reductions if appropriate. The San Diego county average is about 600 in one million risk, of which 400 is due to emissions from mobile sources such as diesel fuel. Given this background risk, emissions from nearby facilities would likely be comparatively small. Although the individual risks of facilities or equipment are all below 10 in a million it is possible that the cumulative impact could be greater. Currently, APCD does not perform cumulative analysis due to technical and methodological limitations.

The State Air Resources Board (ARB) regulates mobile sources of toxic air contaminants. Diesel particulate matter emissions would be the main source of concern in an industrial area. ARB is currently bringing forward several regulatory actions that would reduce emissions from sources including transportation refrigeration units, fuel trucks, portable engines, stationary engine (generator) units and garbage trucks among others. All of these regulations are aimed at reducing diesel particulate matter and would apply to all sources, whether they are in close proximity to residential development or not. The 2000 Diesel Risk Reduction Plan models generic risk scenarios for the most common diesel PM emissions. The presence of distribution centers or other uses that involve heavy diesel truck traffic could increase toxic air contaminant emissions significantly.

The County of San Diego's Hazardous Materials Division of the Environmental Health Department regulates the management, storage and disposal of hazardous materials within the county. The manufacturer or facility manager is required to determine whether or not waste is hazardous, if it is the waste must be picked up by a hazardous waste disposal company. The disposal company is then responsible for treatment and disposal of the waste. Facilities with large amounts of hazardous materials, such as propane or chlorine, are required to create accidental release plans. The County does not make a determination of safety to the surrounding community; it instead relies on zoning to determine whether or not a use is allowed and on Cal-OSHA to establish worker safety controls and requirements.

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