
IV. ENVIRONMENTAL IMPACT ANALYSIS
M. HAZARDS AND HAZARDOUS MATERIALS
1. ENVIRONMENTAL SITE ASSESSMENT

A Phase I Environmental Site Assessment (Phase I ESA) for the proposed project was prepared by Gradient Engineers in April 2003. A summary of the Phase I ESA with respect to potential hazards and hazardous materials impacts is set forth below. The Phase I ESA, which is incorporated herein by this reference, is included in its entirety as Appendix K to this Draft EIR.

The purpose of the ESA was to identify, to the extent feasible pursuant to the processes prescribed in American Society for Testing and Materials (ASTM) E1527-00, recognized environmental conditions in connection with the project site. "Recognized environmental conditions" are defined as the presence of likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater or surface water of the property. The term includes hazardous substances and/or petroleum products even under conditions in compliance with laws. The term does not include de minimus conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.¹ The Phase I ESA included records review, site reconnaissance, interviews, and report preparation.

ENVIRONMENTAL SETTING

Project Site

The project site is an irregular-shaped parcel of land consisting of approximately 887 acres of undeveloped land. The project site is located between Verdugo Crestline Drive and La Tuna Canyon Road, and north and west of the intersection of La Tuna Canyon Road and Interstate 210 in the Tujunga and Sunland area of the City.

The project site is unimproved and largely covered with desert sage, trees, scrub, and grass. Southern California Edison (SCE) transmission lines, fire roads and fire breaks transect the project site. Utilities are not currently provided to the project site.

¹ *American Society for Testing and Materials, ASTM, 2000, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, Designation E1527-00, May 10, 2000.*

The project site is loosely bounded by single-family homes and open space to the north and east, a dam and debris basin to the west, and La Tuna Canyon Road to the south. Interstate 210 intersects the project site in an east-west direction.

Topography

Topographic map coverage of the project site vicinity is provided by the United States Geological Survey (USGS) "Burbank and Sunland, California" Quadrangles (1902, 1966, and 1966 photorevised 1988, respectively). Project site elevations range between approximately 1,160 and 2,064 feet above mean sea level (msl).

Oil and Gas Field Map

The Phase I ESA included the review of the California Department of Conservation, Division of Oil, Gas, and Geothermal Resources, Regional Wildcat Map, W-1, dated September 16, 1995. Oil or gas wells were not identified onsite. In addition, no evidence of onsite oil or gas wells or oilfield-related facilities was observed on the project site.

Historical Use Information on the Project Site

The Phase I ESA also included the review of the available historical information on the project site. These references were reviewed for evidence of activities that would suggest the potential presence of hazardous substances at the project site and to evaluate the potential for the project site to be impacted by offsite sources of contamination. Table IV.M-1 and the following paragraphs are a chronological summary of the review.

Aerial Photographs

Historical aerial photographs were reviewed for information regarding past project site uses. Aerial photographs were reviewed for the following years: 1938, 1952, 1954, 1970, 1976, 1986, 1995 and 1999.

**Table IV.M-1
Historical Land Use
Canyon Hills Project**

Time Period	Land Use	Reference
1902 to 1938	<ul style="list-style-type: none"> • Undeveloped, vacant land. 	<ul style="list-style-type: none"> • Aerial Photograph • Cultural Resources Assessment • Site Reconnaissance
1938 to 1976	<ul style="list-style-type: none"> • Undeveloped, vacant land. • SCE Towers and access roads visible transecting the northern portion of the project site. 	<ul style="list-style-type: none"> • Aerial Photograph • Cultural Resources Assessment • Topographic Maps
1976 to present	<ul style="list-style-type: none"> • Undeveloped, vacant land. • SCE Towers and access roads visible transecting the northern portion of the project site. • Interstate 210 visible bisecting the central portion of the project site. 	<ul style="list-style-type: none"> • Aerial Photograph • Topographic Maps • Site Reconnaissance

In the 1938 aerial photograph, the project site is undeveloped, vacant land. The SCE transmission line road and graded pads for towers were observed to transect the project site. Interstate 210 was not present in 1938. La Tuna Canyon Road was observed to the west of the project site, but was not observed to extend eastward towards the project site. Immediate adjacent properties were observed as undeveloped, vacant land.

In the 1952 aerial photograph, the project site is shown as undeveloped, vacant land. The SCE transmission towers were observed to transect the project site. Interstate 210 was not present in 1952. La Tuna Canyon Road was observed to the west of the project site, but was not observed to extend eastward towards the project site. Immediate adjacent properties were observed as undeveloped, vacant land.

In the 1954 aerial photograph, no land use changes from the prior aerial photograph were observed on the project site or surrounding properties. The existing residential properties to the north of the project site are visible.

In the 1970 aerial photograph, no land use changes from the prior aerial photograph were observed on the project site or surrounding properties, except that the debris basin was observed to the west of the project site.

In the 1976 aerial photograph, no land use changes from the prior aerial photograph were observed onsite or on any adjacent properties, except that Interstate 210 was observed to be under construction with approximately two-thirds completed between La Tuna Canyon Road and Sunland Boulevard.

In the 1986 and 1999 aerial photographs, the project site and surrounding properties were observed to be in the present-day configuration.

Sanborn Maps

Environmental Data Resources, Inc. (EDR) was contacted to determine if any Sanborn Maps included coverage of the project site. Sanborn Maps (or fire insurance maps), are detailed city plans showing building footprints, construction details, use of structure, street address, etc. The maps were designed to assist fire insurance agents in determining the degree of hazard associated with a particular property. Sanborn Maps have been produced from approximately 1867 to the present for commercial, industrial and residential sections of approximately 12,000 cities and towns in the United States. According to EDR, no coverage exists for the project site.

Historical Topographic Maps

Historical topographic maps were reviewed for information regarding past project site uses. Topographic map coverage of the project site vicinity is provided by the "Burbank and Sunland" Quadrangles (1966 and 1966 photorevised 1988, respectively).

- **1966:** No structures, tanks, or wells were depicted onsite. Intermittent streams were observed to transverse the project site. In addition, the SCE transmission line and roads were observed to transect the project site. Interstate 210 was not depicted. Small structures were observed on adjacent properties, which appear to be similar to the present-day structures.
- **1988:** Only the Sunland quadrangle was available for this year. Only a portion of the project site was observed on this topographic map. Land use changes were not observed.

Previous Assessments

EnviroPacifica, Inc. (EnviroPacifica) previously conducted a Phase I ESA in 1997 for approximately 725 acres of the 887-acre project site. The conclusions in the 1997 report are consistent with the Phase I ESA's conclusions.

Site Reconnaissance

On January 15 and February 27, 2003, reconnaissance-level visits were conducted of the project site. The site reconnaissance consisted of the observation and documentation of existing site conditions and

nature of the neighboring property development within one-quarter mile of the project site. Due to steep terrain, some portions of the project site were inaccessible. It is unlikely that any development or other activities have occurred on the inaccessible portions of the project site.

Exterior and Interior Observations

Hazardous Substances, Drums, and Other Chemical Containers

No storage of hazardous or regulated substances was observed on the project site.

Storage Tanks

No evidence of underground storage tanks (USTs) (such as vent lines, fill or overfill ports) or above-ground storage tanks (ASTs) was observed on the project site.

Polychlorinated Biphenyls (PCBs)

No visual evidence of PCBs was observed on the project site.

Waste Disposal

The project site is vacant and there was no evidence that waste disposal activities have taken place on the project site.

Dumping

Evidence of waste dumping was observed at the southwest portion of the project site adjacent to La Tuna Canyon Road. The observed waste was nonhazardous and included mattresses, trash bags, carpet, door, couch and other miscellaneous debris. No drums or containers with potential hazardous substances were observed on the project site.

Pits, Ponds, Lagoons, Septic Systems, Wastewater, Drains, Cisterns, and Sumps

No evidence of pits, ponds, lagoons, septic systems, wastewater, drains, cisterns, and sumps was observed at the project site.

Pesticide Use

No pesticides were observed on the project site. No evidence of agricultural activities was observed on the project site.

Staining and Discolored Soils

No stained or discolored soils were observed on the project site.

Stressed Vegetation

No indications of stressed vegetation, as a possible result of hazardous material releases, were observed on the project site.

Unusual Odors

No unusual odors were detected on the project site.

Onsite Wells

No water, oil, or gas production wells were observed or reported on the project site.

Records Review*Standard Environmental Record Sources*

A search of selected government databases was conducted using Environmental FirstSearch™ Report (FirstSearch™) environmental database report system, prepared by Track Info Services, LLC. The report meets the government records search requirements of Government Code 65962.5 and ASTM E1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. The database listings were reviewed within the specified radii established by the ASTM E1527-00.

Project Site

The project site was not identified on the FirstSearch™ report in any of the database listings.

Offsite

Federal NPL List: The Environmental Protection Agency's (EPA) National Priorities List (NPL) of uncontrolled or abandoned hazardous waste sites was reviewed for properties within a one-mile radius of the project site. To appear on the NPL, a property must have met or surpassed a predetermined hazard ranking system score, been chosen as a State's top priority site, pose a significant health or environmental threat, or be a site where the EPA has determined that remedial action is more cost effective than removal action. The database search did not identify any NPL sites within one mile of the project site.

Federal CERCLIS List: The EPA's Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listings were reviewed to determine if sites within 0.50 mile of the project site are listed for investigation. The CERCLIS database identifies hazardous waste sites that require investigation and possible remedial action to mitigate potential negative impacts on human

health or the environment. The database search did not identify any State equivalent CERCLIS facilities within 0.50 miles of the project site.

Federal RCRA List: The current Resource Conservation Recovery Act (RCRA) Notifiers List was reviewed to determine if RCRA treatment, storage, or disposal sites (TSDs) are located within 0.50 miles of the project site. The database search did not identify any RCRA TSD facilities within 0.50 miles of the project site.

The RCRA Corrective Action Sites List is maintained for sites which are undergoing “a corrective action.” A corrective action order is issued when there has been a release of hazardous waste constituents into the environment from a RCRA facility. The database search did not identify any RCRA Corrective Action facilities within a mile of the project site.

The RCRA regulated hazardous waste generator notifiers list was reviewed to determine if RCRA generator facilities are located on any properties adjoining the project site. The database search did not identify any RCRA generators located adjacent to the project site.

Emergency Response Notification System (ERNS): The EPA’s database of emergency response actions. The database search did not identify any ERNS listings located adjacent to the project site.

Toxic Release Inventory System (TRIS): The EPA’s index of all facilities that have had or may be prone to toxic material releases. The database search did not identify any TRIS facilities within 0.125 miles of the project site.

Department of Toxic Substances Control (CALSTATES) Sites: The Department of Toxic Substances Control (DTSC) CALSTATES database contains potential or confirmed hazardous substance release properties. The database search did not identify any CALSTATES facilities within a mile of the project site.

Solid Waste Landfill Facilities: This database, provided by the Department of Consumer and Regulatory Affairs, consists of open, closed and inactive solid waste disposal facilities and transfer stations (SWL). The database search identified one SWL facility within 0.50 miles of the project site. Foothill Waste Tire Pile, 7331 Foothill Boulevard, is located approximately 0.40 miles northeast of the project site. The site detail listing provided within the FirstSearch™ report indicated that the facility is a waste tire location, the operational status is “clean closed”, and the facility is not currently regulated. Due to the closed status of the facility and the distance of the facility from the project site, this facility is unlikely to have the potential to adversely impact the project site and is not considered a recognized environmental condition.

Underground Storage Tank (UST) Sites: The California State Water Resources Control Board (SWRCB) Underground Storage Tank inventory list was reviewed to determine if any USTs are located adjacent to the project site. The database search did not identify any UST facilities located adjacent to the project site.

Leaking Underground Storage Tank (LUST) Sites: The EPA maintains lists of information pertaining to reported leaking underground storage tanks (LUSTs) in the State. LUST facilities that have been closed by regulatory agencies are not described within the report. The database search identified one open LUST facility within 0.50 miles of the project site, which is a Mobil gasoline station located at 8505 Foothill Boulevard, approximately 0.47 miles north of the project site. According to the information provided in the FirstSearch™ report, a leak of hydrocarbons was reported in 1993. Due to the distance of the listed facility from the project site, this facility is unlikely to have the potential to adversely impact the project site and is not considered to be a recognized environmental condition. In addition, this facility is currently undergoing remediation activities.

Unmapped Listings: Several properties were listed within the FirstSearch™ report as “unmapped listings”. Unmapped listings are properties without a complete street address and, therefore, cannot be located on a map. Gradient reviewed these listings and determined if the properties were possibly located near the project site. None of the listings were determined to be located near the project site. Based on the information provided in the FirstSearch™ report, these unmapped sites are unlikely to have the potential to adversely impact the project site and are not considered to be a recognized environmental condition.

Additional Environmental Record Sources

The following governmental agencies were contacted to determine if they had any records relating to the project site:

- California Regional Water Quality Control Board, Los Angeles Region;
- Department of Toxic Substances Control, Cypress and Glendale Divisions;
- South Coast Air Quality Management District;
- Los Angeles County Department of Public Works; and
- Los Angeles Fire Department (LAFD), Hazardous Materials Unit and UST Unit.

The search disclosed that these agencies have no records on file for the project site address. However, the Los Angeles County Department of Health Services, Public Health Investigations, had records on

file for the project site address, 8000 West La Tuna Canyon Road. The records included a HazMat Emergency Incident Report for the “La Tuna Canyon Trailhead” dated February 28, 1994. According to the report, one 55-gallon drum, one 15-gallon container, and one 5-gallon container were found abandoned on the project site. The 15-gallon container was approximately half-full and contained a flammable liquid with the odor of gasoline. The five-gallon container contained a black liquid. The 55-gallon drum contained approximately 20 gallons of black liquid. The report stated “Contaminated soil smelled like gasoline. The drums were in a canyon area and appeared to have been dumped from the road. A sample was given to Los Angeles County Haz/Mat.” The report also indicates that the estimated cleanup cost was approximately \$3,500. No records were found to indicate that the drum and containers were properly disposed of offsite. In addition, the County’s records included a Hazardous Waste Incident, also dated February 28, 1994, which references Thomas Guide coordinates of Page 504 Grid A-7. This area is not a part of the project site.

In addition, in 1997, EnviroPacifica conducted a Phase I ESA for a portion of the project site, and the following agency contact information was included in that report:

City of Los Angeles Building Department – On May 9, 1997, EnviroPacifica requested Los Angeles Building Department to provide the building records (building permits and certificate of occupancy) for the subject site. The building department informed EnviroPacifica that there were no building records available for the subject site.

Los Angeles Fire Department – LAFD was contacted for information regarding the storage, use and/or release of hazardous material/waste and underground storage tanks at the subject site. The LAFD informed EnviroPacifica that no records exist which would indicate the use of hazardous chemicals or the unauthorized release of hazardous materials and underground tanks at the subject site.

Los Angeles County Department of Public Works – Records for USTs and hazardous materials responses are maintained by the Los Angeles County Department of Public Works (LACDPW). According to the Office Specialist (Record Section) at the LACDPW, no current or historical permits for USTs (active or closed), or records for toxic releases directly on the property, exist for the subject site.

The Cultural Resources Assessment report for the project site dated April 2003 (see Appendix L) was also reviewed. Three topographic maps from 1902, 1939, and 1942 were reviewed and documented in the report. Those maps indicate that the project site was undeveloped. The SCE power transmission lines were observed to transect the project site in the 1939 and 1942 topographic maps. A copy of the 1902 topographic map was provided within the report.

ENVIRONMENTAL IMPACTS

Thresholds of Significance

In accordance with Appendix G to the CEQA Guidelines, a project would have a significant impact on the environment related to hazards and hazardous materials if it would:

- Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials;
- Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or the environment.

Project Impacts

Project Site

Evidence of waste dumping was observed at the southwest portion of the project site adjacent to La Tuna Canyon Road. The observed waste was non-hazardous and included mattresses, trash bags, carpet, door, couch and other miscellaneous debris. No drums or containers with potential hazardous substances were observed. The proposed project would include removal and disposal of the dumped debris in accordance with applicable regulatory requirements. The ground surface would be inspected following the removal of the dumped debris for areas of staining or discoloration.

Records were on file for the project site address of 8000 West La Tuna Canyon Road at the Los Angeles County Department of Health Services, Public Health Investigations. According to a HazMat Emergency Incident Report dated February 28, 1994, one 55-gallon drum, one 15-gallon container, and one five-gallon container have previously been found abandoned on the project site. The 15-gallon container was approximately half-full and contained a flammable liquid with the odor of gasoline. The five-gallon container contained a black liquid. The 55-gallon drum contained approximately 20 gallons of black liquid. No records were found to indicate that the drum and containers were properly disposed of offsite. The County's records also included a Preliminary Report of Hazardous Waste Incident dated February 28, 1994, which references Thomas Guide coordinates of Page 504 Grid A-7. This

referenced area is not a part of the project site. However, if containers are discovered during development of the project site, these materials would be removed and disposed of in accordance with applicable regulatory requirements. The ground surface would be inspected following the removal of the potential materials for areas of staining or discoloration.

According to the biologists who have also inspected the project site in connection with the proposed project, an abandoned drug lab was observed on the southeastern portion of the project site (outside of the proposed Development Areas). One of the biologists smelled a solvent odor in this vicinity. This specific area was not observed during the site reconnaissance. It is not known if any chemicals were stored in this area. If any containers or stained soil are discovered during development of the project site, these materials would be removed and disposed of in accordance with applicable regulatory requirements. The ground surface would be inspected following the removal of the potential materials for areas of staining or discoloration.

No evidence of hazardous substances, drums, storage tanks, PCBs, waste disposal, pits, ponds, lagoons, septic systems, wastewater, drains, cisterns, sumps, pesticides, staining, discolored soils, stressed vegetation, unusual odors, or wells was observed on the project site. No evidence in the known history of the project site suggests the use and/or potential release of potentially hazardous materials into the subsurface soil and/or groundwater.

Offsite

The project site and surrounding area currently and historically include undeveloped land and residential properties.

A search of selected government databases was conducted using FirstSearch™ environmental database report system, prepared by Track Info Services, LLC. The database was reviewed for local, State, and federal listings for properties within the project site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking USTs and ASTs, hazardous waste sites, and abandoned sites within the specified radii established by the ASTM. The FirstSearch™ report did not identify any facilities that represent a potential source of migration of hazardous substances to soil or groundwater beneath the project site.

There are no known properties within the immediate vicinity of the project site (1,000 feet) with known or documented releases of potentially hazardous materials. In addition, no recognized environmental conditions associated with any offsite properties were observed during the site reconnaissance.

Operational Impacts of the Proposed Project

The proposed project primarily includes single-family homes. Therefore, there would be no use, storage, or transportation of significant amounts of hazardous materials. Minor amounts of hazardous materials may be used by future residents, including motor oil, grease, paints and solvents. Potential impacts associated with the use of such hazardous materials would be mitigated to less-than-significant levels through compliance with the California Health and Safety Code and the LAMC. In addition, as discussed in Section IV.L.3 (Solid Waste and Disposal), residents of the City may participate in City and County-sponsored household hazardous waste pick-up days that are held in various locations throughout the City and County.

The closest existing or proposed school to the project site is located approximately 2.4 miles away (see Section IV.J.5 (Schools)). Due to this distance, the proposed project would not emit or handle hazardous materials within one-quarter mile of a school.

The proposed project would result in less-than-significant impacts associated with hazardous materials because of the following reasons:

- The proposed project would not routinely transport, use or dispose of hazardous materials;
- The proposed project would not result in reasonably foreseeable conditions involving the release of hazardous materials into the environment;
- The proposed project would not emit hazardous emissions or handle hazardous materials within one-quarter mile of an existing or proposed school; and
- The proposed project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

MITIGATION MEASURES

The proposed project would not result in significant impacts associated with hazardous materials. Therefore, no mitigation measures are recommended.

CUMULATIVE IMPACTS

Development of the 13 related projects (see Figure II-1 in Section II.C (Related Projects)), in conjunction with the proposed project, would increase the potential for the transport or accidental release of hazardous materials. However, of the 13 related projects, there is only one that is located in close proximity to the proposed project - the Duke Project (Related Project No. 7). This related project consists of the proposed development of 10 single-family homes located directly to the northeast of the

project site. Both the proposed project and the Duke Project are residential developments and, other than such typical household items as motor oil, grease, paints and solvents, would not be expected to transport, use or dispose of substantial quantities of hazardous materials. The search radii of the environmental record searches discussed above included a portion or the entirety of the Duke Property. Since the environmental record searches did not indicate the presence of any hazardous materials adjacent to the project site, including the Duke Property, it is concluded that there are no known hazardous materials on the Duke Property. Similarly, there are no known hazardous materials on the project site. The 12 remaining related projects are physically separated from the project site by intervening mountains. It is highly unlikely that any potential contamination from one of the remaining related projects could possibly physically interact with the minor amounts of potentially hazardous materials that may be generated from the proposed project. Therefore, the proposed project in combination with the related projects would not be expected to result in significant cumulative impacts associated with (1) the routine transport, use or disposal of hazardous materials, (2) the accidental release of hazardous materials into the environment, (3) the use of hazardous materials or the generation of hazardous waste within one-quarter mile of an existing or proposed school, or (4) the creation of a significant hazard to the public or the environment.

LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project's impacts on hazards and hazardous materials would be less than significant.