5.3 HAZARDS AND HAZARDOUS MATERIALS

The purpose of this section is to disclose the potential for environmental safety issues that could occur on the project site and to identify feasible mitigation measures that would reduce any identified significant impacts to a level less than significant. This section incorporates information from a Phase I Environmental Site Assessment prepared for the proposed project by RBF Consulting (RBF) in May 2004, included in its entirety as Appendix L, *Phase I Environmental Site Assessment*. The Phase I report included field surveys, as well as records, photo and database reviews. With regards to geotechnical and fire safety issues, please refer to *Section 5.1*, Geology, Soils and Seismicity, and *Section 5.13* Fire Services, for an assessment of potential geotechnical and fire related hazards, respectively.

5.3.1 ENVIRONMENTAL SETTING

PHASE I ENVIRONMENTAL SITE ASSESSMENT

The purpose of conducting a Phase I Environmental Site Assessment (ESA) is to permit the use of the resulting report to satisfy one of the requirements to qualify for the Innocent Landowner Defense to CERCLA (Superfund Law) liability, by providing an appropriate inquiry into the previous uses of the property, in order to identify Recognized Environmental Conditions (RECs). As defined in American Society for Testing and Materials (ASTM) Standard Practice E1527-00, a REC is "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include “de minimis” conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be “de minimis” are not RECs.

The Phase I ESA included the following components, which are designed to aid in the discovery and evaluation of RECs:

- RBF performed a site visit on April 20, 2004, consisting of a visual examination of the project site for visual evidence of potential environmental concerns including existing or potential soil and groundwater contamination, as evidenced by soil or pavement staining or discoloration, stressed vegetation, indications of waste dumping or burial, pits, ponds, or lagoons; containers of hazardous substances or petroleum products; electrical and hydraulic equipment that may contain polychlorinated biphenyls (PCBs), such as electrical transformers and hydraulic hoists; and underground and aboveground storage tanks (USTs/ASTs). RBF observed the physical characteristics of the property (i.e., apparent runoff directions, location of paved areas, etc.). It should be noted that the site visit specifically excluded any subsurface investigation including, but not limited to,

sampling and/or laboratory analysis.

- An investigation of historical use of the project site by examining locally available aerial photographs (one source) and other readily available historical information, for evidence of potential environmental concerns associated with prior land use.

- A review of information available on general geology and topography of the project site and local groundwater conditions.

- A review of environmental records available from the property owner or site contact including regulatory agency reports, permits, registrations, and consultants' reports for evidence of potential environmental concerns.

- A site property line visual assessment of adjacent properties for evidence of potential off-site environmental concerns that may affect the project site.

- A review of a commercial database summary (provided by Environmental Data Resources, Inc. [EDR]), of federal, state and local regulatory agency records pertinent to the project site and off-site facilities located within ASTM-specified search distances for the project site.

- RBF compiled the data reviewed, discussed findings, formulated conclusions, opinions and recommendations, and prepared the written report presenting the findings of the Phase I ESA (included as Appendix L, Phase I Environmental Site Assessment).

The performance of the Phase I ESA was not limited by any extraordinary conditions or circumstances.

PROJECT SITE PHYSICAL CONDITIONS

Topography

The United States Geological Survey (USGS) maps show geological formations and their characteristics, describing the physical setting of an area through contour lines and major surface features including lakes, rivers, streams, buildings, landmarks, and other factors that impact the spread of contamination. Additionally, the maps depict topography through color and contour lines and are helpful in determining elevations and site latitude and longitude.

Based on the USGS Oat Mountain, California Quadrangle, photorevised in 1969, on-site topography ranges from approximately 1,462 to 1,700 feet above mean sea level (msl). Several dirt roads and two improved roads are noted on the map. The project site consists primarily of steep slopes with limited flat terrain. Two USGS "blue line" streams are present on-site. Eight structures are also present on-site. The map indicated that the project site is located within the Newhall Potrero Oil Field. No pits, ponds, or lagoons were noted within the project site on this topographical map.

GEOLOGY

The USGS Geological Map Index was searched by EDR for available Geological Maps that cover the project site and surrounding areas. These Geological Maps indicate geological formations that are overlaid on a topographic map. Geological maps can be effective in estimating permeability and other factors that influence the spread of contamination. Some maps focus on specific issues (i.e., bedrock, sedimentary rocks, etc.) while others may identify artificial fills (including landfills).

The project site is underlain by coarse sandy loam. More specifically, the site is located in the eastern portion of the East Ventura Basin, in which marine and non-marine sedimentary rock were deposited from Tertiary through Quaternary time periods with interim periods of non-deposition. The northern and western boundaries of the East Ventura Basin are considered to be the San Gabriel fault, while a fault complex consisting of the Oak Ridge fault, Santa Susana Fault and Weldon Canyon fault are considered within the eastern and southern boundaries. Rocks within the project site consist primarily of Pliocene shallow marine claystone, siltstone, and sandstone of the Pico Formation overlain by, and interfingered with, upper Pliocene and lower Pleistocene terrestrial mudstone and sandstone of the Saugus formation.

Soils

According to the EDR GeoCheck database search performed as part of the *Phase I Environmental Site Assessment* process, dated October 29, 2003, the project site is underlain by the Cieneba association. The Cieneba association consists of loamy soils. This soil has a slow infiltration rate with somewhat excessive drainage. The Cieneba soil has a low water holding capacity and a depth to water table greater than 6 feet.

Radon

Radon is a radioactive gas that is found in certain geologic environments and is formed by the natural breakdown of radium, which is found in the Earth's crust. Radon is an invisible, odorless, inert gas that emits alpha particles, known to cause lung cancer. Radon levels are highest in basements (areas in close proximity to the soil) that are poorly ventilated. According to the "*U.S. EPA Map of Radon Zones*," the County of Los Angeles is located within Zone 2, which has a predicted average indoor screening level of $\geq$ 2.0 but $\leq$ 4.0 Picocuries per liter (pCi/L). EPA recommends remedial actions when radon levels are greater than 4.0 pCi/L. The summary report included in the EDR Database Search indicates that this site is in between the 2.0 and 4.0 pCi/L benchmarks for radon.

BIOLOGICAL RESOURCES

The biotic community that exists within the vicinity of the project site is typical of natural open space. Plants and animals in the area consist of primarily native species. The project site consists of non-native grassland, coastal sage scrub, chaparral, mule fat scrub, willow riparian woodland, coast live oak woodland, and southern California walnut woodland. Disturbed areas are primarily associated with historic on-site structures and unimproved roads that traverse the project site. It should also be noted that the project site was substantially affected by the wildfires that occurred in Southern California during October 2003. Therefore, the biological setting of the project site has been altered. Refer to Section 5.6, Biological Resources, for a detailed description of on-site biological resources.

DRAINAGE

Drainage of the project site occurs by overland sheet flow, which is generally in a northeastern direction. Several natural on-site drainages are located within the boundaries of the project site and convey overland sheetflow.

Flood Hazards

Flood Prone Area Maps published by the USGS show areas prone to 100-year floods overlaid on a topographical map. These maps are not considered the official Federal Emergency Management Agency (FEMA) flood maps; therefore, in cases where a property is located immediately within or adjacent to the flood prone area boundary, a FEMA map should be obtained. According to the EDR Database search (described below), the western portion of the project site is located within a 100-year flood zone.

Groundwater and Water Wells

Based on the Preliminary Geotechnical Investigation, the groundwater level in the main canyon area is approximately 53 to 67 feet below the existing ground surface. Within the southwestern portion of the canyon, a perched water level is at 14 feet. RBF assumed groundwater flow would follow the slope of the ground surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow on-site is expected to be generally in a northeastern direction. According to the EDR GeoCheck Report, no water wells or public water supply wells have been reported within the boundaries of the project site. However, one water well, located in the central portion of the site, was observed during the April 20, 2004 site inspection.

CURRENT USES OF ADJOINING PROPERTIES

For the scope of the Phase I ESA, properties are defined and categorized based upon their physical proximity to the project site. An adjoining property is considered any real property or properties the border of which is contiguous or partially contiguous with that of the project site, or that would be contiguous or partially contiguous with that of the project site if not for a street,

road, or other public thoroughfare separating them. An adjacent property is any real property located within 0.*50* miles of the project site's border. The following is a detailed description of each adjoining land use observed on April 20, 2004:

North: Sagecrest Circle and the Stevenson Ranch development, opposite of Sagecrest Circle, are present to the north of the project site.

East: The Old Road, west of Interstate 5, is present to the east of the project site. The City of Santa Clarita is located to the east of Interstate 5.

South: The Towsley Canyon Park is located to the south of the project site.

West: Open space land owned by the United States Department of the Interior Bureau of Land Management (BLM), Santa Monica Mountains Conservancy (SMMC), and private parties is located immediately west of the project site.

HISTORICAL AND REGULATORY INFORMATION SEARCHES

Historical Site Usage

The following historical information is based upon review of available historical maps and documents, available public information, interviews, and a review of a series of historical aerial photographs dating from 1928 through 2002. Information provided by the project applicant indicates that the project site has been historically used for agricultural purposes, and more recently for television and movie filming activities.

Interviews

County of Los Angeles Fire Department - Hazardous Materials Division

RBF interviewed the Los Angeles County Fire Department in an effort to determine whether the project site has been under investigation of any hazardous materials regulation. The Fire Department indicated that no records exist for the project site.

Los Angeles County Public Health Investigation Office

RBF contacted the Public Health Investigation Office (PHIO) in an effort to determine whether the project site has been under investigation of any hazardous material regulations. The PHIO typically contains information of hazardous substance release and cleanup, based on addresses. A file review was set up for February 4, 2004. However, because the proposed project site does not currently have an address associated with it, staff was unable to perform a file review.[1]

[1] Los Angeles County PHIO records are based solely on property address. As such, information such as assessor's parcel numbers, latitude/longitude, or qualitative descriptions are not considered adequate to perform a file review.

County of Los Angeles Public Works

RBF contacted the Los Angeles County Department of Public Works (LACDPW) in an effort to determine if underground storage tanks are present on-site. Staff indicated that records are not available for the project site, since no official address exists for the project site. A specific LACDPW project manager is assigned to projects for which records searches are requested, but only when it is determined that a records search is possible because an address exists for the property.

Documentation

Building Department Records

Building Department Records are those records of the local government in which the project site is located indicating permission of the local government to construct alter, or demolish improvements on the property. The purpose for a records review is to obtain and review available building permit records that would help to evaluate potential RECs, which could be connected with the project site. Typically, Building Department Records are maintained by street address. RBF contacted the City of Santa Clarita and County of Los Angeles Building and Safety Departments to determine if Building Department Records are maintained for the project site; however, it was determined that no records were on-file for the subject property.

Recorded Land Title Records

Recorded land titles are records usually maintained by the city or county clerk/recorder of deeds, which detail ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to, or recorded against, the project site within the local jurisdiction having control over, or reporting responsibility for, the project site. Due to state land trust regulations and laws, land title records will often only provide trust names, bank trust numbers, owners' names, or easement holders, and not information concerning previous uses or occupants of the project site. Additionally, environmental liens recorded against the project site are, at times, considered outside the scope of recorded land title records. For these reasons, the Phase I ESA relied upon other standard historical information sources assumed to be either more accurate or informative than recorded land titles.

Sanborn Fire Insurance Maps

Sanborn Maps contain detailed drawings that indicate the location and use of structures on a given property during specific years. These maps were originally produced to show buildings in sufficient detail for insurance underwriters to evaluate fire risks and establish premiums, but now are utilized as a valuable source of historical and environmental risk information. RBF requested available historical Sanborn Fire Insurance Maps for the project site from EDR. At the time of the Phase I ESA, no Sanborn Maps had been published for the project site vicinity.

First American Real Estate Solutions Property Data

RBF reviewed 2003-2004 *First American Real Estate Solutions* property data for the project site. *First American* property data provides current property ownership information and includes information regarding on-site improvements, zoning, land use, transfer of last sale, and other miscellaneous structural improvements. No property data was discovered during the search of the property records.

City Directory Searches

City Directories, published by private companies (or sometimes the government), provide a chronological sequence of past site ownership, occupancy, and/or uses for a property by reference of an address. This type of search is particularly effective to determine the past uses of properties. Since the project site does not have a street address, this Phase I ESA relied upon other standard historical information sources assumed to be either more accurate or informative than City Directory searches.

Historical Topographic Maps

RBF reviewed historical topographic maps dated 1903 through 1979, for the project site and adjacent areas provided by EDR. Review of available historical topographic maps provided the following chronological sequence of site history. Copies of the historical topographic maps as well as the most recent topographic map are appended to the Phase I Environmental Site Assessment (included as Appendix L, Phase I Environmental Site Assessment).

1903

In the 1903 USGS Santa Susana, California Quadrangle, on-site topography ranges from 1,500 to 2,500 feet above msl. It should be noted that the 1903 quadrangle is a 15-minute series topographic map. These maps typically label major peaks, railroads, lakes, and rivers; however, often times they lack detail as far as specific elevations, roadways, and detailed land uses. On-site uses appear to consist of vacant land. Various canyons are labeled on the map. The community of Newhall is present to the northeast of the project site; however, most of the land consists of open space. The Southern Pacific Railroad (SPRR) traverses the quadrangle in a northwest-southeast direction.

1941- 1943

In the 1941 through 1943 USGS Santa Susana, California Quadrangles, on-site topography ranges approximately from 1,500 to 2,500 feet above msl. On-site land uses are similar to those viewed in the 1903 USGS topographic map; the project site remains undeveloped; however, two structures are present along Highway 99, currently Interstate 5. One USGS "blue-line" stream (perennial stream) is present within the project site. The 1941 topographic map is the first to illustrate Highway 99. Surrounding off-site uses are slightly more developed, indicated by the presence of additional road alignments.

Off-site oil fields are first labeled in the 1941 map. No other on-site structures, pits, ponds, or lagoons were noted on the 1941 through 1943 topographic maps.

1952

In the 1952 USGS Oat Mountain, California Quadrangle on-site topography is similar to that viewed in the 1941-1943 topographic maps. On-site uses also appear similar; however, three structures are present within the project site, and the on-site road has been extended and another road has been constructed which connects to the existing road. Two blue-line streams are present within the project site and merge into one adjacent to the converging road. The 1952 topographic map is the first to show Highway 99 as a four-lane thoroughfare.

1969

In the 1969 USGS Oat Mountain, California Quadrangle, on-site topography and land uses are similar to those viewed in the 1952 USGS topographic map. The Old Road has been constructed to the east of the project site, along Interstate 5 and connects to the on-site road. Off-site surrounding uses have been further developed, generally to the northeast. No on-site pits, ponds, or lagoons were noted on the 1969 topographic map. However, it should be noted that the project site is located within the Newhall Potrero Oil Field, per the 1969 USGS Quadrangle.

Based on review of the above-referenced historical topographic maps, the project site appears to have consisted of various on-site structures, vacant land and limited agricultural uses. Specific uses of the on-site structures remained undefined during the course of the Phase I ESA process. Based on the available USGS Quadrangles, the on-site structures appear to have been associated with past agricultural uses and/or past Warner Brothers Studios tenants.

Historical County Planning Maps

Beginning in the 1930s, historical county planning maps were used by highway departments to disburse federal funding based on each county's road system. Some states just mapped roads, but many added cultural features such as farms and factories. These features were usually shown everywhere except within city limits. These maps are especially useful in conjunction with historical topographic maps. The topographical map can indicate the size, shape, and location of structures, while the historical county planning map can identify their use. The Phase I ESA relied upon other standard historical information sources assumed to be either more accurate or informative than historical county planning maps.

California Department of Oil, Gas, and Geothermal Resources

RBF reviewed a Wildcat Map provided by the California Department of Oil, Gas, and Geothermal Resources (DOGGR). These maps indicate existing and historical oil and gas wells within the immediate vicinity of the project site. Current well status for any well indicated on

the Wildcat Maps should be confirmed at the appropriate DOGGR District Office. According to Wildcat Map W1-2, dated April 24, 1999, the project site appears to be located in a sedimentary basin with oil, gas, or geothermal production.

According to the Preliminary Geotechnical Report, one previously abandoned oil well is present within the central portion of the project site. This "Ayers" drill site was constructed by the Sun Drilling Company in 1961 to a depth of 9,785 feet. The well has since been abandoned. However, evidence of this abandoned oil well was not observed during subsequent site visits.

Los Angeles County Public Health Investigation Office File Review

Sites listed in the EDR Database Report (discussed below) that are located within the project site boundaries or within one mile of the project site boundary were reviewed to determine whether groundwater contamination or other unauthorized releases have occurred which could potentially affect surface or subsurface conditions of the project site. Typically, contamination plumes within groundwater are relatively localized to the source. Topographic conditions generally dictate the movement of groundwater, thus, the surface gradient is used to determine whether contamination plumes could be moving towards the project site.

Based on the EDR Database Report and other documents reviewed, one property is subject to additional data analysis due to its location within the project site (listed below). RBF contacted the Los Angeles County Public Health Information Office (PHIO) in order to request a file search and review. RBF reviewed files at the PHIO on February 4, 2004 in an effort to obtain the most recent reported information with respect to adjacent properties that have reported subsurface releases. The PHIO maintains files on hazardous materials releases and associated monitoring programs. The following discussion is based on the file review conducted at the PHIO on February 4, 2004.

> "24945 The Old Road (Time Warner Entertainment Company): 24945 The Old Road is located within the boundaries of the project site. The property at 24945 The Old Road was listed within the HAZNET database report provided by EDR. The HAZNET database contains information that is extracted from the copies of hazardous waste manifests received each year by the California Environmental Protection Agency's (CalEPA) Department of Toxic Substances Control (DTSC). The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from the manifests are submitted without correction, and therefore may contain some invalid values for data elements.
>
> On September 24, 1990, the Los Angeles County Department of Health Services (DHS) responded to a complaint of an illegal disposal involving hazardous waste on-site. An investigation revealed that a waste material was illegally discharged to the ground surface. It was determined that approximately 165 gallons of methylcellulose liquid containing hydrocarbon waste was released to on-site soils. On September 24, 1990, an emergency response contractor removed and containerized visibly impacted soils and pooled methylcellulose liquid, and sampled and analyzed the containerized materials.

A Sampling and Analysis Plan was approved on October 30, 1990 by DHS. EMCOM Associates performed the site assessment activities for the site. TPH and BTEX were not detected in any of the analyzed samples. According to EMCOM, the previous soil excavation in the release area of the site was successful in removing the volatile petroleum components released to site soil and low concentrations of total recoverable petroleum components are still present. At time of the soil assessment there were no regulatory criteria or guidelines for TRPH in soils. TRPH guidelines were used as a reference for acceptable TRPH limits. Soils containing up to 1,000 parts per million (ppm) TPH as diesel are not considered to pose a threat to groundwater. According to EMCOM's findings, "soils would not pose an adverse threat, and as such, should be able to be left in place."

Aerial Photographs

RBF reviewed available historical aerial photographs for the project site and immediately adjacent areas to assist in the identification of development activities that have historically occurred on-site. Review of available historical aerial photographs dated 1928 through 2002 provided the following chronological sequence of site history. The aerial photographs were provided by EDR, and are contained in Appendix L, Phase I Environmental Site Assessment.

1928

In the 1928 aerial photograph, on-site land uses appear to consist of open space; portions of the project site appear to have been rough graded and utilized for agricultural purposes. Two unimproved dirt roads are present within the project site. On-site structures appear to be located within the central portion of the project site. However, due to the quality and age of the aerial photograph, detail is limited. The surrounding land consists of open space. A major road is present to the northeast of the project site.

1947

In the 1947 aerial photograph, on-site land use remains open space and agricultural uses. There are additional unimproved roadways on-site. Several on-site structures appear to have been constructed within the northeastern portion of the site, along Highway 99. Off-site development remains primarily vacant land with some development to the northeast and across Highway 99 from the project site.

1968-1976

In the 1968 through 1976 aerial photographs, the agricultural uses and structures along Highway 99 are no longer present, due to roadway improvements. Highway 99 has been widened to a four-lane road and further development has occurred to the northeast of the project site. However, several structures are present within the central portion of the project site.

1989-1994

In the 1989 through 1994 aerial photographs, development has increased within the central portion of the project site. The project site has been graded within the northeast corner and along Interstate 5. A planted vegetated square is present within the central portion of the site. The remainder of the site appears to be similar to the 1969 aerial; however, numerous dirt roads traverse the site. Off-site land uses have continued to be developed to the north, northeast, and east.

2002

In the 2002 aerial photograph, the on-site structures have been removed. However, development has occurred within the central portion of the vegetated square. More dirt roads have been constructed throughout the project site. Off-site development is similar to that noted in the 1994 aerial photograph.

Based on review of the above referenced historical aerial photographs, the project site appears to have consisted of on-site structures, open space, and agriculture activities, light development, and vacant land.

Other Historical Sources

Other historical sources include miscellaneous maps, newspaper archives, and records in the files and/or personal knowledge of the property owner and/or occupants. No other historical sources beyond those previously identified in the Phase I ESA were utilized during the historical investigation.

Regulatory Sources

Governmental sources were searched by EDR (at the request of RBF), for sites within the project site and within an approximate two-mile radius of the project site boundaries. Upon completion of their search, EDR provided RBF with the search findings dated October 29, 2003 (refer to Appendix L, Phase I Environmental Site Assessment). Sites listed in the EDR Report and other environmental documentation that are one-quarter mile or greater from the project site are reviewed to determine if there were or are any potential airborne releases where the plume could affect the project site by transport via the dominant wind pattern in the area. Surface water releases in creeks or other drainage areas are also reviewed for sites listed in the EDR Report that are greater than one-quarter mile from the project site.

The federal, state, and local database records included the EDR database search are presented below (Refer to Appendix L, Phase I Environmental Site Assessment, for a description of each database):

- Biennial Reporting System (BRS)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
- Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS/NFRAP)
- Delisted NPL
- Emergency Response Notification System (ERNS)
- Facility Index System/Facility Identification Initiative Program Summary Report (FINDS)
- Federal Insecticide, Fungicide, & Rodenticide ACT (FIFRA)/Toxic Substances Control ACT (TSCA) Tracking System (FTTS)
- Federal Insecticide, Fungicide, & Rodenticide ACT (FIFRA)/Toxic Substances Control ACT (TSCA) Tracking System (FTTS INSP)
- Federal Superfund Liens (NPL Liens)
- Hazardous Material Information Reporting System (HMIRS)
- Material Licensing Tracking System (MLTS)
- Mines Master Index File (MINES)
- National Priorities List (NPL)
- PCB Activity Database System (PADS)
- Proposed National Priorities List (Proposed NPL)
- RCRA Administrative Action Tracking System (RAATS)
- RCRA Corrective Action Report (CORRACTS)
- RCRA Registered Small or Large Generators of Hazardous Waste (GNRTR)
- Resource Conservation and Recovery Information System (RCRIS)

- Records of Decision (ROD)
- Toxic Release Inventory System (TRIS)
- Toxic Substances Control Act (TSCA)
- Aboveground Petroleum Storage Tank Facilities (AST)
- Annual Workplan Sites (AWP)
- CA Bond Expenditure Plan: (CA BOND EXP. PLAN)
- Cal-Sites
- California Hazardous Material Incident Reports System (CHMIRS)
- California Facility Inventory Database (CA FID UST)
- CA UST
- California Waste Discharge System (CA WDS)
- “Cortese" California Hazardous Material Incident Report System (CORTESE)
- Cleaners
- Hazardous Waste Information System (HAZNET)
- Historical Underground Storage Tanks (HIST UST)
- Leaking Underground Storage Tanks (LUST)
- Los Angeles County HMS
- Los Angeles County Site Mitigation
- Proposition 65 Records (Notify 65)
- Solid Waste Information System (SWL/LF (SWIS))
- Toxic Pits
- Underground Storage Tank (UST)
- Waste Management Unit Database (WMUDS/SWAT)

STANDARD ENVIRONMENTAL RECORD SEARCHES

Project Site

Available public records (provided by EDR) were reviewed by RBF on October 30, 2003. The reviewed lists identified one listed regulatory property within the boundaries of the project site. This site was also identified above under Los Angeles County Public Health Investigation Office File Review, and is further described below with regard to the database search results:

> 2002: 24945 The Old Road (Time Warner Entertainment Company, L.P.): 24945 The Old Road was listed within the HAZNET database. 24945 The Old Road has been listed within the HAZNET database for the storage of asbestos-containing waste, other empty containers 30 gallons or more, oxygenated solvents, unspecified sludge waste, and unspecified organic liquid mixture on-site. The property has a reported disposal method via landfill, disposal, and recycler. No contamination has been reported within the EDR database with respect to the on-site property. However, note the discussion above on page 5.3-9 regarding the February 2, 2004 search of PHIO re: 24945 The Old Road Site.

All Regulatory Listed Sites Within a Two-Mile Radius of the Project Site

Twenty sites are located within a one-mile radius of the project site which are listed in one or more of the above identified databases. For a complete list of sites identified and their status, refer to the map of sites within a two-mile radius of the project site contained within Appendix L, Phase I Environmental Site Assessment. Table 5.3-1, Identified Regulatory Sites Within a One-Mile of the Project Site, below, indicates those sites located within a one-mile radius of the project site.

Additional Environmental Record Searches

No additional environmental records searches were performed during the preparation of this Assessment.

Table 5.3-1
Identified Sites Within A One-Mile Radius of the Project Site

EDR Map ID#	Site Name/Address	Direction from Project site	Regulatory LIST	Site Status	Potential for an Environmental Condition on the Project site
A1	Time Warner Entertainment Company, L.P. 24945 The Old Road Newhall, CA 91321	On-site	HAZNET RCRIS-SQG FINDS	Asbestos-containing waste, other empty containers 30 gallons of more, oxygenated solvents, unspecified sludge waste, unspecified organic liquid mixture. Disposal Method: Disposal, Land fill, Recycler. Small quantity generator. No violations reported.	Low (Refer to Section 3.3.1, Historical Site Usage, *Los Angeles County Public Health Investigation Office File Review*)
3	Old Road South of Lyons Avenue Valencia, CA	0.20-miles northeast of the project site	CHMIRS	No information reported.	Low (Property located greater than 3 miles from the project site)
4	Calif Highway 99 Patrol 25111 Chiquella Lane Newhall, CA 91321	0.23-miles northeast of the project site	CA FID UST	Active underground storage tank.	Low (Refer to site status)

Table 5.3-1 (continued)
Identified Sites within A One-Mile Radius of the Project Site

EDR Map ID#	Site Name/Address	Direction from Project site	Regulatory LIST	Site Status	Potential for an Environmental Condition on the Project site
5	INTERSTATE 5, .4 Miles South Sierra Highway Los Angeles, CA	0.05-miles east of the project site	CHMIRS	Contamination to freeway. No further information reported.	Low (No contamination reported)
6	Canyon Pontiac Buick 24640 N. Wiley Canyon Road Newhall, CA 91321	0.13-miles east of the project site	RCRIS-SQG FINDS	Small Quantity Generator. No violations reported.	Low (Property located greater than 3 miles from the project site)
7	Mobil 15357 Chiquella Lane N Newhall, CA 91321	0.42-miles north of the project site	LUST Cortese	Gasoline leaked to soil only. Preliminary site assessment underway.	Low (Property located greater than 3 miles from the project site)
B8	24500 Lyons Avenue Santa Clarita, CA 91321	0.50-miles north of the project site.	CHMIRS	No information reported.	Low (Refer to site status)
B9	Exxon #7-3393 24518 Lyons Ave. W Newhall, CA 91355	0.50-miles north of the project site.	LUST Cortese	Gasoline leaked to soil only. Case closed on December 22, 1992.	Low (Refer to site status)
B10-11	TEXACO 24440 Lyons Newhall, CA	0.50-miles north of the project site	LUST Cortese	Leaking underground storage tank. Gasoline leaked to soil only. Case closed July 30, 1996.	Low (Refer to site status)
B12-13	Unocal Service Station 5881 24551 Lyons Ave. Newhall, CA 91321	0.50-miles north of the project site	HAZNET Cortese LUST	Aqueous solution. Disposal Method: Treatment, Tank. Waste oil leaked to soil only. Case closed August 27, 1999.	Low (Property located greater than 3 miles from the project site)
C14	Shell Service Station 25340 Chiquella Lane Newhall, CA 91381	0.50-miles north of the project site	LUST	Gasoline leaked to soil only.	Low (Refer to site status)

Table 5.3-1 (continued)
Identified Sites Within A One-Mile Radius Of The Project Site

EDR Map ID#	Site Name/Address	Direction from Project site	Regulatory LIST	Site Status	Potential for an Environmental Condition on the Project site
C15	Mobil S.S. #11-KF3 25357 Chiquella Lane N. Newhall, CA 91321	0.50-miles north of the project site	LUST HAZNET Cortese	Gasoline leaked to soil only. Case closed October 10, 1996. Aqueous solution, waste oil and mixed oil, unspecified oil-containing waste. Disposal Method: Recycler.	Low (Refer to site status)
D16-18	Chevron Products SS#_93787 24137 Lyons Ave. Valencia, CA 91355	0.58-miles northeast of the project site	HAZNET LUST Cortese	Hydrocarbons leaked to soil only. Case closed December 14, 1999. Empty containers less than 30 gallons, aqueous solution. Disposal Method: Recycler, Disposal.	Low (Refer to site status)
19	24316 Vista Ridge Valencia, CA 91321	0.65-miles north of the project site	CHMIRS	Property is a vacant lot. Incident occurred July 26, 1990. Date completed July 26, 1990. No further information provided.	Low (Refer to site status)
20	Arco Products Company 24018 Lyons Ave. Newhall, CA 91321	0.65-miles northeast of the project site	HAZNET Cortese	Hydrocarbon solvents, other organic solids, waste oil and mixed oil, unspecified oil-containing waste. Disposal Method: Recycler, Transfer Station, Treatment, Tank. Leaking underground storage tank, no further information provided.	Low (Refer to site status)

Table 5.3-1 (continued)
Identified Sites within A One-Mile Radius of the Project Site

EDR Map ID#	Site Name/Address	Direction from Project site	Regulatory LIST	Site Status	Potential for an Environmental Condition on the Project site
21	High Desert Oil Co., Inc. 23950 Lyons Avenue Newhall, CA 91321	0.70-miles northeast of the project site	HAZNET Cortese	Tank bottom waste. Disposal Method: Treatment, Tank. Leaking underground storage tank, no further information provided.	Low (Refer to site status)
22	Newhall School District 24800 Peachland Ave. Newhall, CA 01321	0.85-miles east of the project site	LUST HAZNET Cortese Los Angeles Co. HMS	Gasoline contamination to soil only. Case closed February 9, 1990. Off-specification, aged, or surplus organics; unspecified aqueous solution. Disposal Method: Transfer Station. LA County permit status removed.	Low (Refer to site status)
23	Dale Poe Dev. Corp. of Cali. 25151 Pico Canyon Stevenson Ranch, CA 91381	0.80-miles northwest of the project site	Cortese	No information provided.	Low (Refer to site status)
24	Pico Canyon, 1 Mi. West of INTERSTATE 5 Valencia, CA	0.95-miles northwest of the project site	CHMIRS	Incident occurred on vacant lot on September 26, 1990. Completed on September 26, 1990.	Low (Refer to site status)

Table 5.3-1 (continued)
Identified Sites Within A One-Mile Radius Of The Project Site

EDR Map ID#	Site Name/Address	Direction from Project site	Regulatory LIST	Site Status	Potential for an Environmental Condition on the Project site
25	25610 The Old Road Valencia, CA	One-mile north of the project site	CHMIRS	Non-PCB Mineral Oil contamination. Waterway involved. Cleanup by Contractor, spill has been contained. A car struck pad mounted transformer causing this release. The Fire Department flushed this area with their fire hoses, causing product to enter a nearby flood control channel which feeds into a pond at a golf course. No drinking water involved.	Low (Refer to site status)

Notes: Map ID numbers match the site numbers indicated on the map of sites within a two-mile radius contained within Appendix A, *EDR SEARCH*.

POTENTIAL FOR ENVIRONMENTAL CONDITION KEY:

Low Potential = Potential to create environmental condition on project site is considered to be low for one or several factors including, but not limited to, the following:

- direction of groundwater flow is away from the project site (down gradient); remedial action is underway or completed at off-site location; distance from project site is considered great enough to not allow the creation of a potential environment condition; only soil was affected by the occurrence; and/ or reporting agency has determined no further action is necessary.

Moderate Potential = Potential to create environmental condition on project site is considered to be moderate and further investigation may be necessary due to one or several factors including, but not limited to, the following:

- occurrence reported but remedial status unknown; unable to confirm remedial action completed; proximity to project site; groundwater flow is towards the project site (up gradient).

High Potential = Potential to create environmental condition on project site is considered to be high and further investigation necessary due to one or several factors including the following:

- occurrence noted on-site and status if remedial action unknown; occurrence affected groundwater and is located up gradient from project site.

Potential Areas of Environmental Concern

Methodology and Limiting Conditions

The objective of the site reconnaissance conducted as part of the Phase I ESA was to obtain information indicating the likelihood of identifying RECs, including hazardous substances and petroleum products in connection with the property (i.e., soils, surface water, and groundwater). During the April 20, 2004 site inspection, RBF performed a visual observation of readily accessible areas of the project site and immediately adjoining properties. Evidence indicating the presence of a potential REC was noted during the site inspection and is discussed in detail herein.

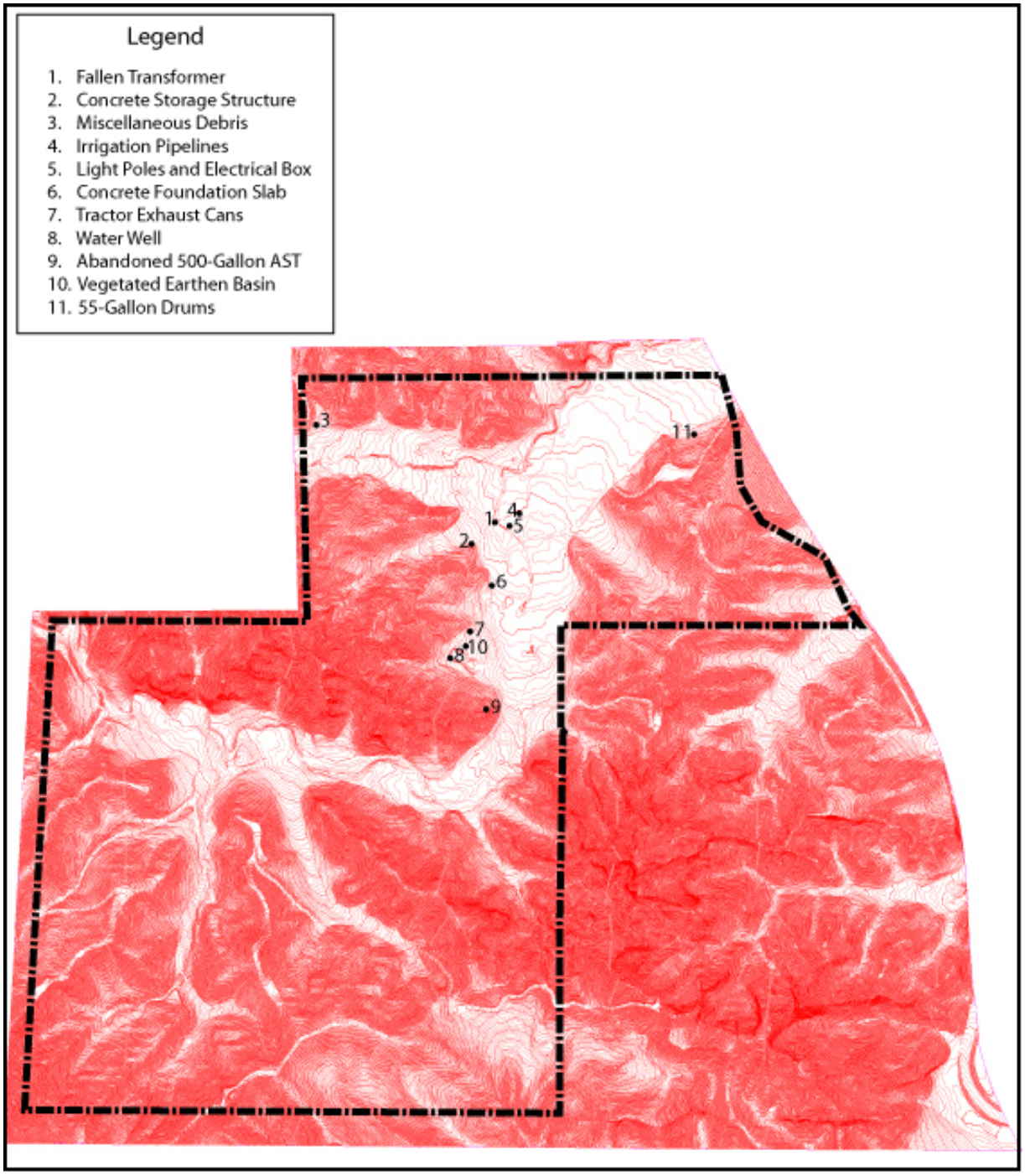
It should be noted that the project site was affected by wildfires, both on- and off-site, in October 2003. The natural ground surface was not visible throughout the majority of the project site due to the presence of ash. Therefore, RBF's visual inspection was limited, especially with respect to identification of stained soils and or past spills.

On-Site Observations

The project site consists of vacant land, with numerous dirt roads. No structures were noted within the boundaries of the project site during the April 20, 2004 site inspection. However, a concrete slab measuring approximately 20 feet by 30 feet was observed along the on-site drainage (Lyon Canyon Creek) during the Phase I ESA site inspection, which appears to have been used for placement of filming-related trailers or a "prop" structure. No evidence of utilities or other infrastructure that may have served such trailers or structure was observed. Exhibit 5.3-1, *Potential REC Locations*, illustrates the approximate location of potential RECs observed during the April 20, 2004 site inspection.

Asbestos Containing Materials

Asbestos is a strong, incombustible, and corrosion-resistant material that was used in many commercial products beginning in the 1940s and up until the early 1970s. If inhaled, asbestos fibers can result in serious health problems. Asbestos-containing materials (ACMs) are building materials containing more than one percent asbestos (some state and regional regulators impose a one tenth of one percent [0.1 percent] threshold). No structures are located within the boundaries of the project site; therefore, the potential for ACMs to be found on-site is considered low.



Potential Recognized Environmental Condition (REC) Locations

Exhibit 5.3-1

Lead-Based Paints

Until 1978, when the U.S. Consumer Product Safety Commission (CPSC) phased out the sale and distribution of residential paint containing lead, many homes were treated with paint containing some amount of lead. It is estimated that over 80 percent of all housing built prior to 1978 contains some lead-based paint (LBP). The mere presence of lead in paint may not constitute a material to be considered hazardous. In fact, if in good condition (no flaking or peeling), most intact LBP is not considered to be a hazardous material. In poor condition, LBP can create a potential health hazard for building occupants, especially children. No structures are located within the boundaries of the project site; therefore, the potential for LBP to be found on-site is considered unlikely.

Chemical Storage Tanks

During the April 20, 2004 site inspection, the project site was inspected for fill pipes, vent pipes, areas of abnormal or heavy staining, manways, manholes, access covers, concrete pads not homogenous with surrounding surfaces, concrete build-up areas potentially indicating pump islands, abandoned pumping equipment, or fuel pumps. The documents reviewed indicated that USTs were not present within the boundaries of the project site. However, it should be noted that several concrete pads and numerous undocumented pipes were present within the project site. The specific nature of the pads and undocumented pipes remains undefined. One abandoned 500-gallon AST was noted atop an on-site hill, within the central portion of the project site. The specific use of the AST remained undefined during the course of the site assessment. However, it is assumed that this AST is most likely a water storage tank associated with past agricultural operations or a prop used for television filming activities at the site. Therefore ,it is not anticipated that any chemical storage is associated with the tank, although subsequent investigation of the tank's contents is recommended.

Chemical Storage Areas

No visual or physical evidence of a designated chemical storage area was observed during the April 20, 2004 site inspection.

Spills

No visual or physical evidence of a spill was observed during the April 20, 2004 site inspection. However, it should be noted that due to the October 2003 fires, most of the ground on-site was covered in dark-colored ash; therefore, visual observation of on-site soils was limited.

Solid Waste Disposal

One concrete structure was noted on-site. The structure was recessed into a hillside. Views looking into and from the top of the structure indicate that the structure was used for storage. The contents of the storage structure remain undefined, although the contents of the structure did not appear to be hazardous in nature. It should also be noted that miscellaneous debris piles (i.e.,

agricultural equipment, tractor exhaust cans, 55-gallon drums, etc.) were noted throughout the project site. The condition of the soil underneath the piles was not visible during the April 20, 2004 site inspection. Due to the undefined nature of the contents of the concrete storage structure, and the potential for contamination associated with various debris piles and storage drums, subsequent inspection, and sampling and remediation (if deemed appropriate) are warranted.

Polychlorinated Biphenyls (PCBs)

Power lines and transformers were noted within the project site during the April 20, 2004 site inspection. One fallen power line, with associated transformer box, was noted within the central portion of the project site. Surficial staining on concrete, associated with the power line, was present. Due to the age of the power line, the potential for the presence and release of PCBs exists.

Utilities

Several pole-mounted lights were noted within the boundaries of the project site during the April 20, 2004 site inspection. The lights appeared to be associated with historic structures. Additionally, an electrical box was present near the lights. The interior of the box was empty, however electrical wires and conduit remained present.

Wells

Irrigation lines were present within the project site. The lines appeared to be associated with former agricultural or residential uses. Evidence of a water well/spring was noted within the central area of the project site during the April 20, 2004 site inspection. Due to ownership rights, no well information (i.e., well logs) was obtained for the on-site well. The status of the well remains undefined. Subsequent investigation of the irrigation lines and the water well, including sampling and remediation (if deemed necessary) of affected soil and/or groundwater in the immediate area is warranted.

Pits, Ponds, Lagoons

One vegetated, earthen basin was observed near the on-site water well during the April 20, 2004 site inspection. The nature of the basin was unknown at the time of the inspection; however, it appeared that the basin was associated with past on-site agricultural uses. No evidence of an REC was noted with respect to the basin.

Septic Systems

Residential septic systems are possible receivers of household wastes and can be the source for soil and groundwater contamination. Active and abandoned residential structures not connected to city sewer likely have septic systems. No evidence of on-site septic systems was identified during the April 20, 2004 site inspection.

Off-Site Observations

An "adjoining property" is considered any real property or properties for which the border is contiguous or partially contiguous with that of the project site, or that would be contiguous or partially contiguous with that of the project site if not for a street, road, or other public thoroughfare separating them. An "adjacent property" is any real property located within 0.25 miles of the project site's boundary. Visual observation of the publicly accessible portions of adjoining properties was conducted on April 20, 2004 as part of the Phase I ESA, and are described further below.

Utilities

Typical utilities (e.g., lights and power lines) were noted within the vicinity of the project site during the April 20, 2004 site inspection. Additionally, signs indicating the presence of a petroleum pipeline were present along the eastern boundary of the project site (along The Old Road).

Tanks

No evidence of USTs or ASTs was visible within the adjoining off-site properties during the April 20, 2004 site inspection.

Hazardous Materials

During a preliminary observation of accessible adjoining properties on April 20, 2004, no visible or physical evidence was observed to suggest that a surface release of petroleum-based materials has recently occurred. No unusual or suspicious materials handling or storage practices were observed with respect to adjacent properties.

Emergency Response/Evacuation Plans

State Emergency Response/Evacuations Plans

After the 1993 Oakland fire, the State of California passed legislation authorizing the State's Office of Emergency Services to prepare a Standard Emergency Management System (SEMS) program which sets forth measures by which a jurisdiction handles emergency disasters. By December 1996, each jurisdiction was required to show the Office of Emergency Services that it is in compliance with SEMS through a number of measures, including having an up-to-date emergency management plan, which would include an emergency evacuation plan. Non-compliance with SEMS can result in the state withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster.

The California Office of Emergency Services coordinates an emergency organizational network of local Emergency Operations Centers (EOCs) in the state's cities, regional EOCs within each

county, and the California Office of Emergency Services. The regional office of the California Office of Emergency Services is located in Los Alamitos, and the Los Angeles County's EOC is located in downtown Los Angeles. The County Office of Emergency Management has prepared the County's Multi-Hazard Functional Plan, which details the coordination of County agencies during and after a catastrophic event and establishes the framework for the mutual aid agreements with the California Highway Patrol (CHP), and federal, state, and other local governments in the region. It also serves as the emergency management plan (including emergency evacuation plan) for the entire County. The Los Angeles County Board of Supervisors adopted a revised plan on February 17, 1998.

Funding for the Office of Emergency Services is primarily from the State General Fund, while other funding may come from the Federal Government's Federal Emergency Management Act and other sources. Funding is used two ways: the first is for public assistance in the event of a disaster, while the second is for hazard mitigation to avert a potential disaster.

5.3.2 SIGNIFICANCE THRESHOLD CRITERIA

Appendix G of the CEQA Guidelines contains the Initial Study Environmental Checklist form used during preparation of the project Initial Study, which is contained in Appendix A of this EIR. The Initial Study includes questions relating to hazards and hazardous materials. The issues presented in the Initial Study Checklist have been utilized as thresholds of significance in this Section. Accordingly, a project may create a significant environmental impact if one or more of the following occurs:

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving explosion or the release of hazardous materials into the environment (including, but not limited to oil, pesticides, chemicals, fuels, or radiation)?

d) 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?

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

i) Exposure of people to existing sources of potential health hazards (e.g., electrical transmission lines, gas lines, oil pipelines)?

5.3.3 IMPACTS AND MITIGATION MEASURES

HAZARDOUS MATERIALS IMPACTS

- ***CONSTRUCTION OF THE PROPOSED PROJECT HAS THE POTENTIAL TO EXPOSE PEOPLE TO SOURCES OF POTENTIAL HEALTH HAZARDS, AS A RESULT OF PAST AND FUTURE ON-SITE ACTIVITIES.***

Level of Significance Prior to Mitigation: Significant Impact.

Impact Analysis: According to the Phase I ESA, the project site contains various RECs that may involve hazardous materials, including an abandoned oil well, debris piles, an aboveground storage tank, a fallen power line and transformer, a concrete storage structure, various undocumented pipes, a water well, and pesticide residues from former agricultural uses. The hazardous materials impacts of these specific RECs are individually discussed later in this section.

For the most part, hazardous materials at the project site would be addressed prior to and during construction activities, most notably during site preparation and grading. Aside from the RECs identified in the Phase I ESA and discussed above, if previously unidentified hazardous materials are discovered during construction activities, the following mitigation measure would be implemented to address such hazardous materials and reduce any health risks to acceptable levels. With implementation of applicable mitigation measures, impacts would be less than significant.

The proposed project, once developed, would consist primarily of single- and multi-family residential development. Proposed residential uses are not anticipated to involve the routine transport, use, or disposal of hazardous materials, or to result in reasonably foreseeable upset and accident conditions involving hazardous materials. Therefore, operation of proposed uses is not expected to pose a threat to people residing or working in the area, and impacts would be less than significant.

Mitigation Measures*:*

HAZ1 If unknown wastes or suspect materials are discovered during construction by the contractor, which he/she believes may involve hazardous waste/materials, the contractor shall:

- Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- Notify the project engineer of the implementing agency;
- Secure the areas directed by the project engineer; and
- Notify the implementing agency's Hazardous Waste/Materials Coordinator.

Level of Significance After Mitigation: Less Than Significant Impact.

ABANDONED OIL WELL

- ***IMPLEMENTATION OF THE PROPOSED PROJECT HAS THE POTENTIAL TO CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING EXPLOSION OR THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT RESULTING FROM EXISTING ON-SITE ABANDONED OIL WELLS.***

Level of Significance Prior to Mitigation: Significant Impact.

Impact Analysis: Crude oil is not listed as a hazardous material in the California Health and Safety Code (Division 20, Chapter 6.5, Article 13, Management of Used Oil). In general, crude oils that have been removed from the ground and placed in pits or sumps have to be certified as non-hazardous according to the California Health and Safety Code. Spilled crude oil that enters either surface water or groundwater would be subject to clean-up regulations specified by the Regional Water Quality Control Board. There are no established regulatory clean-up levels for dissolved Total Petroleum Hydrocarbons (TPH) in groundwater; rather, clean-up levels are usually determined by appropriate regulatory agencies on a case-by-case basis.

If development is to occur on the project site in the areas where oil production has occurred, each area must be remediated per state law. The methods of remediation could include any of the following: stabilization; on-site incineration; off-site landfilling; bioremediation; and use in cold-batch asphalt. As documented in the Phase I ESA, former oil well and drill sites within the project site have been abandoned. Furthermore, based on testing and review of records, the oil well and drill sites have been abandoned in accordance with applicable regulations. However, the California Division of Oil, Gas and Geothermal Resources (DOGGR) regulates the development of structures over abandoned oil wells. As discussed in Section 5.1, Geology, Soils and Seismicity, the existing abandoned oil well may require reabandonment to current DOGGR standards, as deemed necessary by the project geotechnical engineer. With implementation of applicable mitigation requiring reabandonment of the existing oil well, if deemed necessary, impacts would be less than significant.

Mitigation Measures*:*

HAZ2 If deemed appropriate by the project's geotechnical engineer, the on-site abandoned oil well shall be reabandoned per current DOGGR *standards prior to issuance of any grading permit.*

Level of Significance After Mitigation: Less Than Significant Impact.

DEBRIS PILES

- ***CONSTRUCTION AND OPERATION OF THE PROPOSED PROJECT HAS THE POTENTIAL TO EXPOSE PEOPLE TO EXISTING SOURCES OF POTENTIAL HEALTH HAZARDS RESULTING FROM THE POTENTIAL PRESENCE OF HAZARDOUS MATERIALS ASSOCIATED WITH VARIOUS ON-SITE DEBRIS PILES.***

Level of Significance Prior to Mitigation: Significant Impact.

Impact Analysis: On-site debris, including agricultural equipment, tractor exhaust cans, 55-gallon drums, buckets, and cans, are located throughout the site. During the April 20, 2004 site visit, no evidence was discovered that would indicate the presence of hazardous materials associated with on-site debris. Mitigation measures discussed below would be implemented to ensure that all debris is properly removed and disposed of at an appropriate facility, and that all potentially impacted soils are sampled and remediated as deemed necessary by affected regulatory agencies. With implementation of applicable mitigation measures, impacts would be less than significant.

Mitigation Measures:

HAZ3 All miscellaneous debris shall be removed off-site and properly disposed of at an approved landfill facility prior to issuance of building permits. Once removed, a visual inspection shall be completed by a representative from the Los Angeles County Public Works Department, of the areas beneath the removed materials to confirm total removal. Any stained soils observed underneath the removed materials shall be sampled. Based on the results of the sampling, the applicant's consultant and a representative from the Los Angeles County Public Works Department shall determine the level of remediation efforts that may be required (if any).

Level of Significance After Mitigation: Less Than Significant Impact.

ABOVEGROUND STORAGE TANK

- ***CONSTRUCTION AND OPERATION OF THE PROPOSED PROJECT HAS THE POTENTIAL TO EXPOSE PEOPLE TO EXISTING SOURCES OF POTENTIAL HEALTH HAZARDS RESULTING FROM THE POTENTIAL PRESENCE OF HAZARDOUS MATERIALS ASSOCIATED WITH ABOVEGROUND STORAGE TANKS.***

Level of Significance Prior to Mitigation: Significant Impact.

Impact Analysis: The 500-gallon abandoned aboveground storage tank (AST) located on a hillside on the project site would be removed prior to construction activities. Although there is no indication of hazardous materials associated with the AST, there exists the potential for the presence of such materials within and near the tank. As recommended in the Phase I ESA, and included as mitigation below, this tank would be removed prior to construction activities, and visual inspections and sampling (if warranted) would be conducted to determine the need for further remedial action. With implementation of mitigation measures, impacts would be less than significant.

Mitigation Measures:

HAZ4 One 500-gallon abandoned AST was observed atop a hill within the central portion of the project site. The tank shall be removed and properly disposed of at an appropriate landfill facility prior to issuance of building permits. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be tested to identify appropriate remedial activities (if necessary).

Level of Significance After Mitigation: Less Than Significant Impact.

POWER LINE/TRANSFORMER

- ***CONSTRUCTION AND OPERATION OF THE PROPOSED PROJECT HAS THE POTENTIAL TO EXPOSE PEOPLE TO EXISTING SOURCES OF POTENTIAL HEALTH HAZARDS RESULTING FROM THE POTENTIAL PRESENCE OF POLYCHLORINATED BIPHENYLS ASSOCIATED WITH ON-SITE TRANSFORMERS.***

Level of Significance Prior to Mitigation: Significant Impact.

Impact Analysis: Power lines and transformers are located on-site, and one fallen power line, with associated transformer box, was discovered in the central portion of the project site. Surficial staining on the concrete associated with the power line/transformer was present, and due to the age of the power line, the potential for the presence of PCBs exists. The power line/transformer and underlying concrete slab would be removed and properly disposed of, and

surrounding soils would sampled for PCBs prior to construction activities, as recommended in the Phase I ESA. If necessary, nearby soils would be removed or otherwise remediated to the satisfaction of affected regulatory agencies. With implementation of applicable mitigation measures, impacts would be less than significant.

Mitigation Measures*:*

HAZ5 The fallen power line and transformer shall be removed off-site and properly disposed of at an approved landfill facility prior to issuance of building permits. Additionally, other transformers on-site shall be removed/relocated during site construction/demolitions. This removal/relocation shall be conducted under the purview of the local utility purveyor to identify proper handling procedures regarding potential PCBs. The concrete on which the power line and transformer fell shall be removed and properly disposed of at an approved landfill facility. Any stained soils observed underneath the concrete shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

Level of Significance After Mitigation: Less Than Significant Impact.

CONCRETE STORAGE STRUCTURE

- ***IMPLEMENTATION OF THE LYONS CANYON RANCH PROJECT HAS THE POTENTIAL TO EXPOSE PEOPLE TO EXISTING SOURCES OF POTENTIAL HEALTH HAZARDS RESULTING FROM THE POTENTIAL PRESENCE OF UNKNOWN HAZARDOUS MATERIALS ASSOCIATED WITH THE ON-SITE CONCRETE STORAGE STRUCTURE.***

Level of Significance Prior to Mitigation: Significant Impact.

Impact Analysis: The concrete storage structure contains various debris and equipment that has not been characterized, as containing materials that are considered hazardous. The contents of the structure would be removed and properly disposed of, and the interior surfaces would be inspected for evidence of hazardous materials. Depending on the nature and extent of contamination (if present), the concrete structure itself may be removed and properly disposed. Likewise, if evidence of contamination exists beneath the structure itself, once removed, sampling and remediation would be conducted to the extent necessary to reduce the associated health risks from hazardous materials to an acceptable level. With implementation of applicable mitigation, impacts would be less than significant.

Mitigation Measures*:*

HAZ6 The contents of the concrete structure shall be removed off-site and properly disposed of at an approved landfill location prior to issuance of building permits. Once removed, a visual inspection of the area beneath the removed materials shall be performed. Any stained concrete or soil (depending on material) observed underneath the removed

materials shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required. If concrete is present and staining is noted, the concrete shall be removed and disposed of at an appropriate permitted facility. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be tested to identify appropriate remedial activities (if necessary).

Level of Significance After Mitigation: Less Than Significant Impact.

UNDOCUMENTED PIPES

- ***IMPLEMENTATION OF THE PROPOSED PROJECT HAS THE POTENTIAL TO EXPOSE PEOPLE TO EXISTING SOURCES OF POTENTIAL HEALTH HAZARDS RESULTING FROM THE POTENTIAL PRESENCE OF HAZARDOUS MATERIALS ASSOCIATED WITH UNDOCUMENTED PIPES AND POSSIBLY UNDERGROUND STORAGE TANKS, AT THE SITE.***

Level of Significance Prior to Mitigation: Significant Impact.

Impact Analysis: Undocumented pipes at the project site may have been used for agricultural irrigation purposes, but also may indicate the presence of an underground storage tank (UST). If part of an irrigation system, the pipes are not expected to pose any hazardous materials risks and would be removed from the site and disposed of at an appropriate facility. If the pipes are associated with an unrecorded or otherwise unknown UST, the removal of the pipes and UST may involve hazardous materials, depending on the contents of the UST. Although the Phase I ESA government records search and on-site investigations concluded that no USTs are currently located within the project site, if a UST is discovered during subsequent investigations and/or site grading, the recommendations contained in the Phase I ESA would be implemented as appropriate. The recommendations, included as mitigation measures below, include removal of the UST, disposal of the UST at an appropriate disposal facility, sampling of soil surrounding the tank and any associated components for the presence of hazardous materials, and development of a remediation plan for affected soils (if necessary). Impacts would be less than significant with implementation of applicable mitigation measures.

Mitigation Measures:

HAZ7 The terminus of all undocumented pipes shall be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipe(s) to act as a ventilation apparatus for an undocumented UST. Should a UST be present, the UST shall be removed and properly disposed of at an approved landfill facility prior to issuance of building permits. Once removed, a visual inspection of the areas beneath and around the removed UST shall be performed. Any stained soils observed underneath the UST shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

Level of Significance After Mitigation: Less Than Significant Impact.

WATER WELL

- ***CONSTRUCTION AND OPERATION OF THE PROPOSED PROJECT HAS THE POTENTIAL TO EXPOSE PEOPLE TO EXISTING SOURCES OF POTENTIAL HEALTH HAZARDS RESULTING FROM THE POTENTIAL PRESENCE OF HAZARDOUS MATERIALS ASSOCIATED WITH AN ON-SITE WATER WELL.***

Level of Significance Prior to Mitigation: Significant Impact.

Impact Analysis: The water well observed on the project site is not expected to pose a health risk relative to hazardous materials. This is because the well was likely used for irrigation purposes associated with former agricultural operations, and therefore it would have a low potential to have resulted in the presence of substantial hazardous materials concentrations. Nonetheless, as recommended in the Phase I ESA, the well and associated structures and any equipment would be removed and disposed of properly, a visual inspection of the areas beneath the removed materials (if present) would be performed, and soil sampling around the well would be performed, as determined appropriate by a qualified Phase II professional. With implementation of the Phase I ESA recommendations, included as mitigation measures, the water well would pose no hazardous materials risk to residents and workers at the project site. With implementation of mitigation measures, impacts would be less than significant.

Mitigation Measures*:*

HAZ8 The on-site well shall be properly removed and abandoned prior to issuance of a building permit pursuant to the latest procedures required by the Los Angeles County Department of Health Services with closure responsibilities for the wells. Any associated equipment (i.e., piping) shall be removed off-site and properly disposed of at a permitted landfill prior to issuance of building permits. A visual inspection of the areas beneath the removed materials (if present) shall be performed. Soil sampling around the well shall be performed, as determined appropriate by a qualified Phase II professional.

Level of Significance After Mitigation: Less Than Significant Impact.

PESTICIDES

- ***IMPLEMENTATION OF THE PROPOSED PROJECT COULD HAVE THE POTENTIAL TO EXPOSE PEOPLE TO EXISTING SOURCES OF POTENTIAL HEALTH HAZARDS, RESULTING FROM THE POTENTIAL PRESENCE OF PESTICIDE RESIDUES FROM PAST AGRICULTURAL OPERATIONS AT THE SITE.***

Level of Significance Prior to Mitigation: Significant Impact.

Impact Analysis: As indicated previously and discussed in the Phase I ESA, portions of the project site were historically used for agricultural purposes for several years. Consequently, there exists the potential for the presence of several persistent pesticide residues in on-site soils that are considered hazardous materials. Depending on the results of soil sampling, as recommended in the Phase I ESA and included as mitigation below, any such contaminated soils would be removed and disposed of at an appropriate disposal facility. With implementation of applicable mitigation measures, impacts would be less than significant.

Mitigation Measures:

HAZ9 The project site was utilized for agricultural purposes in the past and may contain pesticide residues in the soil. Soil sampling shall occur throughout the project site, especially in areas of past development (as identified within the historical aerial photographs) prior to issuance of building permits. The sampling shall determine if pesticide concentrations exceed established regulatory requirements and shall identify proper handling procedures that may be required.

Level of Significance After Mitigation: Less Than Significant Impact.

LISTED HAZARDOUS MATERIALS SITES

- ***IMPLEMENTATION OF THE PROPOSED PROJECT HAS THE POTENTIAL TO CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING EXPLOSION OR THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT, OR TO EXPOSE PEOPLE TO EXISTING SOURCES OF POTENTIAL HEALTH HAZARDS RESULTING FROM EXISTING HAZARDOUS MATERIALS, ASSOCIATED WITH LISTED HAZARDOUS MATERIALS SITES.***

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Impact Analysis: As discussed earlier, the Phase I ESA prepared for the proposed project reviewed a database of government-regulated properties having known and/or recognized environmental conditions that have potential environmental concerns on or in the vicinity of the project site. Based on the EDR governmental database review, only one listed site is located within the project boundaries, and that site was determined not to pose a health risk due to previous remediation activities undertaken to clean up the contaminants. No impacts are expected relative to listed hazardous materials sites within the project boundaries.

There is a low probability that listed off-site properties in the search vicinity have impacted or are currently impacting the project site. However, given that government-regulated properties are, by nature, regulated by specific regulatory agencies, the operation and maintenance of such

properties provides a level of assurance that activities or substances will continue to be handled in a manner that would not adversely impact the project site. Due to the low probability of these off-site listed properties affecting the project site, development of the proposed project is not expected to pose a health risk to people living and working in the area. Impacts would be less than significant and no mitigation is required.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

OFF-SITE PETROLEUM PIPELINE

- ***CONSTRUCTION AND OPERATION OF THE PROPOSED PROJECT HAS THE POTENTIAL TO CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING EXPLOSION OR THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT ASSOCIATED WITH AN OFF-SITE PETROLEUM PIPELINE.***

Level of Significance Prior to Mitigation: Potentially Significant.

Impact Analysis: Other potential sources of hazards that could adversely affect the proposed project, such as electrical transmission lines, gas pipelines, and oil pipelines, do not occur on the project site. However, the Phase I ESA concluded that signs indicating the presence of a petroleum pipeline exist along, but outside, the eastern boundary of the project site (along The Old Road).

Although located outside the project boundaries, grading and construction activities along the eastern boundary of the project site (i.e., for road construction and utility installation) may have the potential to damage or otherwise disrupt the operation of the pipeline. Unless proper precautions to avoid the pipeline are implemented, grading and/or construction activities could potentially result in hazardous conditions. Disturbance of the pipeline could potentially result in an oil leak, fire, and/or explosion of the pipeline's contents. This would pose a hazard to construction workers and other persons in the immediate area, and depending on their location, to neighboring properties. However, with implementation of applicable mitigation measures requiring notification of pipeline operators and underground service alert hotline, pipeline-related hazard impacts would be considered less than significant.

Although a petroleum pipeline does, in fact, exist just outside the eastern project boundary, significant adverse impacts on the proposed project, once constructed, are not expected. This is because the pipeline is regulated by various regulatory agencies, including the California Public Utilities Commission (CPUC), which would preclude the potential for adverse conditions that could result in significant health hazards to people living and working at the project site.

Mitigation Measures:

HAZ10 Pipeline operators shall be notified in advance of any grading activity in the vicinity of the off-site oil pipeline. Any specific requirements of the operator to avoid disturbance that could create a safety hazard shall be fully implemented. Possible methods to protect underground utilities include dielectric coating, cathodic protection, mortar coating, or encasement in cement slurry or concrete.

HAZ11 Prior to grading in the vicinity of the off-site oil pipeline, the location of the pipeline shall be marked. Underground Service Alert shall be notified 48 hours in advance of grading and shall clear the pipeline location prior to grading activity.

Level of Significance After Mitigation: Less Than Significant Impact.

EMERGENCY RESPONSE/EVACUATION PLAN IMPACTS

- ***IMPLEMENTATION OF THE PROPOSED PROJECT COULD CONFLICT WITH, OR OTHERWISE ADVERSELY AFFECT, ADOPTED EMERGENCY RESPONSE OR EVACUATION PLANS.***

Level of Significance Prior to Mitigation: Less Than Significant Impact.

Impact Analysis: Upon buildout, the resident and daytime populations of the project site would increase above current levels. These populations would be subject to potential emergencies (e.g., earthquake, fire, etc.). Existing Los Angeles County emergency evacuation plans do not include guidelines for evacuation of the project site in the event of a natural disaster because it is not currently developed. However, because the County has demonstrated compliance with the State's Standard Emergency Management System with its adopted emergency management plan, it is reasonable to expect that the project site would be included in the evacuation plans prior to its development.

The County will continue to operate the existing Emergency Operations Centers. These centers have demonstrated compliance with the State's Standard emergency Management System with its adopted emergency management plan and will be required to regularly demonstrate compliance through a variety of means, including a regular update of the County's Emergency Evacuation Plans.

The proposed circulation plan for the project includes two major access points located off of The Old Road. "A" Street, A proposed collector street with a 64-foot right-of-way, would connect the northern portion of the project site to the northern access point off of The Old Road, while "E" Street, with a 60-foot right-of-way, would connect the southern portion of the site to the southern access point at The Old Road. These proposed on-site roadways would provide evacuation routes for the site to The Old Road, Calgrove Boulevard, and Interstate 5. Given these evacuation routes, it is not anticipated that the design of the proposed project would preclude implementation of an evacuation plan, which would provide for the safe movement of

future residents. Consequently, no significant impacts are expected to occur with regard to emergency evacuation of the project site or its surroundings.

Mitigation Measures: No mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.

5.3.4 CUMULATIVE IMPACTS AND MITIGATION MEASURES

- ***DEVELOPMENT ASSOCIATED WITH THE PROPOSED PROJECT, IN CONJUNCTION WITH OTHER CUMULATIVE PROJECTS IN THE SANTA CLARITA VALLEY, WOULD NOT RESULT IN CUMULATIVELY CONSIDERABLE HAZARDS AND HAZARDOUS WASTE IMPACTS.***

Level of Significance Before Mitigation: Less Than Significant Impact.

Impact Analysis: Because hazards and hazardous materials issues are site-specific, any impact resulting from implementation of the proposed project and any related projects in the vicinity would not be cumulatively considerable. No mitigation measures are required.

Mitigation Measures: Refer to Mitigation Measures HAZ1 through HAZ8. No other mitigation measures are required.

Level of Significance After Mitigation: Less Than Significant Impact.