



such techniques as not building in high-risk areas, creating setbacks that buffer development from hazard areas, maintaining brush clearance to reduce potential fuel, establishing low fuel landscaping, and applying special building techniques. In still other cases, safety oriented organizations such as Fire Safe can provide assistance in educating the public and promoting practices that contribute to improved public safety. Refer to Figure 10, Wildfire Susceptibility, to see the locations of the wildfire zones within the Lake Mathews/Woodcrest area.

Policies:



LMWAP 13.1 Protect life and property from wildfire hazards through adherence to the Fire Hazards section of the Safety Element.

Seismic

Compared to many other portions of southern California, localized seismic hazard potential here is relatively slight. There is one known seismic fault within the western portion of the planning area. There are, however, more remote faults, such as the San Andreas and San Jacinto Faults, that pose significant seismic threat to life and property here. Threats from seismic events include ground shaking, fault rupture, liquefaction, and landslides. The use of specialized building techniques, enforcement of setbacks from local faults, and sound grading practices will help to mitigate potentially dangerous circumstances. Refer to Figure 11, Seismic Hazards, for the location of seismic hazard and liquefaction areas.

Policies:

LMWAP 14.1 Protect life and property from seismic related incidents through adherence to the Seismic Hazards section of the General Plan Safety Element.

Slope

Lake Mathews/Woodcrest is home to the Gavilan Hills, which in some areas contain a considerable expanse of steep slopes. This rugged terrain requires special development standards and care to prevent erosion and landslides, preserve significant views, and minimize scarring through excessive grading. The following policies are intended to ensure life and property while protecting the character within these valuable resource areas. Figure 12, Steep Slope, reveals the slope conditions. Also refer to Figure 13, Slope Instability, for areas of possible landslide.


Policies:



LMWAP 15.1 Identify ridgelines that provide a significant visual resource for Lake Mathews/Woodcrest through adherence to the policies within the Hillside Development and Slope section of the General Plan Land Use Element.



LMWAP 15.2 Protect life and property through adherence to the Slope and Instability Section of the General Plan Safety Element.



Liquefaction occurs primarily in saturated, loose, fine to medium-grained soils in areas where the groundwater table is within about 50 feet of the surface. Shaking causes the soils to lose strength and behave as liquid. Excess water pressure is vented upward through fissures and soil cracks and a water-soil slurry bubbles onto the ground surface. The resulting features are known as "sand boils", "sand blows" or "sand volcanoes." Liquefaction-related effects include loss of bearing strength, ground oscillations, lateral spreading, and flow failures or slumping.