

## 5.0 ENVIRONMENTAL IMPACT ANALYSIS

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### 8. HAZARDS AND HAZARDOUS MATERIALS

#### 1. INTRODUCTION

This section of the Draft Environmental Impact Report (EIR) analyzes the Project's potential impacts with respect to hazards and hazardous materials. The analysis is based on the *Phase I Environmental Site Assessment of Entrada Development* (Phase I Report) prepared by BA Environmental in June 2014, provided in **Appendix 5.8A** of this Draft EIR; the *Remedial Action Plan for Entrada South Development Area* (Remedial Action Plan) prepared by ENVIRON in October 2014, provided in **Appendix 5.8B**; and the Soil Vapor Survey and Soil Sampling conducted by BA Environmental in November 2013, provided in **Appendix 5.8C**. Additional information was derived from the *Phase I Environmental Site Assessment of Entrada Development, Tract Map No. 53295* prepared by BA Environmental in June 2010, provided in **Appendix 5.8D** of this Draft EIR. With regard to geotechnical and fire safety hazards, please refer to **Section 5.6**, Geology and Soils, and **Section 5.15**, Public Services—Fire Protection Services, respectively, of this Draft EIR. Flood hazards are addressed in **Section 5.9**, Hydrology and Water Quality—Hydrology.

#### 2. ENVIRONMENTAL SETTING

##### a. Regulatory Setting

##### (1) Federal, State, Regional, and County Regulations

A variety of federal, state, regional, and County of Los Angeles (County) regulations govern the use, storage, management, treatment, and disposal of hazardous materials and hazardous waste. **Table 5.8-1**, Hazardous Materials Regulatory Setting, beginning on page 5.8-2 summarizes the laws, codes, and requirements that regulate the types of hazardous materials addressed herein and identifies the government agencies charged with administration and enforcement.

**Table 5.8-1  
Hazardous Materials Regulatory Setting**

Issue Area and Relevant Legislation	Administering Agency
<b><i>Hazardous Materials Use, Storage, and Management</i></b>	
<p><u><i>Federal/State Occupational Safety and Health Act (OSHA)</i></u>  This law requires special training of handlers of hazardous materials, notification to employees who work in the vicinity of hazardous materials, acquisition from the manufacturer of material safety data sheets which describe the proper use of hazardous materials, and training of employees to remediate any hazardous material accidental releases. The California Division of Occupational Safety and Health also requires preparation of an Injury and Illness Prevention Program, which is an employee safety program of inspections, procedures to correct unsafe conditions, employee training, and occupational safety communication.</p>	California Division of Occupational Safety and Health
<p><u><i>Emergency Planning and Community Right-to-Know Act (Title III of the Federal Superfund Amendments and Reauthorization Act)</i></u>  This 1986 regulation established nationwide reporting and planning requirements for businesses that handle or store certain hazardous materials. The four programs created under the Act include planning for emergency response, reporting hazardous materials inventories, reporting leaks and spills, and annually reporting the total releases of specified toxic chemicals. The other three programs overlap with the requirements of California's Waters Bill and La Follette Bill, discussed below.</p>	U.S. Environmental Protection Agency (USEPA)
<p><u><i>Waters Bill of 1985 (Business Emergency Plan/Hazardous Materials Business Plan)</i></u>  This state law requires facilities that meet minimum hazardous materials use/storage thresholds to file a Business Emergency Plan (referred to by the County Fire Department as Hazardous Materials Business Plans [Haz Mat Business Plan]), which includes a complete inventory of the hazardous materials used and stored on a site. Employee training and emergency response plans and procedures for the accidental release of hazardous materials are also included in a Haz Mat Business Plan. These provisions are also required under the Emergency Planning and Community Right-to-Know Act and are administered through maintenance of a Haz Mat Business Plan.</p>	County Fire Department
<p><u><i>La Follette Bill of 1986 (Risk Management Plan)</i></u>  This state law requires preparation of a Risk Management Plan for commercial operations that use hazardous materials at defined thresholds. The Risk Management Plan must include management, engineering, and safety studies; and plans for physical improvements to minimize accidental hazardous materials releases.</p>	County Fire Department
<p><u><i>Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Unified Program) (Senate Bill 1082, 1994)</i></u>  The Unified Program consolidates and coordinates the six state programs that regulate business and industry use, storage, handling, and disposal of hazardous materials and wastes. The regulatory responsibility of hazardous waste in the Project vicinity belongs primarily to the County Fire Department. The County Fire Department's Haz Mat Division has authority as the Certified Unified</p>	County Fire Department

**Table 5.8-1 (Continued)**  
**Hazardous Materials Regulatory Setting**

Issue Area and Relevant Legislation	Administering Agency
<p>Program Agency in the Valley. In this role, the Haz Mat Division directly administers programs related to waste generation, hazardous materials inventories, and risk management. Public Works is a participating agency under the County Fire Department's Certified Unified Program Agency and implements the underground storage tank program.</p>	
<p><u>Los Angeles County Fire Code (County Fire Code)</u>  The County Fire Code (County Code, Title 32) regulates the type, configuration, and quantity of hazardous materials that may be stored within structures or in outdoor areas. The County Fire Code is administered through regular site inspections and the issuance of notices of violation in cases of noncompliance.</p>	County Fire Department
<p><u>Underground Storage of Hazardous Materials Ordinance (County Code Title 11, Section 11.72.010)</u>  The purpose of this Code section is the protection of health, life, resources and property and the prevention of short and long term health hazards or environmental degradation through prevention and control of unauthorized discharges of hazardous materials from underground storage tanks.<sup>a</sup></p>	County Public Works
<p><u>Safe Drinking Water and Toxics Enforcement Act (Proposition 65)</u>  This state law requires certain businesses that use hazardous materials or certain buildings that contain hazardous materials to post a public notice of any accidental hazardous materials releases or other known risk of exposure to materials known to the State of California to cause cancer or reproductive toxicity. This law also prohibits such businesses from releases into the environment at levels above identified risk levels.</p>	County Department of Health Services
<b>Hazardous Waste</b>	
<p><u>Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA or Superfund)</u>  Discovery of environmental health damage from disposal sites prompted the passage of the Comprehensive Environmental Response, Compensation, and Liability Act. The purpose of CERCLA is to identify and clean up chemically contaminated sites that pose a significant environmental health threat. The Hazard Ranking System is used to determine whether a site should be placed on the National Priorities List for cleanup activities.</p>	USEPA
<p><u>Hazardous Materials Transportation Act</u>  The Hazardous Materials Transportation Act is the statutory basis for the extensive body of regulations aimed at ensuring the safe transport of hazardous materials on water, rail, highways, through air, or in pipelines. It includes provisions for material classification, packaging, marking, labeling, placarding, and shipping documentation.</p>	U.S. Department of Transportation
<p><u>Federal/State Occupational Safety and Health Act</u>  The Occupational Safety and Health Act regulations contain worker safety provisions with respect to hazardous waste management operations and emergency responses involving hazardous wastes.</p>	California Division of Occupational Safety and Health

**Table 5.8-1 (Continued)  
Hazardous Materials Regulatory Setting**

Issue Area and Relevant Legislation	Administering Agency
<p>The hazardous waste provisions of OSHA are contained in the Hazardous Waste Operations and Emergency Response Standard. See also the discussion under Hazardous Materials Use and Storage, above.</p>	
<p><u><i>Resource Conservation and Recovery Act (RCRA) and California Hazardous Waste Control Law</i></u></p> <p>These federal and state laws regulate the generation, transportation, treatment, storage, and disposal of hazardous waste by “large-quantity generators” (1,000 kilograms/month or more) through comprehensive life cycle or “cradle to grave” tracking requirements. Tracking requirements include maintaining inspection logs of hazardous waste storage locations, records of quantities being generated and stored, and manifests of pick-ups and deliveries to licensed treatment/storage/disposal facilities. RCRA also identifies standards for treatment, storage, and disposal. Both RCRA and the Hazardous Waste Control Law require the preparation of hazardous waste reports by hazardous waste generators for submittal to the California Department of Toxic Substances Control (DTSC), which identify the nature and quantity of the hazardous waste being generated, along with the storage/treatment/disposal techniques being used. This requirement is administered through the filing of biennial reports with the DTSC.</p> <p>As a division of the California Environmental Protection Agency (CalEPA), the DTSC regulates hazardous waste and contamination clean up under the authority of RCRA and the California Health and Safety Code. Under RCRA, DTSC has the authority to implement permitting, inspection, compliance, and corrective action programs to ensure hazardous waste management activities follow state and federal requirements.</p> <p>The Hazardous Waste Control Law also establishes criteria for the reuse and recycling of hazardous wastes used or reused as raw materials. This state law exceeds federal requirements by mandating source reduction planning and a much broader requirement for permitting facilities that treat hazardous waste. It also regulates a number of types of wastes and waste management activities that are not covered by federal law with RCRA.</p>	<p>DTSC, California Division of Occupational Safety and Health, County Department of Health Services, County Fire Department</p>
<p><u><i>California Code of Regulations (CCR)</i></u></p> <p>Most state and federal regulations and requirements that apply to hazardous waste are spelled out in CCR Title 22, Division 4.5. Title 22 contains detailed compliance requirements for hazardous waste generators, transporters, and treatment, storage, and disposal facilities. Because California is a fully authorized state according to RCRA, most RCRA regulations (i.e., those contained in 40 Code of Federal Regulations [CFR] 260 <i>et seq.</i>) have been duplicated and integrated into Title 22. As with the California Health and Safety Code, Title 22 also regulates a wider range of waste types and waste management activities than do the RCRA regulations. To aid the regulated community, the State compiled hazardous materials, waste, and toxics-related regulations contained in CCR Titles 3, 8, 13, 17, 19,</p>	<p>Various state agencies (CalEPA, Departments of Toxic Substances Control, Health Services, Transportation, etc.)</p>

**Table 5.8-1 (Continued)**  
**Hazardous Materials Regulatory Setting**

Issue Area and Relevant Legislation	Administering Agency
22, 23, 24, and 27 into one consolidated CCR Title 26, entitled "Toxics." However, the California hazardous waste regulations are still commonly referred to as Title 22.	
<p><u>Tanner Act (Assembly Bill 2948)</u>            The Tanner Act governs the preparation of hazardous waste management plans and the siting of hazardous waste facilities in the State. The act also mandates that each county prepare a Hazardous Waste Management Plan for DTSC approval.</p>	DTSC
<p><u>Hazardous Waste Source Reduction and Management Review Act of 1989 (Senate Bill 14)</u>            This state law requires generators of 12,000 kilograms (kg) or more per year of typical/operational hazardous waste or 12 kg or more per year of extremely hazardous waste to evaluate their waste streams every four years and select and implement viable source reductions alternatives. This act does not apply to non-typical hazardous waste (such as asbestos and polychlorinated biphenyls).</p>	DTSC
<p><u>Los Angeles County Hazardous Waste Management Plan</u>            The County's Hazardous Waste Management Plan describes existing and future hazardous waste conditions, needed off-site management facilities, and recommended action programs on a Countywide basis. The plan also establishes siting criteria for the development of needed off-site hazardous waste management facilities and identifies general geographic areas where the siting criteria might be met.</p>	County Public Works
<p><u>County Fire Code</u>            The County Fire Code regulates hazardous waste storage facilities through regular site inspections. Discussion of the County Fire Code is also provided under Hazardous Materials Use, Storage, and Management, above.</p>	County Fire Department
<b>Asbestos and Lead-Based Paint</b>	
<p><u>Toxic Substances Control Act of 1976</u>            This federal law phased out the use of asbestos and asbestos-containing materials in new building materials and established requirements for the use, handling, and disposal of asbestos-containing materials. New disposal standards for lead-based paint wastes are set forth in Section 402(a)(1) of the act.</p>	USEPA
<p><u>Federal/State Occupational Safety and Health Act</u>            This law regulates asbestos and lead-based paint as it relates to employee safety through a set of notification and corrective action requirements, warning signs and labels, controlled access, use of protective equipment, demolition/renovation procedures, housekeeping controls, training, and in certain cases, air monitoring and medical surveillance to reduce potential exposure. This legislation also requires contractors involved in asbestos and lead-based paint surveys and removal to be certified by the California Division of Occupational Safety and Health. Lead exposure during construction activities is regulated by the federal OSHA Lead Standard under 29 CFR 1926.62. See also the discussion of OSHA under Hazardous</p>	California Division of Occupational Safety and Health

**Table 5.8-1 (Continued)  
Hazardous Materials Regulatory Setting**

Issue Area and Relevant Legislation	Administering Agency
Materials Use, Storage, and Management, above.	
<u>California Hazardous Waste Control Law</u> This state law lists asbestos as hazardous waste. See also the discussion under Hazardous Waste, above.	California Division of Occupational Safety and Health
<u>South Coast Air Quality Management District (SCAQMD) Rule 1403</u> This regional rule regulates asbestos as a toxic material and controls the emission of asbestos from demolition/renovation through requirements for surveying structures for asbestos-containing materials; procedures for the removal, handling, storage, and disposal of asbestos-containing materials; and standard record-keeping.	South Coast Air Quality Management District
<b>Polychlorinated Biphenyls (PCBs)</b>	
<u>Toxic Substances Control Act of 1976</u> This federal law bans the manufacture of PCBs and controls the use and disposal of existing PCB-containing equipment.	USEPA
<u>California Hazardous Waste Control Law</u> The California Hazardous Waste Control Law lists PCBs as hazardous waste. See also the discussion under Hazardous Waste, above.	California Division of Occupational Safety and Health
<b>Underground and Aboveground Storage Tanks (USTs and ASTs)</b>	
<u>Resource Conservation and Recovery Act, Subtitle I</u> This federal law authorizes the USEPA to issue regulations for new USTs as well as strict standards for upgrading existing USTs, corrosion protection, spill and overflow protection, on-site practices and record-keeping, UST closure standards, and financial responsibility. The state UST laws incorporate federal requirements, as discussed below. See also the discussion under Hazardous Waste, above.	USEPA
<u>California Code of Regulations and California Health and Safety Code</u> The state UST program is set forth in these regulations, which incorporate the requirements of RCRA, Subtitle I, and set registration and permitting requirements, construction/operational standards, closure requirements, licensing requirements for UST contractors, financial responsibility requirements, release reporting/corrective action requirements, and enforcement. The state UST program also requires the installation of leak detection systems and/or monitoring of USTs. Since 1998, all tanks have been required to include corrosion protection, leak detection, and spill/overflow devices.	Public Works, Los Angeles Regional Water Quality Control Board (LA Regional Water Board)
<u>Aboveground Petroleum Storage Act</u> This state law regulates ASTs with a storage capacity of 10,000 gallons or more of specified petroleum products via oil pollution prevention and response requirements under the federal Clean Water Act (CWA). The program requires the preparation of a Spill Prevention Control and Countermeasure Plan, the filing of biennial reports with the LA Regional Water Board, and notification of the State Office of Emergency Services for certain spills or releases of 42 gallons or more of petroleum.	LA Regional Water Board

**Table 5.8-1 (Continued)  
Hazardous Materials Regulatory Setting**

Issue Area and Relevant Legislation	Administering Agency
<p><u>County Requirements</u> The County Fire Department requires that all liquid hazardous material ASTs have secondary containment measures and conform to seismic zone 4 requirements.</p>	County Fire Department
<b>Oil Wells</b>	
<p><u>Los Angeles County Building Code, Section 110.4</u> Section 110.4 of the 2014 County Building Code regulates the placement and permitting of buildings or structures within 300 feet of active, abandoned, or idle oil or gas well(s), based on a determination of whether such wells are properly operated, maintained, or abandoned.</p>	County Public Works, California Division of Oil, Gas and Geothermal Resources (DOGGR)
<p><u>Unified Hazardous Waste and Hazardous Materials Management Regulatory Program (Senate Bill 1082)</u> As discussed above, the County Fire Department's Haz Mat Division is the Certified Unified Program Agency for the County's unincorporated areas. In the case of remediation regulations pertaining to oil wells, DTSC delegates authority to the LA Regional Water Board, which in turn delegates to the Certified Unified Program Agency, as a result of exclusions granted to oil operations, especially when the threat to groundwater quality is limited.</p>	County Fire Department
<p><u>California Code of Regulations Title 14</u> DOGGR regulates the underground storage of natural gas and oil and wells. The state requires gas storage fields to be closely monitored by facility operators to ensure their safe operation and make certain no damage to health, property, or natural resources occurs. The state also conducts quarterly and annual site inspections for technical and safety purposes.</p>	DOGGR
<p><u>Public Resources Code Section 3200, et. seq.</u> The Public Resources Code regulates the permitting, establishment, completion, and abandonment/reabandonment of gas and oil wells. DOGGR is the state agency with primary responsibility for the enforcement of these regulations. DOGGR is also the state agency responsible for conducting construction site plan review for development proposed in proximity to gas or oil wells.</p>	DOGGR
<b>Agricultural Lands</b>	
<p><u>California Food and Agriculture Code</u> Under this state law, the California Department of Food and Agriculture regulates pesticide sales and use in California by registering and classifying pesticides, licensing professional agricultural pest control operations, and monitoring pesticide residues in food samples. Section 12972 requires pesticide applications to be confined to their target and avoid contamination of non-target populations, and applies penalties (including civil penalties and license revocation) if violations occur.</p>	California Department of Food and Agriculture

**Table 5.8-1 (Continued)  
Hazardous Materials Regulatory Setting**

Issue Area and Relevant Legislation	Administering Agency
<b><i>Electrical Transmission Lines</i></b>	
<p><u><i>Limits for Schools Near the Edge of Easements</i></u>            In consultation with the State Department of Health Services and electric power companies, the State Board of Education has established the following limits for locating any part of a school site property line near the edge of easements for high-voltage power transmission lines:<sup>d</sup></p> <ul style="list-style-type: none"> <li>• 100 feet from the edge of an easement for a 50-133 kilovolt (kV) line</li> <li>• 150 feet from the edge of an easement for a 220-230 kV line</li> <li>• 350 feet from the edge of an easement for a 500-550 kV line</li> </ul>	State Department of Health Services
<p><u><i>Electromagnetic Fields (EMFs)</i></u>            The County neither has standards for EMF exposure nor guidelines for new development in proximity to sources of EMFs.</p>	N/A
<p><sup>a</sup> <i>Los Angeles County Code, Title 11, Section 11.72.010, Underground Storage of Hazardous Materials Ordinance.</i></p> <p><sup>b</sup> <i>Sanitation District of Los Angeles County, More About Us, <a href="http://lacs-d-web.civicasoft.com/about/more_about_us.asp">http://lacs-d-web.civicasoft.com/about/more_about_us.asp</a>, accessed April 24, 2015.</i></p> <p><sup>c</sup> <i>Telephone communication, Mike Fellowman, Division Engineer, Sanitation Districts of Los Angeles County, March 17, 2014.</i></p> <p><sup>d</sup> <i>California Department of Education, School Facilities Planning Division, <u>School Site Section and Approval Guide</u>, Updated in 2006, <a href="http://www.cde.ca.gov/ls/fa/sf/schoolsiteguide.asp">www.cde.ca.gov/ls/fa/sf/schoolsiteguide.asp</a>, accessed April 24, 2015.</i></p>	

## (2) Additional County Regulations

The County of Los Angeles Fire Department (County Fire Department) regulates hazardous waste management through its Health Hazardous Materials Division (Haz Mat Division). There are three County fire stations (known as Haz Mat Stations) that handle hazardous materials incidents; Fire Station No. 76 is located in Valencia and serves the Santa Clarita Valley (Valley). Emergency response to accidents associated with hazardous materials is generally undertaken by the County Fire Department and its Haz Mat Division, pursuant to the Los Angeles County Fire/Health Haz Mat Administering Agency Plan. In addition, the County Department of Public Works (Public Works) implements an underground storage tank (UST) program. The transport of hazardous materials and explosives through the Valley on state highways and freeways is regulated by the California Department of Transportation (Caltrans).

**(a) County of Los Angeles General Plan**

As discussed in more detail in **Section 5.11**, Land Use and Planning, of this Draft EIR, the County's General Plan directs future growth and development in the County's unincorporated areas and establishes goals, policies, and objectives that pertain to the entire County. The current General Plan, adopted in 1980, includes a Safety Element that sets policy for the County's hazardous materials. Relevant polices focus on the review of proposed development projects involving the use or storage of hazardous materials and the safe transportation of hazardous materials.

As also discussed further in **Section 5.11**, Land Use and Planning, of this Draft EIR, the County circulated a draft General Plan update, entitled Los Angeles County General Plan 2035 (Draft General Plan), in January 2014 and a Draft EIR addressing the Draft General Plan in June 2014. This Draft General Plan contains a new Safety Element that addresses hazardous waste and materials management with the stated goal of effective County emergency response management capabilities.

The General Plan policy consistency analysis provided in **Section 5.11**, Land Use and Planning, of this Draft EIR, indicates the Project would be consistent with relevant General Plan polices related to hazards and hazardous materials.

**(b) Santa Clarita Valley Area Plan: One Valley One Vision 2012**

As discussed in greater detail in **Section 5.11**, Land Use and Planning, of this Draft EIR, the recently updated Santa Clarita Valley Area Plan: One Valley One Vision 2012 (Area Plan) serves as a long-term guide for development in the Santa Clarita Valley Planning Area (Valley Planning Area) over the next 20 years. The Area Plan ensures consistency between the General Plans of the County and the City of Santa Clarita (City) in order to achieve common goals. Within the Area Plan, the Safety Element addresses issues relating to hazards and hazardous materials.

The Area Plan identifies the most likely scenarios for a hazardous materials release or spill in the Valley Planning Area as involving either the transportation of materials by railroad or truck, the use of hazardous materials at a business, or illegal dumping of hazardous wastes.<sup>1</sup> Hazardous materials are transported to and through the Valley by vehicles using Interstate 5 (I-5) and State Routes 14 and 126 (SR-14 and SR-126, respectively), as well as by the Union Pacific Railroad.

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<sup>1</sup> *Santa Clarita Valley Area Plan Update: One Valley One Vision 2012, Chapter 5: Safety Element, p. 206.*

The USEPA maintains a list of all U.S. sites contaminated with hazardous substances in its Comprehensive Environmental Response, Compensation, and Liability Information System Database. In addition, the DTSC maintains a list of contaminated sites in the State for which it provides oversight and enforcement of clean-up activities, known as the Cal-Sites Database. The Area Plan makes special mention of clean-up activities at the Whittaker-Bermite property, a 988-acre site located approximately four miles east of the Project Site that was previously used for explosive and flare manufacture.<sup>2</sup> The site is currently largely vacant and is undergoing clean-up of perchlorate and other chemicals released by previous industrial users. The DTSC is responsible for overseeing the soil and groundwater remediation activities at the site. Refer to **Section 5.21**, Water Supply and Service, of this Draft EIR for further discussion of perchlorate contamination in the Valley.

The Area Plan policy consistency analysis provided in **Section 5.11**, Land Use and Planning, of this Draft EIR, indicates the Project would be consistent with applicable Area Plan polices related to hazards and hazardous materials.

### **(3) Previously Adopted Plans and Mitigation**

#### **(a) Newhall Ranch RMDP/SCP and EIS/EIR**

The Project Site is included in the project area for the Applicant's Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), shown in **Figure 3-5** in **Section 3.0**, Project Description, of this Draft EIR, which covers certain aspects of resource management for the Project and other nearby developments. As discussed in greater detail in **Section 4.1**, Environmental and Regulatory Setting, the RMDP component of the Newhall Ranch RMDP/SCP project is a conservation, mitigation, and permitting plan for the long-term management of sensitive biological resources and development-related infrastructure in the River and tributary drainages within the 11,999-acre Newhall Ranch Specific Plan (Specific Plan) area and along the extension of Magic Mountain Parkway through the Project Site. The SCP component of the Newhall Ranch RMDP/SCP project is a conservation and management plan to permanently protect and manage a system of preserves designed to maximize the long-term persistence of the San Fernando Valley spineflower (*Chorizanthe parryi* ssp. *Fernandina*) (spineflower), a federal candidate and state-listed endangered plant species. The SCP encompasses the Specific Plan area, the Valencia Commerce Center planning area, and the Project Site, in order to conduct conservation planning and preserve design on the Project Applicant's land holdings in Los Angeles County that contain known spineflower populations.

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<sup>2</sup> Santa Clarita Valley Area Plan Update: One Valley One Vision 2012, Chapter 5: Safety Element, p. 207.

The Newhall Ranch RMDP/SCP project was the subject of a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) (SCH No. 2000011025) by the U.S. Army Corps of Engineers (Corps) and the California Department of Fish and Wildlife (CDFW).<sup>3,4</sup> At the time CDFW certified the EIR portion of the EIS/EIR in December 2010, it also adopted the Mitigation Monitoring and Reporting Plan (MMRP) for the RMDP/SCP project. This regulatory plan, required under CEQA, describes the mitigation measures, monitoring, and/or reporting plan for the Newhall Ranch RMDP/SCP project (including the Entrada South Project Site). CDFW adopted mitigation measures to reduce potential impacts to hazards and hazardous materials resulting from implementation of the Newhall Ranch RMDP/SCP project (see Mitigation Measures (MMs) RMDP/SCP PH-1 through PH-14 in **Appendix 2A**).

### **(i) Newhall Ranch Section 401 Water Quality Certification**

On September 14, 2012, the Los Angeles Regional Water Quality Control Board (LA Regional Water Board) approved Order No. R4-2012-0139, which includes the CWA Section 401 water quality certification and waste discharge requirements for the Newhall Ranch RMDP/SCP project.<sup>5</sup>

As part of both the Newhall Ranch Section 401 water quality certification and the Newhall/California Coastal Conservancy Agreement (August 6, 2012) entered into in conjunction with the Section 401 process, a general condition was imposed to ensure that the application of pesticides is supervised by a certified applicator in conformance with manufacturer's specifications for use.<sup>6</sup>

## **b. Existing Conditions**

### **(1) Hazardous Materials Database Search<sup>7</sup>**

To identify hazardous materials uses or incidents within the Project area, a review of relevant government databases was conducted by Environmental Data Resources, Inc. in

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<sup>3</sup> *Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, Final Joint Environmental Impact Statement and Environmental Impact Report, June 2010.*

<sup>4</sup> *The California Department of Fish and Game was officially renamed the California Department of Fish and Wildlife as of January 1, 2013.*

<sup>5</sup> *See **Appendix 2E** of this Draft EIR for a copy of Newhall's final Section 401 water quality certification (September 2012).*

<sup>6</sup> *See final Section 401 water quality certification (September 14, 2012), General Condition 19.*

<sup>7</sup> *Database acronyms are provided herein for reference to correspond with those listed in the database search results provided in the Phase I Report in **Appendix 5.8A** of this Draft EIR (a glossary of acronyms is provided in Section 16.0 therein beginning on p. 47).*

connection with preparation of the Phase I Report. Environmental Data Resources, Inc. searches over 900 federal, state, and local databases to provide the most recent information regarding hazardous materials sites within the Project vicinity. Due the size and unusual shape of the Project Site, an extended search radius (the required 1.0-mile radius plus 1.5 miles) was used for the database search. The Environmental Data Resources, Inc. database search results are summarized below and included as Appendix I to the Phase I Report.

**(a) Hazardous Sites Within the Project Site<sup>8</sup>**

The Project Site has 14 listings on the database of underground injection control wells (UIC), which is a database for California oil wells. The Project Site was also listed on the Emergency Response Notification System (ERNS) database as the Castaic Junction Field. According to that database, a release of one barrel of crude oil and three barrels of production water occurred in 1991, due to equipment failure from corrosion on a gathering line from Tank Battery No. 5 (discussed below). Following notification to the USEPA, the release was cleaned up by the responsible party (however, the ERNS database does not indicate whether clean up occurred with regulatory oversight). Based on this information and the extent of the reported release, the Phase I Report concludes there is a low potential that this release significantly impacted the Project Site.

**(b) Hazardous Sites Within Adjacent Properties**

Three adjacent properties, including Six Flags Magic Mountain theme park (Six Flags Magic Mountain), Chevron Station No. 954369, and Red Lobster Restaurant No. 511, are listed on various databases. Six Flags Magic Mountain is located north of VTTM 53295 and east of the External Map Improvements that comprise the northern portion of the Project Site. Six Flags Magic Mountain is hydraulically down-gradient of the southern portion of the Project Site and cross/up-gradient of the central and northern portions of the Project Site. Six Flags Magic Mountain is listed on 20 different databases, including those related to Small Quantity Generators of hazardous waste (RCRA SQG), leaking underground storage tanks (LUST), and accidental spills (CHMIRS). According to

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<sup>8</sup> For the purposes of the Phase I Report, the Project Site was divided into three portions: the northern portion (the approximate area of the northernmost proposed water quality basin), the central portion (the utility corridor extending from the developed area of the Project Site to the northern water quality basin), and the southern portion (the area of proposed residential and non-residential uses, the soil borrow site, water tank site, and open space). These geographic areas are frequently referenced as such herein. However, reference is also made to Vesting Tentative Tract Map No. 53295 (VTTM 53295) and the External Map Improvements, which collectively comprise the Project Site, as described in **Section 3.0, Project Description**, of this Draft EIR and illustrated in **Figure 3-6, Project Planning Areas and Proposed Uses**, therein.

the LUST database, there was a release of gasoline to “other” groundwater at Six Flags Magic Mountain; the case was closed in 1997. However, as discussed in detail in the Phase I Report, based on the information disclosed in the listings, there is a low potential that the Project Site has been significantly impacted by past releases at Six Flags Magic Mountain.

Chevron Station No. 95436 is located adjacent to the southern portion of the Project Site (i.e., immediately northeast of VTTM 53295) in a cross-gradient location relative to groundwater. This facility is listed on eight databases, including those related to small and large generators of hazardous waste (RCRA SQG and RCRA LQG) and leaking underground storage tanks (LUST). The LUST database reports a release of gasoline to groundwater at this facility; however, remedial activities were completed and the case was closed in 2011. Based on the cross-gradient of Chevron Station No. 95436 relative to the Project Site, the Phase I Report concludes there is a low potential that this facility has significantly impacted the Project Site.

Red Lobster Restaurant No. 511 is located on The Old Road, just east of the southern portion of the Project Site (across The Old Road). Red Lobster Restaurant No. 511 is listed on the database of toxics and criteria pollutant emissions data collected by the California Air Resources Board (EMI), and there is no other information within the database. However, the listing is likely for emissions permits for the stoves. The Phase I Report concludes there is a low potential for this facility to impact the Project Site.

### ***(c) Hazardous Sites Within the Project Vicinity***

The Environmental Data Resources, Inc. database report was reviewed for off-site facilities in the Project vicinity that may have impacted the Project Site. Sites of concern include those with known releases, facilities that use significant quantities of hazardous materials, sites with USTs, and facilities that are hydraulically up-gradient of the Project Site. A review of all of the sites listed within the Project vicinity revealed that the closest non-adjacent facility is greater than 300 feet from the Project Site. In addition to Red Lobster Restaurant No. 511, located cross-gradient from and approximately 520 feet east-northeast of the Project Site, the Southern California Gas Company (SoCalGas) has a facility at the intersection of Old Road and Magic Mountain Parkway, approximately 550 feet north-northeast of the Project Site. According to the CHMIRS and DOT OPS databases, in 2006 a caller advised the Nuclear Regulatory Commission that a release of natural gas occurred from a six inch distribution pipeline due to an accidental rupture. Based on the distances and statuses of the facilities in the Project vicinity, the Phase I Report concludes there is a low potential for environmental impact due to off-site sources. Refer to the Phase I Report for further details.

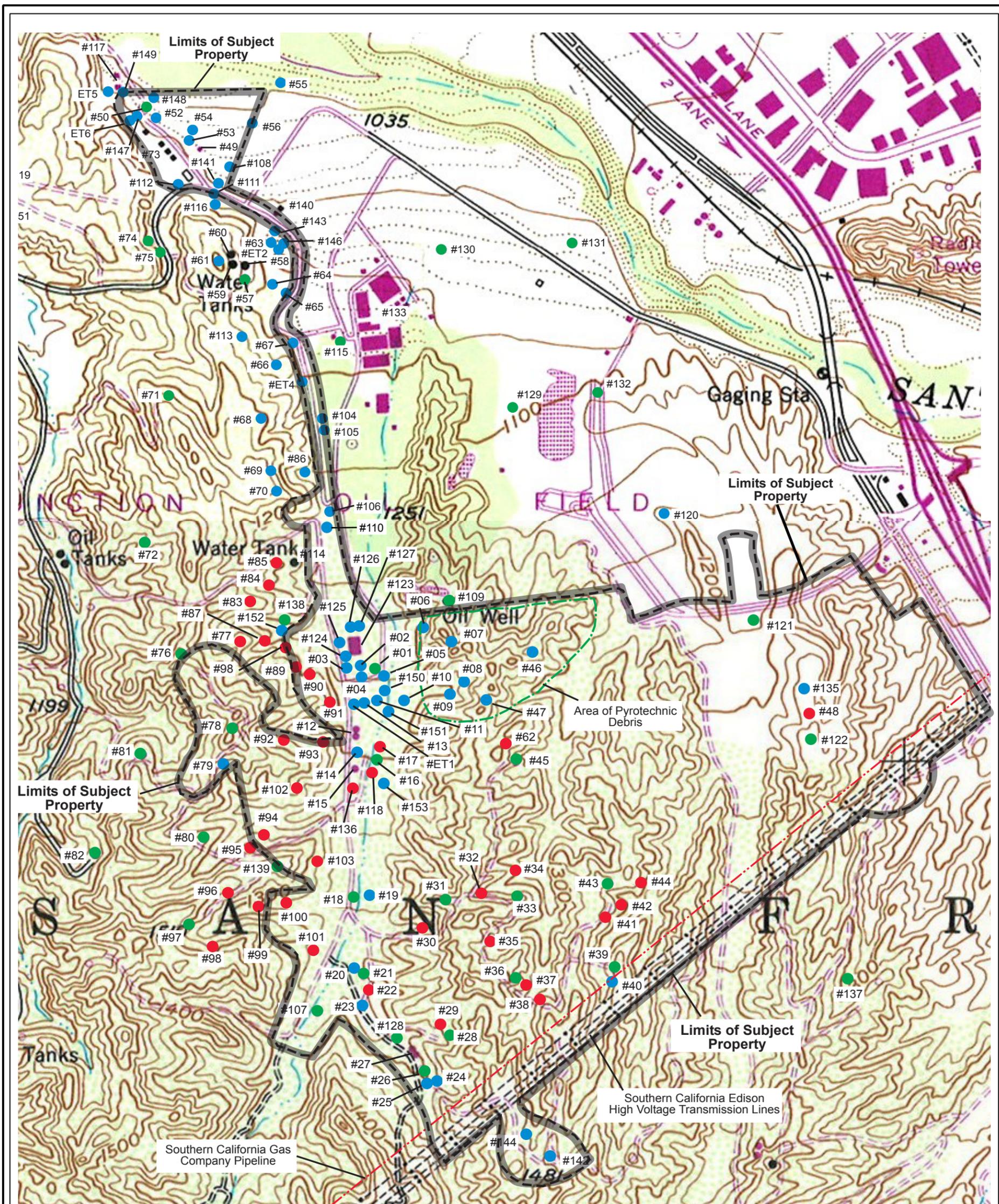
## (2) Historic Uses, Current Uses, and Current Physical Conditions

The Project Site is depicted on the U.S. Geological Survey (USGS) Newhall, CA 7.5-minute topographic quadrangle map at Township 4 North, Range 16 West, Sections 19 and 20. The Project Site is an irregularly shaped parcel comprising 501.4 acres along the north margin of the Santa Susana Mountains, just south of the Santa Clara River (River). **Figure 5.8-1**, Points of Interest Within the Project Area, on page 5.8-15 depicts the locations of various oil wells, graded pads, structures, and other “points of interest” (discussed below) present or formerly present on-site and in the immediate vicinity. Historical aerial photographs and topographic maps are provided in Appendices D and E, respectively, of the Phase I Report.

The northern portion of the Project Site consisted of vacant undeveloped land until approximately 1903. Between 1903 and the late 1990s, the northern portion of the Project Site was occupied by several structures (residential and farming-related) utilized by the Project Applicant. In the late 1990s, the last of the structures were demolished. These structures were located in the areas of Point of Interest Nos. 49, 73, 111, 117 and 140, as shown in **Figure 5.8-1**, Points of Interest Within the Project Area. Small amounts of building material debris (e.g., concrete, ceramic tile, brick, wood, pipe, roofing material, etc.) and other normal household wastes were observed in this area. Since then, the northern portion of the Project Site was used for cropland and cattle grazing; this area is currently comprised of pasture and disturbed, vacant land.

The central portion of the Project Site has been occupied by a dirt road since as early as 1903. The conditions and location of this dirt road have changed slightly over time. Currently, a dirt road referred to as Potrero Road runs through the central portion of the Project Site.

The Project Site’s southern portion was vacant and undeveloped until the 1940s. In 1947, most of the Project Site remained vacant, with a small area of agricultural cropland and a single small structure. By the mid-1950s, the agricultural uses ceased, and oil field production began. The latter included the installation of oil production wells, pipelines, and two production tank batteries. In the late 1970s or early 1980s, Six Flags Magic Mountain began to use a small adjacent area of the Project Site’s southern portion as a plant nursery. By the late 1990s, all oil field production had stopped in the southern portion of the Project Site, and the production facilities were dismantled. In the early 2000s, two exploratory wells were drilled in the eastern part of the Project Site’s southern portion and then subsequently abandoned. Since the early 2000s, the southern portion of the Project Site has remained undeveloped with the exception of the small area used by Six Flags Magic Mountain.



**LEGEND**

- Approximate Project Site Boundary
- Location of Identified Former Oil Well or Suspect Oil Well
- Exploratory Pads or Unidentified Cleared Areas
- Other Points of Interest
- #1 Points of Interest Designation
- ET1 Electrical Transformer Designation
- Existing or Former Building or Structure
- Tank(s)



**Figure 5.8-1**  
Points of Interest Within the Project Area

Currently, land uses on the Project Site include predominantly vacant land, some agricultural uses, and abandoned oil wells and associated unpaved access roads. In addition, a small portion of the Project Site continues to be occupied by Six Flags Magic Mountain's nursery, which includes two structures, a greenhouse/landscaping office/storage building and a tool shed, shown as Point of Interest Nos. 123 and 126 in **Figure 5.8-1, Points of Interest Within the Project Area**.

A reconnaissance survey of the Project Site and immediate vicinity was conducted as part of the Phase I Report. Brief descriptions of the specific conditions observed on-site related to the assessment of potential hazards and hazardous materials are provided below, with further discussion provided in the Phase I Report. Discussion of nearby off-site points of interest is also presented therein. The locations of the Points of Interest discussed below are depicted in **Figure 5.8-1, Points of Interest Within the Project Area**.

#### **(a) Hazardous Materials/Waste Storage**

A pesticide storage room is located within the Six Flags Magic Mountain nursery building (Point of Interest No. 123) and was observed to contain equipment and pesticide and herbicide containers. No staining was observed on the floor. Near the storage room, two empty 55-gallon steel drums (Point of Interest No. 124) were present. Additionally, along the west side of the storage yard were muriatic acid and chlorine storage tanks (Point of Interest No. 125). These materials are used in conjunction with operations at Six Flags Magic Mountain and transported in 5-gallon containers; numerous empty 5-gallon containers were present, and degraded concrete was observed near the fill spigots. The ASTs containing these materials are described below.

Within the central portion of the Project Site is a former fireworks storage area (Point of Interest No. 110) used by Six Flags Magic Mountain. This area appears to be used for storage, and approximately 10 to 15 55-gallon polyethylene drums of an unknown content were observed.

#### **(b) Storage Tanks**

##### **(i) Aboveground Storage Tanks**

A total of nine ASTs are currently located on the Project Site and include the following:

- An approximately 3,000-gallon AST (Point of Interest No. 141) is located in the northern portion of the Project Site and contains water used in conjunction with former cattle grazing activities.

- A fuel AST (Point of Interest No. 106) owned and operated by Six Flags Magic Mountain is present in the central portion of the Project Site. The AST appeared to be of double-walled construction, and no evidence of a release or visible staining was observed on the ground.
- A propane AST (Point of Interest No. 127) is located at the Six Flags Magic Mountain nursery and is reportedly no longer in use.
- The aforementioned muriatic acid and chlorine storage tanks (Point of Interest No. 125) are located at the Six Flags Magic Mountain nursery. The muriatic acid is stored in an approximate 400-gallon polyethylene AST, while the chlorine (in the form of bleach) is stored in an approximate 500-gallon AST. Both ASTs were observed within a concrete containment separated by a wall, and some degradation of the containment was observed.
- One 3,000-gallon AST (Point of Interest No. 47) and one 4,000-gallon AST (Point of Interest No. 46) are present in the southern portion of the Project Site. These ASTs contain water likely used for fire suppression.
- Two large municipal water storage ASTs (Point of Interest No. 142) were observed in the southern portion of the Project Site. These ASTs are of steel construction and have capacities of at least 100,000 gallons.

In addition, two tank batteries related to oil field production, Tank Battery No. 5 (made up of Point of Interest Nos. 12 and 15) and Tank Battery No. 8 (Point of Interest No. 27), were formerly located on-site, each of which had several associated ASTs that were decommissioned and removed in 1995 and 1996. A detailed description of these tank batteries is provided in the Phase I Report as well as the Remedial Action Plan.

### ***(ii) Underground Storage Tanks***

No evidence of the presence of on-site USTs, such as fuel dispensers, fill ports, aboveground vents, or piping, was observed during the site reconnaissance. According to the State Water Resources Control Board (State Water Board) and County Public Works' Environmental Programs, there are no USTs present on the Project Site.

### ***(c) Pits, Ponds, and Lagoons***

Pits, ponds, and lagoons are often associated with the disposal of solid and liquid wastes, which may include hazardous materials. According to the American Society for Testing and Materials' Standard E1527-05, pits, ponds, and lagoons are "man-made or natural depressions in the ground surface that are likely to hold liquid or sludge containing hazardous substances or petroleum products." According to the Phase I Report, no pits,

ponds, or lagoons currently exist or have historically existed on the Project Site or any of the adjacent properties.

***(d) Septic Tanks and Cesspools***

Septic tanks and cesspools are often associated with the disposal of wastewater from structures that are not served by public sewer systems. Septic tanks and cesspools may be associated with hazardous materials if such materials have been inappropriately disposed of in the past via sinks. The buildings formerly located in the northern portion of the Project Site (Point of Interest Nos. 73 and 117) may have had septic tank systems, which may still be present.

***(e) Distressed Vegetation and Staining***

Areas of native vegetation (trees, bushes, and grasses) are present throughout the Project Site. No distressed vegetation, dead vegetation, or discolored vegetation was observed.

Areas of asphaltic sand, oil staining, and tar mats were observed near the former oil well pads (Point of Interest Nos. 1, 16, 18, 21, 28, 31, 39, 43, 78, 107, and 139), former tank batteries (Point of Interest Nos. 12, 15, and 27), former suspected oil sumps (Point of Interest Nos. 2 and 30), and in some of the channels incised by the drainage course in the western portion of the Project Site (i.e., Magic Mountain Canyon). The quantities of asphaltic sand, tar clumps, and/or oil staining ranged from scattered amounts to moderate amounts in the upper few inches, likely due to crude oil related to past on-site oil production. Additionally, two areas of staining or asphaltic sands (Point of Interest Nos. 23 and 35) were observed in roadways, likely due to the oiling of dirt roads when the oil field was active. Other areas observed with asphaltic sand, tar mats, and/or oil staining include Point of Interest Nos. 13, 19, 128 and 136, and additional areas may exist beneath the ground surface.

***(f) Wells, Cisterns, Sumps, and Floor Drains***

Five small diameter (2-inch) groundwater monitoring wells were observed in the northern portion of the Project Site (Point of Interest Nos. 52, 53, 54, 56, and 108) near the Santa Clara River.<sup>9</sup> According to the Phase I Report, these wells are utilized for groundwater elevation data used for engineering purposes. Refer to **Section 5.6**, Geology

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<sup>9</sup> *These wells are used to monitor groundwater elevations, not water quality.*

and Soils, and **Section 5.10**, Hydrology and Water Quality—Water Quality, of this Draft EIR for more information regarding groundwater.

An approximate 10- to 12-inch diameter vertical steel casing (Point of Interest No. 55) was observed within the River channel (off-site) near the northern portion of the Project Site. This casing is believed to be a former water or oil well. In addition, one active production water well (Point of Interest No. 143) is located near the site's northern portion.

As discussed further below, the Project Site is located within the Castaic Junction Oil Field. The well locations consist of cleared oil well pads (Point of Interest Nos. 1, 16, 18, 21, 28, 31, 33, 36, 39, 43, 45, 78, and 107) with most of the former oil wells marked by a yellow painted steel pipe driven into the ground. Most of the well pads were observed to have concrete and steel debris around their peripheries, as well as asphaltic sand, tar clumps, and/or oil staining (discussed above). Two additional oil well locations (Point of Interest Nos. 121 and 122) in the southern portion of the Project Site had no visible field evidence. It appears that most of the former wells were abandoned under the supervision of DOGGR. Three other possible well locations were observed in historical documents, including Point of Interest Nos. 26, 128, and 136, although there are no records of these wells in the DOGGR files.

Three settling or retention basins were observed on-site, including one catch basin or settling basin (Point of Interest No. 146) in the central portion and two basins (Point of Interest No. 24 and 144) in the southern portion. Point of Interest No. 24 has concrete walls and a dirt floor, while Point of Interest Nos. 144 and 146 have dirt walls and a dirt bottom. No visible evidence of staining or illegal dumping was observed in these basins. Point of Interest No. 24 includes an octagonal concrete slab (Point of Interest No. 25) apparently used for erosion control. The outline of a former tank was observed, along with crude oil staining, and it is possible the slab was associated with former Tank Battery No. 8 (Point of Interest No. 27).

One identified sump (Point of Interest No. 17) and three suspected sumps (Point of Interest Nos. 2, 29, and 30) were observed as cleared pads in historical aerial photographs. Oil staining and asphaltic sands were observed at Point of Interest Nos. 2 and 30. In addition, a large cleared area (Point of Interest Nos. 99 and 100) is present within/near the southern portion of the Project Site and may have been the location of a former oil sump associated with a nearby off-site oil well (Point of Interest No. 139).

Drilling mud was encountered during an assessment of the former Tank Battery No. 8 (Point of Interest No. 27), indicating the possible presence of a former sump. Other smaller sumps or vaults may have been related to the former Tank Battery No. 5 (Point of

Interest No. 12) and Tank Battery No. 8. Other sumps related to the on-site oil wells may have also existed in the past.

Several flattened areas (Point of Interest Nos. 31, 37, 38, 41, 44, and 136), which may have been associated with past oil field or drilling activities, also were observed in the southern portion of the Project Site. According to 1968 historical aerial photographs, a small dark area near Point of Interest No. 136 was possibly oil field equipment or a former production sump.

### **(g) Pipelines**

Numerous pipelines are located on or adjacent to the Project Site, including a 6-inch Mobil Oil pipeline approximately 3 feet west of The Old Road, a 12-inch high pressure gas pipeline and 10-inch Flexismer pipeline approximately 28.5 feet west of The Old Road, a 6-inch Mobil Oil pipeline approximately 42 feet west of The Old Road, an 8-inch Epsilon Oil pipeline approximately 137 feet west of The Old Road, and a 10-inch Mobil Oil pipeline approximately 153 feet west of The Old Road. In addition, there is an 8-inch Shell Oil pipeline located west of The Old Road.<sup>10</sup>

During the 2010 site reconnaissance, pipeline markers were also observed along The Old Road for Pacific Pipeline, Shell Oil, and Texaco. A 16-inch Mobile Oil petroleum pipeline is reportedly in the southbound lane of The Old Road. A second 16-inch Mobil Oil pipeline was reported abandoned along the east side of The Old Road. Finally, an unidentified petroleum pipeline runs along the east side of The Old Road. It is unknown how many of the pipelines, if any, cross the southern portion of the Project Site.

A SoCalGas 34-inch, high pressure, natural gas transmission pipeline traverses the southernmost portion of the Project Site from east to west. It is likely that smaller-diameter pipelines associated with past oil field operations also may be present.

### **(h) Mines, Oil and Gas Wells, and Oil Production Facilities**

During the site reconnaissance, no visible evidence of mine shafts, open pit mines, or other mining activities were observed. As previously indicated, the Project Site is located within the Castaic Junction Oil Field, and portions of the Project Site were formerly used for oil production. All of the facilities and equipment have been removed and the

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<sup>10</sup> BA Environmental, *Proposed Water Tank Locations and Utility Corridor Easements Associated with the Proposed River Village Development, Tentative Tract Map No. 53108, State Highway 126, Newhall Ranch, California, September 28, 2004.*

wells abandoned; all that remains on-site are cleared pads. **Figure 5.8-1**, Points of Interest Within the Project Area, shows the locations of former oil wells, cleared areas, exploration pads, pipeline markers, debris, cultivated areas, current structures, and former sumps on-site and within 500 feet. As shown, the Project Site includes 19 possible former oil well sites (Point of Interest Nos. 1, 16, 18, 21, 26, 28, 31, 33, 36, 39, 43, 45, 50, 78, 107, 121, 122, 128, and 136). Of these, three have not been confirmed by DOGGR records (Point of Interest Nos. 26, 128, and 136). Twenty additional oil wells (Point of Interest Nos. 51, 57, 71, 72, 74, 75, 76, 80, 81, 82, 97, 109, 115, 129, 130, 131, 132, 137, 138, and 139) were identified within 500 feet of the site boundaries, one of which was not confirmed by DOGGR records (Point of Interest No. 74). As previously discussed, several oil or drilling sumps associated with the former wells have been identified on-site, in addition to the two tank batteries (Point of Interest Nos. 12, 15, and 27) and other oil field equipment and piping.

### ***(i) Polychlorinated Biphenyls***

The manufacture and distribution of PCBs was banned in 1979, and electrical transformers manufactured since 1977 have not contained PCBs. However, as older PCB-containing transformers are still in use, the Toxic Substances Control Act requires the labeling of electrical transformers to identify their PCB content. A total of one pad-mounted electrical transformer and nine pole-mounted electrical transformers were observed in four locations on the Project Site (ET1, ET3, ET4, and ET6), and one additional pad-mounted transformer and one additional pole-mounted transformer (ET2 and ET5) were found adjacent to the site, as shown in **Figure 5.8-1**, Points of Interest Within the Project Area.<sup>11</sup> No staining was observed on the exterior or the ground surface beneath the transformers. While all of these transformers appear to be of relatively recent manufacture, it is possible that the older looking transformers may contain PCB insulating oil. The transformers are likely owned and operated by Southern California Edison (Edison), which is responsible for all maintenance and environmental conditions regarding the transformers.

Fluorescent lighting was observed in the Six Flags Magic Mountain nursery building and tool shed (Point of Interest Nos. 123 and 126). Fluorescent ballasts containing PCBs have not been manufactured since the late 1970s and have a maximum life expectancy of 15 years. Although none of the light ballasts were closely inspected up-close, most appeared to be of relatively new manufacture. Based on the date of construction of the buildings (1970s), there is a low to moderate potential for the light fixtures to contain PCBs. No other equipment observed on-site is likely to contain PCBs.

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<sup>11</sup> Additional information regarding these transformers and their locations is provided in Table 2 of the Phase I Report.

**(j) Trash and Water Containment**

No trash containers are located on the Project Site, although scattered wind-blown trash was observed. Two areas of possible trash dumping (Point of Interest Nos. 9 and 10) were observed within the southern portion of the Project Site (within the area of pyrotechnic debris and near the nursery); debris and waste in these areas included concrete, wood, glass, and various pipes. Observed just to the east of this was a pile of wood beams/posts and chicken wire (Point of Interest No. 8).

**(k) Vapor Encroachment Conditions**

Vapor encroachment can occur when vapor migrates into on-site subsurface soils from on-site or off-site soils and/or groundwater contaminated with petroleum hydrocarbons or other volatile organic compounds. The Project Site was historically used for oil production; crude oil can contain benzene, toluene, ethylbenzene, and xylene compounds, and solvents have been historically used in drilling and the degreasing of oil field equipment. As such, the potential for contamination exists, and the Phase I Report concludes this constitutes a potential vapor encroachment condition within the Project Site.

While the Tier 1 vapor encroachment screening performed as part of the Phase I investigation identified no vapor encroachment, a Soil Vapor Survey and Soil Sampling conducted by BA Environmental in November 2013 identified areas of concern. ENVIRON also conducted supplemental site characterization sampling in June 2014. Vapor probes at Points of Interest Nos. 29, 30, and 43 detected volatile organic compounds (VOCs) in excess of California Human Health Screening Levels and/or San Francisco Regional Water Board Environmental Screening Levels for benzene in soil gas.<sup>12</sup> However, a review of the analytical data conducted as part of the Remedial Action Plan indicates that VOC concentrations at Point of Interest No. 43 are below applicable screening levels, so the inclusion of that sample is considered to be an error. Nonetheless, further investigation is recommended at locations where vapor concentrations exceed the standards.

In addition, the sampling conducted near the identified sump at Point of Interest No. 17 identified elevated levels of methane, total petroleum hydrocarbons, and ethylbenzene in excess of LA Regional Water Board standards and elevated levels of bromodichloromethane and naphthalene in excess of standards set forth by the San Francisco Regional Water Board. Further assessment and remediation of this area is recommended.

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<sup>12</sup> *Environmental Screening Levels developed by the San Francisco Regional Water Board address a wider range of contaminants than other standards, including California Human Health Screening Levels, USEPA Regional Screening Levels, and OSHA standards, and may be used throughout the State.*

The results of the Soil Vapor Survey and Soil Sampling and the supplemental site characterization sampling are discussed in greater detail in the Remedial Action Plan.

***(l) Visual Asbestos Survey***

A visual survey of suspected friable and non-friable asbestos-containing materials was conducted on-site. Friable materials can be crumbled, pulverized, or reduced to powder by hand pressure when dry, whereas non-friable materials contain fibers locked in by a bonding agent, coating, or binder, which are not released by normal use and handling. However, improper handling, such as the grinding or sanding of non-friable asbestos-containing materials, will render these materials friable.

Suspect materials observed within the Six Flags Magic Mountain nursery building (Point of Interest No. 123) and tool shed (Point of Interest No. 126) include floor sheeting and mastic, drywall, joint compound, transite pipe, sealant and caulking, and roofing materials. All building materials were observed to be in good condition, with a low potential for damage. However, as the buildings were constructed prior to 1980, the Phase I Report concludes there is a moderate potential for asbestos-containing materials to be present.

In addition, scattered building debris was observed in the area of several structures formerly located in the northern portion of the Project Site (Point of Interest Nos. 73 and 117). Based on the Phase I Report, if asbestos-containing materials are present within this debris, the amount is small and would not pose a significant threat to human health. Additional materials observed during the site survey which may contain asbestos included a fibrous cement pipe (Point of Interest Nos. 2 and 9) and old construction/demolition debris near Point of Interest No. 10.

***(m) Visual Mold Survey***

A visual mold survey was conducted in accessible areas of the Project Site. No visible mold growth was observed within the Six Flags Magic Mountain nursery building (Point of Interest No. 123) or tool shed (Point of Interest No. 126). However, it is possible that fungal spore growth can exist inside walls, insulation, attic spaces, or other areas that are not visible.

***(n) Visual Lead-Based Paint Survey***

Lead was a major ingredient in paint pigment prior to and through the 1940s. While other pigments were used in the 1950s, the use of lead in paint continued until the mid-1970s. In 1978, the Consumer Products Safety Commission banned paint and other surface coating materials that contain lead.

A visual lead-based paint survey was conducted in accessible areas of the Project Site. All paint associated with the Six Flags Magic Mountain nursery building (Point of Interest No. 123) and tool shed (Point of Interest No. 126) appeared to be in relatively good condition with no significant visible evidence of damage or peeling. Based on their construction prior to 1978, there is a low to moderate potential that lead-based paint exists within these buildings.

In addition, scattered painted building debris, glazed tile, and ceramic debris was observed near Point of Interest Nos. 73 and 117. According to the Phase I Report, if lead-based paint or glazes are present within this debris, the amount is small and would not pose a significant threat to human health. The construction/demolition debris observed near Point of Interest No. 10 may also contain lead-based paint.

#### **(o) Radon Gas Survey**

Radon is a radioactive gas that occurs naturally in the environment and cannot be seen, smelled, or tasted. Exposure to elevated levels of radon can result in an increased risk of lung cancer.

The USEPA maps all counties based on three defined radon zones. Los Angeles County is within Zone 2, which indicates a predicted average indoor radon screening level of between 2.0 and 4.0 pico curies per liter of air. Additionally, USEPA and state testing at properties within the Project Site's ZIP Code measured radon levels below 4.0 pico curies per liter of air at all sites. Therefore, the Phase I Report indicates there is low potential for radon concerns at the Project Site.

#### **(p) Methane Zones**

Methane is a naturally occurring hydrocarbon produced by the breakdown of organic material, including petroleum hydrocarbons, which can migrate through soils and sediments. Methane gas is flammable and considered a hazardous substance. According to County and state agencies, the Project Site is not located within an identified methane zone. However, as previously discussed, the Project Site is located within the Castaic Junction Oil Field and has been used for oil production in the past. As such, there is a potential for methane gas to exist beneath the Project Site.

Sampling for methane was conducted in November 2013 as part of BA Environmental's Soil Vapor Survey and Soil Sampling. Elevated methane concentrations were detected in a vapor sample taken at Point of Interest No. 17, which is the location of a former sump. No other samples were reported to contain detectible concentrations of

methane. The results of the Soil Vapor Survey and Soil Sampling are discussed above and in greater detail in the Remedial Action Plan.

### **(q) Electric Transmission Lines**

The southern boundary of the Project Site is developed with Southern California Edison's high voltage electric transmission lines and towers. Electric and magnetic fields (EMFs) are generated by electricity and are created in nature by lightning and static electricity, as well as by manmade sources such as high voltage transmission and distribution lines. An electric field emanates from electrical transmission lines, while magnetic fields are the result of the electric currents flowing through the conductors. Field strength for both electric and magnetic fields falls dramatically with distance from the source. Research conducted over the past few decades has created much debate over the health effects associated with EMFs. However, this research has produced no conclusive evidence of risk to human health.<sup>13</sup>

As noted above, the State Board of Education has established limits for locating any part of a new school site property line near the edge of easements for high voltage power transmission lines. The power lines on the Project Site are listed as 220- 287 kV and thus would require a setback of at least 150 feet.<sup>14</sup>

### **(r) Other Environmental Concerns**

One small concrete pad (Point of Interest No. 112) and a pile of concrete, asphalt, and brick debris (Point of Interest No. 111) were observed in the northern portion of the Project Site. This area is believed to have been the location of structures related to past farming activities. Just to the south, Point of Interest Nos. 63, 64, and 65 are located near the central portion of the Project Site and include evidence of former cattle corrals. In addition, storage areas (Point of Interest No. 104) and vented cargo containers (Point of Interest No. 105), the contents of which could not be determined, were observed near the central portion of the Project Site.

A large area in the southern portion of the Project Site bordering Six Flags Magic Mountain is devoid of vegetation. Scattered pyrotechnic debris (Point of Interest No. 7) from firework displays by Six Flags Magic Mountain was observed throughout this area, the

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<sup>13</sup> *Short Fact Sheet on EMF, California Electric and Magnetic Fields Program, California Department of Health Services and the Public Health Institute, 1999; available at [www.ehib.org/emf/shortfactsheet.PDF](http://www.ehib.org/emf/shortfactsheet.PDF), accessed March 9, 2015.*

<sup>14</sup> *California Energy Commission. Website [www.energy.ca.gov/maps/reliability/LCR\\_Enlargement\\_Area.pdf](http://www.energy.ca.gov/maps/reliability/LCR_Enlargement_Area.pdf), accessed March 9, 2015.*

extent of which is demarcated on **Figure 5.8-1**, Points of Interest Within the Project Area. Soil samples taken in this area in November 2013 as part of BA Environmental's Soil Vapor Survey and Soil Sampling did not contain heavy metals concentrations in excess of 10 times the Soluble Threshold Limit Concentration for those metals, and perchlorate concentrations were below the USEPA's Region 9 (Pacific Southwest) Regional Screening Levels for residential soils.

Other environmental hazards, including geotechnical, flood, and fire safety hazards, are addressed in **Section 5.6**, Geology and Soils; **Section 5.9**, Hydrology and Water Quality—Hydrology; and **Section 5.15**, Public Services—Fire Protection Services, respectively, of this Draft EIR.

### **(3) Transport of Hazardous Materials Along I-5**

The transport of hazardous materials throughout the State is regulated by the California Highway Patrol (CHP). The CHP's Hazardous Materials Section licenses companies that haul hazardous materials. The CHP also regulates three categories of hazardous materials by limiting their transport to designated routes and stopping places. These categories include explosives, inhalation hazard materials (i.e., materials that are poisonous if inhaled), and radioactive materials. I-5 is a designated route for the transport of explosive and inhalation materials, although not for radioactive materials, so it is likely that explosives and inhalation hazard materials are transported on I-5.<sup>15</sup> Therefore, there is a potential for accidental explosions or releases of hazardous gases to occur.

## **3. ENVIRONMENTAL IMPACTS**

### **a. Methodology**

To evaluate potential impacts relative to hazards and hazardous materials, a Phase I Report was prepared by BA Environmental, provided in **Appendix 5.8A** of this Draft EIR. Preparation of the Phase I Report included: a reconnaissance of the Project Site and its vicinity; interviews with current owners and occupants of the Project Site and personnel at local government agencies; a compilation of the property history, including a review of previous environmental reports regarding the Project Site; a review of pertinent local regulatory agency files; an agency list search of facilities with recorded environmental issues located within required radii; and a Tier 1 Vapor Encroachment Screen. In addition, the following services were provided: visual surveys for mold, asbestos, and lead-based paint; review of radon zone survey and map; and review of relevant methane zones. Professional recommendations regarding the Project (discussed below) are based on these

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<sup>15</sup> I-5 is designated as such in CCR Title 13, Division 2, Chapter 6, Articles 1, 2.5, and 2.7.

results. For a more detailed description of the investigations performed and their findings, refer to the Phase I Report.

In addition to the Phase I Report, a Remedial Action Plan was prepared by ENVIRON pursuant to MM ES 5.8-10/RMDP/SCP PH-11 (presented below) and is provided in **Appendix 5.8B** of this Draft EIR. The Remedial Action Plan includes a Soil Management Plan for the Project Site, also prepared by ENVIRON pursuant to MM ES 5.8-11/RMDP/SCP PH-12 (below). Together, these plans summarize the findings of past and recent investigations at the Project Site, including the Phase I Report, and detail testing and remediation procedures to be implemented as part of the Project in the event contaminated soil is encountered on-site.

### **b. Proposed Design Elements/Project Design Features**

Based on the applicable regulations and requirements previously discussed, the following regulatory compliance measures would be implemented as part of the Project. Many of these measures correspond with the professional recommendations set forth in the Phase I Report.

- Throughout Project construction and operation, all hazardous materials within the Project Site shall be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, state, regional, and local requirements.
- Any former oil wells and unknown (i.e., "wildcat") wells located in an area of the Project Site to be disturbed or developed shall be investigated and reabandoned, as necessary, according to applicable state and local regulations, including DOGGR requirements, per CCR Title 14, Division 2, Chapter 4, Article 3, Section 1723. (Refer to MM ES 5.8-1/RMDP/SCP PH-1 below for further details regarding this measure.)
- In accordance with County Building Code Section 110.4, the proposed development plans shall comply with the required setbacks from oil and gas wells, as determined by DOGGR and County Public Works. As part of these requirements, buildings or structures to be located within 300 feet of active, abandoned, or idle oil or gas wells shall be designed according to recommendations prepared by a licensed civil engineer and/or a licensed petroleum engineer and approved by the County Building Official. Any necessary clearance/approvals shall be sought from County Public Works' Environmental Programs Division, as required. (Refer to MM ES 5.8-2/RMDP/SCP PH-2 below for further details regarding building setbacks from oil and gas wells.)
- Any soil identified as contaminated by petroleum hydrocarbons shall be remediated to the satisfaction of DOGGR, the SCAQMD, the LA Regional Water

Board, and/or the County Fire Department, as applicable. More specifically, pending the results of an assessment performed in accordance with the Project's Remedial Action Plan (see **Appendix 5.8B**), remediation shall be required per CCR Title 14, Division 2, Chapter 4, Article 3, Section 1776; pursuant to California Water Code 13304; and in accordance with the Los Angeles County Certified Unified Program Agency Site Mitigation Unit, Site Mitigation Guidance Document, and SCAQMD Rule 1166. Following remediation, a "No Further Action" letter with respect to known areas of potential concern shall be obtained from the County Fire Department, as appropriate, prior to issuance of a building permit.<sup>16</sup> (Refer to MM ES 5.8-15 below for further details.)

- During Project grading, all groundwater monitoring wells or other water wells not intended for future use shall be abandoned according to applicable federal, state, regional, and local regulations, specifically in accordance with the California Department of Water Resources' Bulletin 74-81 and supplemental Bulletin 74-90.
- The final school location shall comply with the California State Board of Education requirement that schools not be sited within: 100 feet from the edge of the right-of-way of 100 to 110 kV lines; 150 feet from 220 to 230 kV lines; and 350 feet from 500 to 550 kV lines. In addition, the proposed school shall not be sited within an electric transmission line restricted zone. (Refer to MM ES 5.8-3/RMDP/SCP PH-4 below for further details regarding school siting.)
- Prior to the issuance of building permits and in accordance with the provisions of County Code, Title 11, Division 4, Public Works shall review and approve any plans for underground hazardous materials storage facilities that may be constructed or installed within the Project Site.
- Emergency access to ongoing oil and natural gas operational sites located off-site in proximity to the proposed uses on-site shall be provided in accordance with CCR Title 14, Sections 1774 and 1778.

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<sup>16</sup> "No Further Action" letters, or their equivalent, are issued by the applicable regulatory authority (i.e., the cleanup or oversight agency; in this case, the County Fire Department acting as the Certified Unified Program Agency) to evidence that an environmental condition has been addressed to the satisfaction of the agency. The Remedial Action Plan, provided in **Appendix 5.8B** of this Draft EIR, provides cleanup objectives and protocols to be implemented for the characterization and remediation of known and currently unknown areas of concern. With respect to known areas of concern, the Remedial Action Plan provides that following characterization and remediation activities, a Site Closure Report will be submitted to the County Fire Department, Site Mitigation Unit (LACFD-SMU). The final Site Closure Report would constitute a request for the finding of no further action at the Project Site by the LACFD-SMU. Building permits will not be issued until the finding of no further action is made. With respect to currently unknown areas of concern, the Soil Management Plan (provided in Appendix A to the Remedial Action Plan) provides the protocol to be followed when grading activities are conducted on-site, including identification and remediation of unanticipated discoveries of hydrocarbon-impacted soil during development of the Project Site. The LACFD-SMU will be notified if significant, previously unknown, conditions are encountered.

- Prior to initiation of building construction activities, the Project Applicant shall prepare and implement a Spill Prevention Plan, per CFR Title 40, Section 112. The Spill Prevention Plan shall detail reporting requirements, cleanup processes, appropriate use and storage of hazardous materials (such as the use of proper container types and storage requirements), and waste containment and disposal. The plan shall include specific measures and performance standards to adequately mitigate any releases. The plan shall be submitted to the County Fire Department Health Hazardous Materials Division for review and approval prior to the start of any Project-related construction.

In addition to achievement of the regulatory compliance measures outlined above, the Project includes an internal circulation system designed for the safe movement of Project residents and employees. A site-wide emergency evacuation and response plan would be prepared in accordance with regulatory requirements, as discussed in **Section 5.15**, Public Services—Fire Protection, of this Draft EIR. It is also noted that no structures are proposed within the Edison or SoCalGas easements along the southern boundary of the Project Site. However, a segment of the existing 34-inch natural gas transmission line located along the southern Project Site boundary, specifically the portion that traverses Westridge Parkway, would be relocated vertically to accommodate the extension of that roadway. Activities associated with this relocation would comply with SoCalGas requirements.

### c. Significance Thresholds

Based on Appendix G of the CEQA Guidelines and other relevant criteria, the Los Angeles County Department of Regional Planning has determined that a project would have a potentially significant impact related to hazards and hazardous materials based on the following criteria:

**Threshold 5.8-1:** Would the Project create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

**Threshold 5.8-2:** Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

**Threshold 5.8-3:** Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

**Threshold 5.8-4:** Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code

§ 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

**Threshold 5.8-5:** For a project located within an airport land use plan, or where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the Project result in a safety hazard for people residing or working in the Project area?

**Threshold 5.8-6:** For a project within the vicinity of a private airstrip, would the Project result in a safety hazard for people residing or working in the Project area?

**Threshold 5.8-7:** Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

**Threshold 5.8-8:** Have there been previous uses that indicate residual soil toxicity of the Project Site or is the Project Site located within 2 miles downstream of a known groundwater contamination source within the same watershed?

**Threshold 5.8-9:** Would the Project create a significant hazard by exposing people to existing sources of potential health risks (e.g., electrical transmission lines, gas lines, oil pipelines).

As discussed in the Initial Study prepared for the Project, provided in **Appendix 1A** of this Draft EIR, the Project Site is not located within an airport land use plan or within 2 miles of a public or private airport. A private airstrip was previously located on the Airport Mesa portion of the approved Mission Village community planned immediately west of the Project Site; however, use of the airstrip has been discontinued. Thus, there would be no impact with respect to Thresholds 5.8-5 or 5.8-6, and no further discussion of these issues is necessary.

Other environmental hazards, including geotechnical, flood, and fire safety hazards, are addressed in **Section 5.6**, Geology and Soils; **Section 5.9**, Hydrology and Water Quality—Hydrology; and **Section 5.15**, Public Services—Fire Protection Services, respectively, of this Draft EIR. Also refer to **Section 5.10**, Hydrology and Water Quality—Water Quality, regarding pollutants within and treatment of surface water and groundwater.

#### **d. Project Impacts**

**Threshold 5.8-1:** Would the Project create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

**Threshold 5.8-3:** Would the Project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

Project impacts with respect to Thresholds 5.8-1 and 5.8-3 are addressed in the following combined analysis since these criteria relate to hazardous materials and hazardous emissions. The nearest sensitive receptors to the Project Site are located within the community of Westridge, approximately 700 feet south of proposed development within the Project Site.

### **(1) Construction**

Prior to and/or during Project construction, all existing hazardous materials and hazardous materials storage containers would be removed and disposed of in accordance with applicable federal, state, regional, and local requirements. During on-site grading and construction activities, fuel and oils associated with construction equipment, as well as coatings, paints, adhesives, and caustic or acidic cleaners could be used, handled, and/or stored on-site. The use, handling, storage, transport, and disposal of these materials could increase the potential for hazardous materials releases and, subsequently, the exposure of people and the environment to hazardous materials. Such exposure would result in a significant impact. Implementation of MM ES 5.8-8/RMDP/SCP PH-9 and MM ES 5.8-9/RMDP/SCP PH-10 (discussed below), as well as adherence to all applicable regulatory compliance measures, would ensure impacts associated with the release of hazardous materials during construction would be reduced to a less-than-significant level. In particular, hazardous wastes would be conveyed to licensed treatment, disposal, and resource recovery facilities, as required (refer to **Section 5.24**, Utilities and Service Systems—Solid Waste, of this Draft EIR for further discussion of waste disposal requirements).

Any emissions associated with construction equipment would be similar to those at other construction sites and are not anticipated to be especially hazardous (refer to **Section 5.3**, Air Quality, for further discussion of construction-related air emissions). Further, none of the construction activities would pose a potentially dangerous fire hazard beyond that associated with the typical use of fuels and oils; any associated risk would be adequately reduced to a less than significant level through compliance with applicable standards, regulations, and recommendations, including proper operation and maintenance of construction equipment. In addition, construction managers and supervisory personnel would be trained in emergency response and fire safety operations, as mandated by OSHA and Fire and Building Code requirements, as discussed further in **Section 5.15**, Public Services—Fire Protection Services, of this Draft EIR. As such, construction impacts associated with hazardous emissions would be less than significant.

Nonetheless, on-site construction could create a significant hazard to the public, including sensitive uses (e.g., uses with populations containing asthmatics, children, and the elderly) within 0.25 mile, and the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Such impacts would be significant. As discussed above, proposed mitigation would reduce these impacts to a less-than-significant level.

## (2) Operation

Project operations would involve the limited use of potentially hazardous materials typical of those used in residential and commercial developments, schools, and parks, including cleaning agents, paints, pesticides, and other materials used for landscaping. As with Project construction, the use, handling, storage, transport, and disposal of these materials could increase the potential for hazardous materials releases and, subsequently, the exposure of people and the environment to hazardous materials. However, all hazardous materials within the Project Site would be acquired, handled, used, stored, transported, and disposed of in accordance with manufacturers' instructions and in compliance with all applicable federal, state, regional, and local requirements via the compliance measure previously discussed. Most hazardous substances used on-site would be stored in small containers intended for commercial use. In general, these substances would be stored above ground in appropriate containers and, where necessary, within appropriate enclosures, subject to relevant permitting requirements. Should Project plans involve the construction or installation of underground storage facilities for hazardous materials, the Project Applicant would seek approval from County Public Works in accordance with County Code, Title 11, Division 4, as previously indicated. Additionally, compliance with OSHA requirements would ensure special training for handlers of hazardous materials and employee training regarding the remediation of any accidental hazardous material release.

With respect to hazardous waste, the Project uses are not anticipated to generate 12,000 kg or more per year of typical/operational hazardous waste or 12 kg or more per year of extremely hazardous waste and thus would not be subject to the requirements of Senate Bill 14. Any minor hazardous wastes would be conveyed to licensed treatment, disposal, and resource recovery facilities, as required, and/or would be collected and handled as part of the County's household hazardous waste management program (refer to **Section 5.24**, Utilities and Service Systems—Solid Waste, of this Draft EIR for further discussion of waste disposal requirements). Additionally, neither hazardous emissions nor dangerous fire hazards are anticipated in conjunction with Project operations (refer to **Section 5.3**, Air Quality, for further discussion of operational emissions and **Section 5.4**, Biological Resources, regarding the fuel modification plan to be implemented as part of the Project). Further, the Project would include an emergency response plan per regulatory requirements (as discussed in **Section 5.15**, Public Services—Fire Protection), as

approved by the County Fire Department, which would facilitate emergency response and evacuation of the Project Site in the event of a hazardous materials release. Therefore, impacts to the public, including sensitive uses within 0.25 mile, and the environment through the routine transport, storage, production, use, or disposal of hazardous materials and wastes during operation of the Project would be less than significant.

**Threshold 5.8-2:** Would the Project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

**Threshold 5.8-9:** Would the Project create a significant hazard by exposing people to existing sources of potential health risks (e.g., electrical transmission lines, gas lines, oil pipelines).

Project impacts with respect to Thresholds 5.8-2 and 5.8-9 are addressed in the following combined analysis since these criteria relate to upset and accident conditions and associated health risks. The discussion focuses on potential impacts with respect to the recognized environmental conditions and environmental concerns addressed in the Phase I Report.

### **(1) Storage Tanks**

There is no record or evidence of past or present USTs on the Project Site. Under the Project, all existing ASTs located on-site within the grading footprint would be properly abandoned and removed in accordance with applicable laws and regulations. Soil under existing ASTs, however, may be contaminated with petroleum hydrocarbons or other constituents. Similarly, the area surrounding the Six Flags Magic Mountain nursery building could be contaminated with herbicides and pesticides currently stored in ASTs. This represents a potentially significant impact. Implementation of MM ES 5.8-13 through MM ES 5.8-15, and MM ES 5.8-17 (discussed below) would reduce these impacts to less-than-significant levels.

As previously discussed, most hazardous substances used in conjunction with Project operations would be stored in small, above ground containers and, where necessary, within appropriate enclosures, subject to relevant permitting requirements. Should Project plans involve the construction or installation of underground storage facilities for hazardous materials, the Project Applicant would seek approval from County Public Works in accordance with County Code, Title 11, Division 4, as previously indicated. While upset or accident conditions are not expected to result from the routine use and storage of hazardous materials on-site under the Project, given the potential for soil contamination associated with existing ASTs, impacts would be significant. As discussed above, proposed mitigation would reduce these impacts to a less-than-significant level.

## **(2) Oil Wells, Production Facilities, and Pipelines**

As previously discussed, portions of the Project Site were formerly used for oil production, and 19 possible former oil well sites exist on-site. All of the facilities and equipment have been removed, and the known wells were abandoned in accordance with DOGGR requirements at the time of abandonment. The ground surfaces on some of the well pads and in the areas of the former production facilities were observed to have impacted soil (e.g., staining). Stained soil could be contaminated with petroleum hydrocarbons or other constituents, which would pose a significant impact. The extent of impact is unknown, but may be surficial. Implementation of MM ES 5.8-14 (discussed below) would reduce this impact to a less-than-significant level.

In addition, previously unknown wells could be present on the Project Site. If encountered during Project construction, an accidental release could occur or contaminated soil could be uncovered, which would constitute a significant impact. Implementation of MM ES 5.8-1/RMDP/SCP PH-1 (discussed below) would reduce impacts associated with previously unknown wells to a less-than-significant level.

Similarly, the soil beneath any on-site oil pipelines potentially could be contaminated with petroleum hydrocarbons, and improperly abandoned pipelines could result in further soil contamination. Any contaminated soil could represent a hazard to the public which would be a significant impact. Implementation of MM ES 5.8-5/RMDP/SCP PH-6, MM ES 5.8-13 through MM ES 5.8-15, and MM ES 5.8-18 (discussed below) would reduce impacts associated with contaminated soil to a less-than-significant level.

All ongoing operational oil production sites in close proximity to the proposed uses would be appropriately secured. In addition, proposed development would comply with all required setbacks from oil and gas wells. Although such impacts would be less than significant, implementation of MM ES 5.8-2/RMDP/SCP PH-2 and MM ES 5.8-4/RMDP/SCP PH-5 would further reduce potential impacts from historic and ongoing oil production.

Nonetheless, based on the analysis above, impacts related to upset or accident conditions or other potential health risks associated with oil wells, production facilities, and pipelines would be significant. As discussed above, proposed mitigation would reduce these impacts to a less-than-significant level.

## **(3) Asbestos, Lead-Based Paint, Polychlorinated Biphenyls, and Mold**

As previously discussed, asbestos-containing materials and lead-based paint may be present within the existing structures on-site. If present and disturbed during the demolition phase of construction, these materials would pose a threat to human health

which would be a significant impact. With implementation of MM ES 5.8-20 and MM ES 5.8-21 (discussed below), as well as adherence to relevant regulatory requirements, impacts associated with asbestos-containing materials and lead-based paint would be reduced to a less-than-significant level.

Proposed development would incorporate new, commercially sold building materials that do not include asbestos-containing materials or lead-based paint. Therefore, neither Project building construction or operation are anticipated to involve upset or accident conditions or other potential health risks associated with asbestos or lead-based paint, and impacts would be less than significant.

As well, PCBs may be present within the existing electrical transformers on-site. Improper handling of PCBs during the construction phase could pose a threat to human health which would be a significant impact. With implementation of MM ES 5.8-22 (discussed below) and adherence to relevant regulatory requirements, impacts associated with PCBs would be reduced to a less-than-significant level.

As modern electrical facilities and fixtures are no longer permitted to contain PCBs, the development and maintenance of electrical systems proposed as part of the Project would not expose persons to PCBs. Therefore, impacts related to building construction and operation would be less than significant.

With respect to mold, as all existing structures on-site would be demolished as part of Project construction, any occurrences of mold would be removed. As such, impacts would be less than significant.

#### **(4) Sumps, Tank Batteries, and Landfill**

As previously discussed, several former sumps, two oil field production tank batteries, and one area of possible land filling exist on the Project Site. The soil around the tank batteries was reportedly remediated, but no confirmation soil samples were collected. As such, residual soil contamination could exist in the subsurface soils beneath the former tank batteries. In addition, staining was observed near several of the former oil well locations, former tank locations, and sumps. Drilling mud may exist within a sump buried beneath Tank Battery No. 8, and other drilling sumps may exist buried beneath the Project Site. Previously undiscovered contamination at these locations represents a significant impact.

Three of the known sump locations were identified as containing contaminants in excess of applicable thresholds. Points of Interest Nos. 29 and 30 were found to have benzene concentrations in excess of California Human Health Screening Levels and/or

San Francisco Regional Water Board Environmental Screening Levels, and Point of Interest No. 17 was found to have methane, total petroleum hydrocarbons, and ethylbenzene in excess of LA Regional Water Board standards and bromodichloromethane and naphthalene in excess of San Francisco Regional Water Board standards. This contamination represents a significant impact.

Implementation of MM ES 5.8-10/RMDP/SCP PH-11, MM ES 5.8-11/RMDP/SCP PH-12, and MM ES 5.8-13 through MM ES 5.8-15 (discussed below), as well as adherence to applicable regulations would ensure that impacts from known and previously undiscovered soil contamination associated with sumps, tank batteries, and the possible former landfill would be reduced to a less-than-significant level.

### **(5) Septic Tanks**

As previously discussed, septic tank systems may still exist on-site. Septic tanks may be associated with hazardous materials, if such materials have been inappropriately disposed of in the past. If previously undiscovered septic tank systems are encountered during Project grading, an accidental release could occur. This would represent a significant impact. Implementation of MM ES 5.8-18 (discussed below) would reduce this impact to a less-than-significant level.

### **(6) Pyrotechnic Debris**

As previously discussed, a fireworks storage area used by Six Flags Magic Mountain is located on-site, and pyrotechnic debris was observed within VTTM 53295. Remediation of this area is included as part of the approved Mission Village project. However, should the Entrada South Project be constructed before Mission Village, or if Mission Village is not ultimately constructed, soils contaminated with pyrotechnic debris could still be present on the Project Site. If present, the pyrotechnic debris would represent a potential health risk which would be a significant impact. Implementation of MM ES 5.8-13 and MM ES 5.8-14 (discussed below) would reduce this impact to a less-than-significant level.

Further discussion of perchlorate is provided in **Section 5.21**, Utilities and Service Systems—Water Supply and Service, of this Draft EIR.

### **(7) Pesticides and Herbicides**

As discussed in greater detail in Appendix C of the Phase I Report, soil samples were collected from the northern portion of the Project Site in 2006, near the location the northernmost proposed water quality basin. A discolored layer of soil was observed at approximately two feet below ground surface in several of the soil borings. The source of

the discoloration is unknown, although it could be due to decaying organics. While this soil does not pose a direct significant threat to human health, if re-used beneath an unlined water quality control basin, it may conflict with relevant California Drinking Water Standards which would be a significant impact. Implementation of MM ES 5.8-16 (discussed below) would reduce this impact to a less-than-significant level.

In addition, as discussed above, the Six Flags Magic Mountain nursery located within the Project Site uses hazardous materials, including pesticides and herbicides. Project activities could result in the accidental upset or release of these materials prior to their removal. Additionally, soils contaminated with these materials, if present, could be encountered during construction. These materials represent a hazard to public health, which would be a significant impact. Implementation of MM ES 5.8-13 and MM ES 5.8-14 (discussed below) would reduce this impact to a less-than-significant level.

### **(8) Transport of Hazardous Materials Along I-5**

As previously discussed, I-5 is identified as a designated route for the transport of explosive and inhalation materials, although not for radioactive materials. As such, increased traffic on I-5 generated by the Project could increase the potential for an accident involving the transport of these substances. However, the haulers of hazardous materials and wastes must be trained and licensed, and the transport of these materials is highly regulated and monitored. Furthermore, the Project Applicant would make a fair share contribution to the widening of I-5 (currently underway), which includes the development of truck lanes within the Project vicinity, which would provide additional roadway capacity and reduce the potential for accidents associated with traffic congestion (refer to **Section 5.20**, Transportation/Traffic, of this Draft EIR for additional discussion). For these reasons, the potential for an accident involving a significant release of hazardous materials or wastes is considered low. In the event of a hazardous materials spill or release, the County Environmental Health Division and/or the County Fire Department's Haz Mat Division (with response from Fire Station No. 76 located at 27223 Henry Mayo Drive in Valencia), would provide response coordination, spill identification, and cleanup supervision. Local law enforcement and fire authorities would provide traffic control and spill containment. County response personnel would be coordinated with appropriate state and, if necessary, federal response agencies. Accordingly, impacts related to the release of hazardous materials or waste into the environment from the transport of hazardous materials along I-5 would be less than significant.

### **(9) Other Potential Health Risks**

Potential health risks may be associated with other existing facilities on-site, including Southern California Edison's high voltage electric transmission lines and towers, SoCalGas's high pressure gas transmission pipeline and other gas lines, and groundwater

monitoring wells or other water wells. As previously indicated, no structures are proposed within the Edison or SoCalGas easements along the southern boundary of the Project Site, and the proposed school would comply with state siting requirements related to high voltage transmission lines. Furthermore, research regarding EMFs has produced no conclusive evidence of risk to human health. With respect to gas lines, the Project would involve the relocation of a portion of the gas transmission line in conjunction with the extension of Westridge Parkway. Activities associated with this relocation would comply with SoCalGas requirements, as previously indicated. All groundwater monitoring wells or other water wells not intended for future use would be abandoned according to applicable federal, state, regional, and local regulations. Finally, implementation of the Remedial Action Plan prepared pursuant to MM ES 5.8-10/RMDP/SCP PH-11 would ensure impacts associated with previously unidentified features or materials that could present a threat to human health or the environment are less than significant. As such, impacts associated with other potential health risks would be less than significant.

**Threshold 5.8-4:** Would the Project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

As previously indicated, the Project Site has 14 listings on the UIC database, which is a database for California oil wells. The Project Site is also listed on the ERNS database as Castaic Junction Oil Field. Based on the Project Site's history and database records, the Phase I Report concluded there is a low potential that listed releases significantly impacted the Project Site. Therefore, impacts with respect to the inclusion of the Project Site on a list of hazardous materials sites would be less than significant.

**Threshold 5.8-7:** Would the Project impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

### **(1) Construction**

The Project Site is currently undeveloped and thus is not included in any existing adopted emergency response plan or emergency evacuation plan. However, as discussed further in **Section 5.15**, Public Services—Fire Protection Services, of this Draft EIR, construction-related traffic and temporary lane closures associated with utility line construction or roadway improvements could slow or impede emergency access in the Project vicinity. Implementation of the proposed construction traffic management plan, detailed in PDF ES 5.20-2 in **Section 5.20**, Transportation/Traffic, would ensure adequate emergency access to all nearby residences and businesses and would minimize traffic interference and construction vehicle travel on congested streets. Additionally, in accordance with the regulatory compliance measure identified in **Section 5.15**, Public

Services—Fire Protection Services, the Project Applicant would notify the County Fire Department of any lane closures or other road construction to facilitate their response. With the construction traffic management plan in place, Project construction would not significantly affect emergency access nor impair implementation of, or physically interfere with, any adopted or on-site emergency response or evacuation plans or a local, state, or federal agency's emergency evacuation plan. Impacts would be less than significant.

## (2) Operation

As part of the Project, an emergency response plan would be prepared and submitted for approval by the County Fire Department, as discussed in **Section 5.15**, Public Services—Fire Protection Services. The emergency response plan would include, but not be limited to: the mapping of site access and emergency exits, identification of evacuation routes for vehicles and pedestrians, and the locations of the nearest hospital and fire stations. Regional access to the Project Site would continue to be provided by I-5 and SR-126, with local access provided via The Old Road, Magic Mountain Parkway, and Westridge Parkway, the latter two of which would be extended as part of the Project. These extensions would provide dual access points for the Project Site to promote emergency response and evacuation. As shown in **Figure 3-14** in **Section 3.0**, Project Description, of this Draft EIR, implementation of the Project circulation plan would provide an internal system of arterials, residential collectors, and private drives, which collectively would provide dual access to the different residential and commercial areas of the Project Site. All roadways and associated improvements within the Project Site would be constructed in substantial conformance with the County's requirements, including Fire Code requirements, as ensured via the County Fire Department's approval of the fire exhibit submitted per the regulatory compliance measure in **Section 5.15**, Public Services—Fire Protection Services. Upon completion of the roadway improvements, appropriate access would be provided to and through the Project Site, as well as to any affected adjacent uses. It is also notes that two future fire stations may eventually be developed within the Newhall Ranch Specific Plan area west of the Project Site, thus improving emergency response in the Project vicinity, as discussed further in **Section 5.15**, Public Services—Fire Protection Services. Accordingly, Project operations would not significantly affect emergency access nor impair implementation of, or physically interfere with, any adopted or on-site emergency response or evacuation plans or a local, state, or federal agency's emergency evacuation plan. Impacts would be less than significant.

**Threshold 5.8-8:** Have there been previous uses that indicate residual soil toxicity of the Project Site or is the Project Site located within 2 miles downstream of a known groundwater contamination source within the same watershed?

Groundwater contamination was addressed relative to this significance threshold (i.e., known groundwater contamination sources within the same watershed and within two miles upstream of the Project Site) in the Initial Study prepared for the Project, provided in **Appendix 1A** of this Draft EIR, and eliminated from further evaluation since such impacts were found to be less than significant. Additional analysis of groundwater quality is provided in **Section 5.10**, Hydrology and Water Quality—Water Quality, wherein any potential impacts associated with the Project were determined to be less than significant.

As it relates to soil toxicity, as previously discussed, a number of past and present activities within the Project Site, including past oil production activities, the use and storage of hazardous materials such as agricultural pesticides and herbicides, and other features such as ponds that may have been used for the treatment or disposal of hazardous wastes, may have contaminated soils with petroleum hydrocarbons, hazardous materials, and/or hazardous wastes. Residual soil contamination may exist on the Project Site, the uncovering of which represents a significant impact. Implementation of MM ES 5.8-13 through MM ES 5.8-15 (discussed below), as well as adherence to all applicable regulatory requirements would reduce impacts associated with residual soil contamination to a less-than-significant level.

#### **4. CUMULATIVE IMPACTS**

Cumulative growth through 2024 (i.e., the Project buildout year) within the Project vicinity has the potential to increase the use, storage, and transport of hazardous materials; the risk of upset or accident conditions involving a release of hazardous materials; and other potential safety hazards and health risks. While impacts associated with hazards and hazardous materials are typically site-specific and do not cumulatively affect off-site areas, conditions such as contaminated groundwater can affect down-gradient properties. Additionally, some of the projected growth may occur on or around properties in the Project area known to contain hazardous or potentially hazardous conditions, such as hazardous waste generation or handling, or the presence of leaking underground storage tanks. Like the Project Applicant, the proponents of the Related Projects and all other future development projects in the area would be required to evaluate potential threats to public safety and comply with applicable regulatory requirements regarding the use, storage, and/or disposal of hazardous materials; oil wells and pipelines; asbestos-containing materials, lead-based paint, and PCBs; storage tanks; methane zones; septic tanks; and other related hazards. Since environmental safety issues are largely site-specific, evaluation would occur on a case-by-case basis. Furthermore, numerous regulatory processes are in place to ensure the timely clean up, treatment, or abatement of existing hazardous conditions or contamination. As the regulatory requirements are intended to minimize risks associated with hazards and hazardous materials, upon compliance, cumulative impacts with respect to hazards and hazardous materials may be less than significant, with appropriate mitigation imposed as needed to ensure such impacts are

reduced to less-than-significant levels. In addition, through regulatory compliance and implementation of the MMs discussed below, Project impacts with regard to hazards, hazardous materials, and any other health and safety risks would not be cumulatively considerable.

## 5. MITIGATION MEASURES

### a. Newhall Ranch RMDP/SCP Mitigation Measures

CDFW previously adopted mitigation measures to minimize impacts related to hazards and hazardous materials in connection with its adoption of the Newhall Ranch RMDP/SCP EIS/EIR. Several of the RMDP/SCP mitigation measures also apply to the Project. If the status of the RMDP/SCP EIS/EIR is unresolved or set aside in the pending litigation at the time the County considers the Project EIR for certification, this EIR recommends that the County adopt the companion Entrada South (ES) mitigation measures set forth below, as applicable, to mitigate the Project's significant hazards and hazardous materials impacts. Those RMDP/SCP mitigation measures that are not applicable to the Project are listed in **Appendix 2A** with an explanation as to why they do not apply. Any italicized text provided in the parentheses below provides necessary updated information and/or clarifications, as needed. It is noted that a number of the measures listed below correspond with applicable regulatory requirements, previously discussed, as indicated below.

**MM ES 5.8-1/RMDP/SCP PH-1:** During the earthwork phase of construction, all known abandoned oil wells located beneath the Project site shall be exposed to allow DOGGR to examine the well heads, assess any potential for methane, and determine if reabandonment of any wells will be required. Additionally, any unknown (i.e., "wildcat") wells encountered during earthwork shall also be subject to investigation and potential reabandonment requirements of DOGGR as described below:

- File Notice of Intent to re-abandon well;
- Excavate and expose several feet of well casing;
- Perform hot tap—a method of drilling a hole into the casing under control in order to deal with possible pressure;
- Install a wellhead and blow out prevention equipment;
- Move drill rig into place and drill out any surface cement plug or any other cement plug to reach a minimum clean-out as required by DOGGR;
- Place cement plugs of varying lengths as required by DOGGR;

- All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and a gel strength of 25 pounds per 100 square feet;
- Move out drill rig;
- Cut off casing at least five feet below final finished grade;
- Weld a steel plate on top of the wellhead;
- Backfill and compact excavation and clean up location;
- Survey the center point of the buried well using GPS instrumentation;
- Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well; and
- Submit the re-abandonment record to DOGGR within 60 days upon completion of work.

Additionally, proposed development plans shall be evaluated by means of the Construction-Site Plan Review Program and comply with setbacks from oil and gas wells as determined by DOGGR. Recommendations by DOGGR regarding abandonment procedures shall be incorporated into the final development plans for the Project, if applicable.

**MM ES 5.8-2/RMDP/SCP PH-2:** In accordance with the provisions of the Los Angeles County Building Code, section 308, subdivision (d), all buildings and enclosed structures that would be constructed within the Newhall Ranch Specific Plan, located within 25 feet of oil or gas wells, shall be provided with methane gas protection systems. Buildings located within 25 feet and 200 feet of oil or gas wells shall, prior to the issuance of building permits by the County of Los Angeles, be evaluated in accordance with the current DOGGR rules and regulations. *(This mitigation measure shall apply to the Entrada South Project Site, although rather than Section 308, subdivision (d) of the Los Angeles County Building Code, this mitigation measure should now refer to Section 110.4 to reflect current County Building Code requirements. The requirements detailed therein, including the requirement that buildings be designed according to recommendations contained in a report prepared by a registered design professional, shall apply to all buildings located within 300 feet of oil or gas wells.)*

**MM ES 5.8-3/RMDP/SCP PH-4:** All final school locations are to comply with the California State Board of Education requirement that no schools be sited within 100 feet from the edge of the right-of-way of 100 to 110 kV lines; 150 feet from 220 to 230 kV lines; and 350 feet from 500 to 550 kV lines. *(This mitigation measure applies only to the 9.4-acre*

*elementary school located on Lot 373 in the central portion of VTTM 53295, not multiple locations.)*

**MM ES 5.8-4/RMDP/SCP PH-5:** All ongoing oil and natural gas operational sites adjacent or in proximity to residential, mixed use, commercial, business park, schools, and local and community parks shall be secured by fencing, and emergency access to these locations shall be provided in accordance with the California Code of Regulations, title 14, sections 1774 and 1778. *(Portions of the Project Site were formerly used for oil production. However, all of the facilities and equipment have been removed and the known wells abandoned; all that remains on-site are cleared pads, and no ongoing operations continue on-site. Nonetheless, this mitigation measure applies to any ongoing oil and natural gas operational sites located off-site in proximity to the proposed uses on-site.)*

**MM ES 5.8-5/RMDP/SCP PH-6:** All activities associated with pipeline relocation, grading in the vicinity of gas mains, and development with the SCGC easements would be conducted in conformance with the requirements of SCGC. These requirements would be explicitly defined by SCGC prior to implementation of the Newhall Ranch Specific Plan. *(SCGC refers to the Southern California Gas Company, or SoCalGas. No structures are proposed within the SoCalGas easements along the southern boundary of the Project Site. Nonetheless, this measure would apply to any pipeline relocation and nearby grading.)*

**MM ES 5.8-6/RMDP/SCP PH-7:** All development of the Newhall Ranch Specific Plan site and the VCC and Entrada planning areas shall be in compliance the provisions of Los Angeles County Code, title 21, chapter 21.24, for secondary evacuation access. *(The Entrada planning area refers to the Entrada South Project Site.)*

**MM ES 5.8-7/RMDP/SCP PH-8:** To reduce potentially hazardous conditions and minimize the impacts from handling potentially hazardous materials, the owner shall include the following in its construction contract documents prior to the initiation of construction activities:

- The Contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains per the County's NPDES guidelines and as outlined in the Stormwater Pollution and Prevention Plan; and
- The Contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill.

In addition, the Contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, refuel equipment only within the designated construction staging area, and regularly inspect all construction equipment for leaks.

**MM ES 5.8-8/RMDP/SCP PH-9:** The applicant shall prepare and implement a Spill Prevention Plan prior to all construction-related activities. The Spill Prevention Plan shall contain specific details on reporting requirements, cleanup processes, appropriate use and storage of hazardous materials (such as the use of proper container types and storage requirements), and waste containment and disposal. The plan shall include specific measures and performance standards to ensure that appropriate measures are taken to adequately mitigate any releases. The plan will require approval from the Los Angeles County Fire Department Health Hazardous Materials Division prior to the start of any Project-related construction.

**MM ES 5.8-9/RMDP/SCP PH-10:** Prior to initiation of construction activities, the applicant shall prepare a Chemical Inventory for construction and maintenance of the Project. The Chemical Inventory shall be submitted to the Los Angeles County Fire Department Health Hazardous Materials Division for evaluation to determine whether a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling and potential releases of hazardous materials from the sites. It shall also include: (1) an inventory of all hazardous material and waste handled on site; (2) emergency response plans; (3) procedures in the event of a reportable or threatened release of a hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material.

**MM ES 5.8-10/RMDP/SCP PH-11:** In the event that previously unidentified, obvious, or suspected hazardous materials, contamination, debris, or other features or materials that could present a threat to human health or the environment are discovered during construction, construction activities shall cease immediately until the affected area is evaluated by a qualified professional. A remediation plan shall be developed in consultation with the appropriate regulatory authorities and the remediation identified shall be completed. Work shall not resume in the affected area until appropriate actions have been implemented in accordance with the remediation plan. The remediation action plan shall include the following:

- Remediation goals and cleanup criteria that could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment, and/or removal of contaminated soil and/or groundwater;
- A detailed description of the access points and haul-out routes for remedial activities; remediation methods and procedures; mitigation of dust; minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis. Included in the discussion shall be information on disposal sites, transport

and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for on-site workers; and

- Removal of oil development equipment and debris.

*(This mitigation measure has been implemented. The Remedial Action Plan for Entrada South Development Area is included as **Appendix 5.8B** of the Draft EIR and has been incorporated into the analysis.)*

**MM ES 5.8-11/RMDP/SCP PH-12:** A Soil Management Plan for the residential development envelopes and recreational construction areas shall be developed and implemented, as appropriate. The objective of the Soil Management Plan is to provide guidance for the proper handling, on-site management, and disposal of impacted soil that may be encountered during construction activities (i.e., excavation and grading). The plan shall include practices that are consistent with the California Division of Occupational Safety and Health regulations, California Code of Regulations, title 8, as well as Certified Unified Program Agency remediation standards that are protective of the planned use. Appropriately trained professionals will be on site during preparation, grading, and related earthwork activities to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy shall be implemented. The sampling strategy shall include procedures regarding logging/sampling and laboratory analyses.

The Soil Management Plan will outline guidelines for the following:

- Identifying impacted soil;
- Assessing impacted soil;
- Soil excavation;
- Impacted soil storage;
- Verification sampling; and
- Impacted soil characterization and disposal.

In the event that potentially contaminated soils are encountered within the footprint of construction, soils will be tested and stockpiled. The Certified Unified Program Agency will determine whether further assessment is warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils. *(This mitigation measure has been partially implemented. The Soil Management Plan is an appendix to the Remedial Action Plan for Entrada South Development Area, included as **Appendix 5.8B** of the Draft EIR. These reports have been incorporated into the analysis.)*

**MM ES 5.8-12/RMDP/SCP PH-13:** All potential buyers or tenants of property in the vicinity of SCGC transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over, or within the vicinity of, the high-pressure gas mains.

**b. Entrada South Project-Level Mitigation Measures**

The following mitigation measures are proposed to address the Project-specific impacts not covered by the RMDP/SCP MMs identified above:

**MM ES 5.8-13:** All Project grading and soil removal shall be performed in accordance with the Remedial Action Plan for Entrada South Development Area, provided as **Appendix 5.8B** of the Draft EIR.

**MM ES 5.8-14:** Areas of visible staining that are planned for excavation shall have any visibly impacted soil removed and disposed of in accordance with federal, state, and local regulations (specifically pursuant to California Water Code 13304 and in accordance with the Los Angeles County Certified Unified Program Agency Site Mitigation Unit, Site Mitigation Guidance Document), as well as the Remedial Action Plan for Entrada South Development Area, provided as **Appendix 5.8B** of the Draft EIR. Areas of visible soil staining not planned for excavation, or in an area planned to be raised in grade, shall be assessed for environmental hazards and treated, as necessary, in accordance with federal, state, and local regulations, as well as the Remedial Action Plan.

**MM ES 5.8-15:** Areas suspected to be contaminated with petroleum hydrocarbons shall be tested in accordance with the Remedial Action Plan for Entrada South Development Area, provided as **Appendix 5.8B** of the Draft EIR. Any soil identified as contaminated with petroleum hydrocarbons shall be remediated in accordance with the Remedial Action Plan to the satisfaction of DOGGR, the SCAQMD, the LA Regional Water Board, and/or the County Fire Department, as applicable. *(This measure would be partially achieved through regulatory compliance; specifically compliance with CCR Title 14, Division 2, Chapter 4, Article 3, Section 1776; California Water Code 13304; Los Angeles County Certified Unified Program Agency Site Mitigation Unit, Site Mitigation Guidance Document; and SCAQMD Rule 1166.)*

**MM ES 5.8-16:** Soils excavated for construction of any unlined water quality control basin shall not be re-used beneath a water quality basin in order to ensure that there is no potential for leaching of possible contaminants into the retained water. Any discolored, odorous, or otherwise potentially contaminated soil shall be assessed and remediated in

accordance with the Remedial Action Plan for Entrada South Development Area, provided as **Appendix 5.8B** of the Draft EIR.

- MM ES 5.8-17:** Any areas of the Project Site identified as containing or formerly containing ASTs, areas used for the storage of hazardous materials such as agricultural pesticides and herbicides, and ponds that may have been used for the treatment or disposal of hazardous wastes where petroleum hydrocarbons, hazardous materials, and/or hazardous wastes are detected shall be remediated in conformance with applicable federal, state, and local laws as well as the Remedial Action Plan for Entrada South Development Area, provided as **Appendix 5.8B** of the Draft EIR, to the satisfaction of DOGGR, the SCAQMD, LA Regional Water Board, and/or the County Fire Department, as applicable. More specifically, pending the results of assessment (performed as required by the Remedial Action Plan), remediation shall be required per CCR Title 14, Division 2, Chapter 4, Article 3, Section 1776; pursuant to California Water Code 13304 and Health and Safety Code Section 25208-25208.17; and in accordance with the Los Angeles County Certified Unified Program Agency Site Mitigation Unit, Site Mitigation Guidance Document, and SCAQMD Rule 1166. All existing ASTs located on-site within the grading footprint shall be properly abandoned and removed.
- MM ES 5.8-18:** Any septic tank encountered during grading activities shall be removed in accordance with the Remedial Action Plan for Entrada South Development Area, provided as **Appendix 5.8B** of the Draft EIR.
- MM ES 5.8-19:** If any on-site oil pipelines continue to be used, they shall be assessed for leakage. If the pipelines are not going to be used in the future, they shall be abandoned/reabandoned according to DOGGR requirements. The soil beneath these pipelines and surrounding wells shall be assessed for petroleum hydrocarbons. Any contaminated soil shall be remediated in conformance with applicable federal, state, and local laws, to the satisfaction of DOGGR, the Los Angeles County Hazardous Materials Control Program, the South Coast Air Quality Management District, and/or the LA Regional Water Board in accordance with the Remedial Action Plan for Entrada South Development Area, provided as **Appendix 5.8B** of the Draft EIR.
- MM ES 5.8-20:** Prior to demolition, on-site structures shall be sampled to determine if they contain lead-based paint. If lead-based paint is present, health and safety procedures shall be initiated to protect workers during demolition activities, in accordance with federal, state, and local regulations. If required, the Project Applicant shall submit a Hazardous Building Materials Demolition Assessment and Management Plan to the County Fire Department for review and approval. *(Any abatement required as part of this measure would be*

*achieved through regulatory compliance; specifically compliance with CCR Title 8, Article 4, Section 1532.1.)*

**MM ES 5.8-21:** Prior to demolition, structures shall be tested to determine if they include asbestos-containing materials. If present, asbestos-containing materials shall be removed and disposed of by a licensed and certified asbestos abatement contractor, in accordance with federal, state, and local regulations. If required, the Project Applicant shall submit a Hazardous Building Materials Demolition Assessment and Management Plan to the SCAQMD and the County Fire Department for review and approval. *(Any abatement required as part of this measure would be achieved through regulatory compliance; specifically compliance with CCR Title 8, Article 4, Section 1529.)*

**MM ES 5.8-22:** Prior to demolition or rehabilitation, all electrical poles and facilities to be demolished or rehabilitated shall be surveyed to determine if they contain PCBs. If PCBs are present, they shall be removed and disposed of by a licensed and certified PCB removal contractor, in accordance with all federal, state, and local regulations. *(Any abatement required as part of this measure would be achieved through regulatory compliance; specifically compliance with CFR Title 40, Section 761.)*

## **6. LEVEL OF SIGNIFICANCE AFTER MITIGATION**

With compliance with all applicable regulatory requirements as well as implementation of the proposed MMs, Project-level and cumulative impacts with respect to hazards and hazardous materials would be less than significant.