

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
CANYON HILLS PROJECT SITE
CITY OF LOS ANGELES,
LOS ANGELES COUNTY,
CALIFORNIA

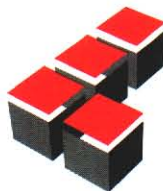
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Project No. 303350001

April 11, 2003



Gradient Engineers, Inc.

A LEIGHTON GROUP COMPANY



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To: Christopher A. Joseph & Associates
11849 West Olympic Boulevard, Suite 101
Los Angeles, California 90064

Attention: Mr. Marc Melinkoff

Subject: Phase I Environmental Site Assessment Report, Canyon Hills Project Site, City of Los Angeles, Los Angeles County, California

Gradient Engineers, Inc. is pleased to present this Phase I Environmental Site Assessment Report for the subject site.

If you have any questions regarding this report, please do not hesitate to contact me. We appreciate the opportunity to be of service.

Respectfully submitted,

GRADIENT ENGINEERS, INC.

Kristin Stout, REA 7604
Project Manager

Kris Lutton, RG 6622
President

KAS/KRL

Distribution: (3) Addressee

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EXECUTIVE SUMMARY

Gradient Engineers, Inc. (Gradient) performed a Phase I Environmental Site Assessment (ESA) of the Canyon Hills project site (the "Site") in the City of Los Angeles, Los Angeles County, California (Figure 1 – Site Location Map). The purpose of this 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 Site. Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report. The scope of work for this Phase I ESA included records review, site reconnaissance, interviews, and report preparation.

On January 15, 2003 and February 27, 2003, Gradient personnel conducted reconnaissance-level visits of the Site to observe and document existing site conditions and the nature of the neighboring property development within ¼-mile of the Site. Currently, the Site is unimproved and largely covered with desert sage, trees, scrub, and grass (Photos 1 through 15, Appendix B). A Southern California Edison transmission line (Photo 16, Appendix B), fire roads and fire breaks traverse the Site. No buildings were observed onsite.

The Site is loosely bounded by single-family residential properties 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 bisects the Site (approximately) from northwest to southeast (Photo 17, Appendix B).

Evidence of waste dumping was observed at the southwest portion of the Site adjacent to La Tuna Canyon Road (Photos 18 and 19, Appendix B). 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 dumped debris should be removed and disposed of in accordance with applicable regulatory requirements. The ground surface should be inspected following the removal of the dumped debris for areas of staining or discoloration.

Records were on file for the 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 5-gallon container have previously been found abandoned on the Site. The 15-gallon container was approximately ½-full and contained a flammable liquid with the odor of gasoline. The 5-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 Site. However, if containers are discovered during development of the Site, these materials should be removed and disposed of in accordance with applicable regulatory requirements. The ground surface should be inspected following the removal of the potential materials for areas of staining or discoloration.

According to the biologists who have also inspected the Site in connection with the proposed project, an abandoned drug lab was observed on the southeastern portion of the Site (not within proposed Development Area B). One of the biologists smelled a solvent odor in this vicinity. Gradient did not observe this specific area 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 Site, these materials



should be removed and disposed of in accordance with applicable regulatory requirements. The ground surface should 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 Site.

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
1902 to 1938	Undeveloped, vacant land	Aerial photograph Cultural Resources Assessment Site Reconnaissance
1938 to 1976	<ul style="list-style-type: none"> • Undeveloped, vacant land. • Southern California Edison towers and access roads visible bisecting the northern portion of the Site. 	Aerial photograph Cultural Resources Assessment Topographic Maps
1976 to present	<ul style="list-style-type: none"> • Undeveloped, vacant land. • Southern California Edison towers and access roads visible bisecting the northern portion of the Site. • Interstate 210 visible bisecting the central portion of the Site. 	Aerial photograph Topographic Maps Site Reconnaissance

A search of selected government databases was conducted by Gradient using Environmental FirstSearch™ Report (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 Site vicinity. Regulatory database lists were reviewed for cases pertaining to leaking underground storage tanks (USTs) and aboveground storage tanks (ASTs), hazardous waste sites, and abandoned sites within the specified radii of standards 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 Site.

Gradient performed this Phase I ESA for the Site in conformance with the scope and limitations of ASTM Practice E 1527-00. This assessment has revealed no evidence of recognized environmental conditions in connection with the Site.

Based on the findings of this assessment, no further environmental investigation into the release of hazardous materials at the Site is warranted at this time. Although there is no evidence of any recognized environmental conditions on the Site, observations should be made during any future site development for areas of possible contamination such as, but not limited to, the presence of underground facilities, buried debris, waste drums, tanks, staining soil or odorous soils. Should such materials be encountered, further investigation and analysis may be necessary at that time.



1.0 INTRODUCTION

1.1 Authorization

Gradient Engineers, Inc. (Gradient) performed a Phase I Environmental Site Assessment (ESA) of the Canyon Hills project site (the "Site") in the City of Los Angeles, Los Angeles County, California (Figure 1 – Site Location Map). The Site consists of approximately 887 acres of land and is currently unimproved.

1.2 Purpose

The purpose of this 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 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 (ASTM, 2000).

1.3 Scope of Work

The scope of work was performed in accordance with Gradient's proposal and included the following tasks:

- A reconnaissance-level visit of the Site for evidence of the release(s) or potential release(s) of hazardous materials and petroleum products;
- Records Review;
- Interviews; and
- Preparation of a report presenting our findings.

1.4 Significant Assumptions

The purposes of this ESA are to (a) provide information regarding the environmental condition of the Site in conjunction with the preparation of a Draft Environmental Impact Report (EIR) for the Site and (b) provide appropriate inquiry into the previous ownership and use of the Site so that the Client may qualify for the "innocent landowner defense" under CERCLA (42 USC subparagraphs 9601(35) and 9607(b)(3)). Gradient also assumes that the information provided by the Client, regulatory database provider, and regulatory agencies is true and reliable.



1.5 Limitations and Exceptions

Site-specific activities performed by Gradient and information collected regarding these activities are summarized in the following Sections. The findings of this ESA are presented in Section 6.0. Conclusions drawn by Gradient, based on the information collected as part of the ESA, are presented in Section 7.0.

This ESA was conducted in a manner consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. The observations and conclusions presented in this report are professional opinions based on the scope of activities, work schedule, and information obtained through the ESA described herein. Opinions presented herein apply to Site conditions existing at the time of our study and cannot necessarily be taken to apply to Site conditions or changes that we are not aware of or have not had the opportunity to evaluate. It must be recognized that conclusions drawn from these data are limited to the amount, type, distribution, and integrity of the information collected at the time of the investigation, the methods utilized to collect and evaluate the data, and that a full and complete determination of environmental risks cannot be made. Although Gradient has taken steps to obtain true copies of available information, we make no representation or warranty with respect to the accuracy or completeness of this information.

1.6 Special Terms and Conditions

The scope of work for this Phase I ESA did not include testing of electrical equipment for the presence of polychlorinated biphenyls (PCBs) or collection of other environmental samples such as air, water, building materials, or paint; assessment of natural hazards such as naturally occurring asbestos, radon gas or methane gas; assessment of the potential presence of radionuclides; or assessment of nonchemical hazards such as the potential for damage from earthquakes or floods, or the presence of endangered species or wildlife habitats. This ESA also did not include an extensive assessment of the environmental compliance status of the Site or a health-based risk assessment.

1.7 User Reliance

The user of this Phase I ESA is identified as the client, Christopher A. Joseph & Associates and Whitebird, Inc. This report is for the exclusive use of Christopher A. Joseph & Associates and Whitebird, Inc. Use of this report by any other party shall be at such party's sole risk.

1.8 User Reliance

EnviroPacifica, Inc. (EnviroPacifica) has previously conducted a Phase I ESA in 1997 for approximately 725 acres of the Site. A copy of the EnviroPacifica report has been attached to this report as Appendix D for informational purposes. The conclusions in the 1997 report are consistent with the conclusions in this Phase I ESA.



2.0 SITE DESCRIPTION

2.1 Site Location

The Site is an irregular-shaped parcel of land consisting of approximately 887 acres of undeveloped land. The Site is located between Verdugo Crestline Drive and La Tuna Canyon Road. The Site is also located north and west of the intersection of La Tuna Canyon Road and Interstate 210 in the Tujunga and Sunland area of the City of Los Angeles, Los Angeles County, California (Figure 1). The Site is addressed 8000 West La Tuna Canyon Road, City of Los Angeles, California.

2.2 Site Characteristics

The Site and proximal area consist primarily of undeveloped land.

2.3 Current Use of the Site

The Site is currently undeveloped.

2.4 Descriptions of Structures, Roads and Other Improvements on the Site

The Site is unimproved and largely covered with desert sage, trees, scrub, and grass (Photos 1 through 19, Appendix B). Southern California Edison transmission lines, fire roads and fire breaks transect the Site. Utilities are not currently provided to the Site.

2.5 Current Uses of Adjoining Properties

The Site is loosely bounded by single-family residential properties 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 Site in an east-west direction.



3.0 RECORDS REVIEW

3.1 Standard Environmental Record Sources

A search of selected government databases was conducted by Gradient using Environmental FirstSearch™ Report (FirstSearch™) environmental database report system, prepared by Track Info Services, LLC. Details of the database search along with descriptions of each database researched are provided in the FirstSearch™ report (Appendix C). The report meets the government records search requirements of 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.

3.1.1 Site

The Site, 8000 West La Tuna Canyon Road, was not identified on the FirstSearch™ report in any of the database listings.

3.1.2 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 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 a mile of the 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 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 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 Site. The database search did not identify any RCRA TSD facilities within 0.50 miles of the 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 Site.



The RCRA regulated hazardous waste generator notifiers list was reviewed to determine if RCRA generator facilities are located on any properties adjoining the Site. The database search did not identify any RCRA generators located adjacent to the 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 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 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 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 Site. Foothill Waste Tire Pile, 7331 Foothill Boulevard, is located approximately 0.40 miles northeast of the 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 Site, this facility is unlikely to have the potential to adversely impact the 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 Site. The database search did not identify any UST facilities located adjacent to the 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 this report. The database search identified one open LUST facility within 0.50 miles of the Site, which is a Mobil station located at 8505 Foothill Boulevard, approximately 0.47 miles north of the 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 Site, this facility is unlikely to have the potential to adversely impact the Site and is not considered 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 Site. None of the listings were determined to be located near the Site. Based on the information provided in the FirstSearch™ report, these unmapped sites are unlikely to have the potential to adversely impact the Site and are not considered a recognized environmental condition.

3.2 Additional Environmental Record Sources

Gradient contacted the following governmental agencies to determine if they had any records relating to the 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 City Fire Department, Hazardous Materials Unit and UST Unit.

Gradient was informed that the above agencies have no records on file for the Site address. However, the Los Angeles County Department of Health Services, Public Health Investigations, had records on file for the 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 this report, one 55-gallon drum, one 15-gallon container, and one 5-gallon container were found abandoned on the Site. The 15-gallon container was approximately ½-full and contained a flammable liquid with the odor of gasoline. The 5-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 give 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 Coutny’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 Site. Copies of these records have been provided in Appendix E.

In addition, in 1997, EnviroPacifica, Inc. conducted a Phase I ESA for a portion of the 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.

City of Los Angeles Fire Department – Los Angeles Fire Department was contracted for information regarding the storage, use and/or release of hazardous material/waste and underground storage tanks at the subject site. The Fire Department 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 (LACDPWD). 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.

Gradient also reviewed the Cultural Resources Assessment report for the Site dated April 2003 (W.H. Bonner Associates, 2003). Three topographic maps from 1902, 1939, and 1942 were reviewed and documented in this report. Those maps indicate that the Site was undeveloped. The SCE power transmission lines were observed to bisect the Site in the 1939 and 1942 topographic maps. A copy of the 1902 topographic map was provided within the report. Gradient reviewed this map and concurred that the Site was undeveloped in 1902.

3.3 Physical Setting Map

Topographic map coverage of the site vicinity is provided by the United States Geological Survey (USGS) “Burbank and Sunland, California” Quadrangles (1902, 1966, and 1966 photorevised 1988, respectively). Figure 1 shows the topography of the Site. The Site is located in Sections 19 and 30 of Township 2 North, Range 13 West and Sections 13, 14, 15, 23, 24, 25, and 26 of Township 2 North, Range 14 West within the City of Los Angeles, Los Angeles County, California. Site elevations range between approximately 1,160 and 2,064 feet above mean sea level (msl).

3.4 Oil and Gas Field Map

Gradient reviewed 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 Site.

3.5 Historical Use Information on the Site

Gradient also reviewed the available historical information on the Site. These references were reviewed for evidence of activities that would suggest the potential presence of hazardous substances at the Site and to evaluate the potential for the Site to be impacted by offsite sources of contamination. The following paragraphs are a chronological summary of the review.

3.5.1 Aerial Photographs

Historical aerial photographs were reviewed for information regarding past Site uses. Aerial photographs were reviewed for the following years: 1938, 1952, 1954, 1970, 1976, 1986, 1995, and 1999. References are provided in Appendix A.



In the **1938** aerial photograph, the Site is undeveloped, vacant land. The Southern California Edison Transmission line road and graded pads for towers were observed to bisect the Site. Interstate 210 was not present in 1938. La Tuna Canyon Road was observed to the west of the Site, but was not observed to extend eastward towards the Site. Immediate adjacent properties were observed as undeveloped, vacant land.

In the **1952** aerial photograph, the Site is shown as undeveloped, vacant land. The Southern California Edison Transmission Towers were observed to bisect the Site. Interstate 210 was not present in 1952. La Tuna Canyon Road was observed to the west of the Site, but was not observed to extend eastward towards the 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 Site or surrounding properties. The existing residential properties to the north of the Site are visible.

In the **1970** aerial photograph, no land use changes from the prior aerial photograph were observed on the Site or surrounding properties, except that the debris basin was observed to the west of the 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 Site and surrounding properties were observed to be in the present-day configuration.

3.5.2 Sanborn Maps

Gradient contacted Environmental Data Resources, Inc. (EDR) to determine if Sanborn Maps were covered for the 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 Site. A copy of the Sanborn Map Report has been provided in Appendix E.

3.5.3 Historical Topographic Maps

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



1966: No structures, tanks, or wells were depicted onsite. Intermittent streams were observed to transverse the Site. In addition, the Southern California Edison transmission line and roads were observed to transect the 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 Site was observed on this topographic map. Land use changes were not observed.

3.5.4 Summary of Historical Land Use

Based on historical records, land usage is summarized as follows:

Time Period	Land Usage	Reference
1902 to 1938	Undeveloped, vacant land	Aerial photograph Cultural Resources Assessment Site Reconnaissance
1938 to 1976	<ul style="list-style-type: none"> • Undeveloped, vacant land. • Southern California Edison towers and access roads visible bisecting the northern portion of the Site. 	Aerial photograph Cultural Resources Assessment Topographic Maps
1976 to present	<ul style="list-style-type: none"> • Undeveloped, vacant land. • Southern California Edison towers and access roads visible bisecting the northern portion of the Site. • Interstate 210 visible bisecting the central portion of the Site. 	Aerial photograph Topographic Maps Site Reconnaissance



4.0 SITE RECONNAISSANCE

4.1 Methodology and Limiting Conditions

On January 15, 2003 and February 27, 2003, a representative of Gradient conducted reconnaissance-level visits of the Site. The site reconnaissance consisted of the observation and documentation of existing site conditions and nature of the neighboring property development within ¼ mile of the Site. Nineteen photographs of the Site are presented in Appendix B and their view directions are noted on Figure 2. Items noted during the site reconnaissance are also noted on Figure 2. Due to steep terrain, some portions of the Site were inaccessible. It is unlikely that any development or other activities have occurred on the inaccessible portions of the Site.

4.2 General Site Setting

The Site is unimproved and largely covered with desert sage, trees, scrub, and grass (Photos 1 through 15, Appendix B).

The Site is loosely bounded by single-family residential properties 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 bisects the Site in an east-west direction (Photo 17, Appendix B).

4.3 Exterior and Interior Observations

4.3.1 Hazardous Substances, Drums, and Other Chemical Containers

No storage of hazardous or regulated substances was observed onsite.

4.3.2 Storage Tanks

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

4.3.3 Polychlorinated Biphenyls (PCBs)

No visual evidence of PCBs was observed on the Site.

4.3.4 Waste Disposal

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

4.3.5 Dumping

Evidence of waste dumping was observed at the southwest portion of the Site adjacent to La Tuna Canyon Road (Photos 18 and 19, Appendix B). 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.

4.3.6 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 Site.

4.3.7 Pesticide Use

No pesticides were observed onsite. No evidence of agricultural activities was observed onsite.

4.3.8 Staining and Discolored Soils

No stained or discolored soils were observed onsite.

4.3.9 Stressed Vegetation

No indications of stressed vegetation, as a possible result of hazardous material releases, were observed onsite.

4.3.10 Unusual Odors

No unusual odors were detected onsite.

4.3.11 Onsite Wells

No water, oil, or gas production wells were observed or reported onsite.



5.0 INTERVIEWS

Mr. Tad Springer, a consultant for the Canyon Hills project, completed the Phase I ESA Owner/Site Contact Interview Form for the Site. Mr. Springer indicated that the Site has historically been used as open space and neighboring properties currently consist of open space and residential properties. Mr. Springer was not aware of any environmental concerns associated with the Site. A copy of the interview form has been provided in Appendix F.

On March 13, 2003, Gradient contacted the senior biologist at Glenn Lukos Associates, Mr. Tony Bomkamp, via telephone. According to Mr. Bomkamp, approximately 90% of the Site is inaccessible without the proper tools to cut down the vegetation. Mr. Bomkamp and his team of biologists inspected the Site to the best of their ability using these types of tools. Mr. Bomkamp stated that evidence of environmental concerns were not noted onsite, with the exception of a possible drug lab located within the La Tuna Canyon Wash Area. Mr. Bomkamp stated that several drums of solvents appeared to be abandoned in this area and referred me to his coworker, Mr. David Moskovitz for further information.

On March 14, 2003, Gradient spoke with Mr. David Moskovitz of Glenn Lukos Associates, via telephone. According to Mr. Moskovitz, he and another biologist stumbled upon a tent-like structure in the creek area north of La Tuna Canyon Road on the southeastern portion of the Site (not located within proposed Development Area B) during their investigation of the Site. Mr. Moskovitz smelled a solvent odor and immediately left the Site to call the proper authorities. Mr. Moskovitz never entered the tent structure; however, he spoke to a narcotics officer who did enter the area. According to the narcotics officer, the area appeared to be an abandoned primitive pill production lab. The narcotics officer stated that there wasn't anything his team could do about the area at that time, except to keep on eye on it for future activity. Mr. Moskovitz did not know if there was any cleanup of this area or if any drums or containers were onsite.

Gradient could not locate any additional information regarding this potential illicit activity. This area was not specifically observed by Gradient during the site reconnaissance and, according to Mr. Moskovitz, was located within a dense brush area.



6.0 FINDINGS

Gradient performed a Phase I ESA of the Site.

6.1 Onsite

Historically the Site has been vacant, undeveloped land.

On January 15, 2003 and February 27, 2003, Gradient personnel conducted reconnaissance-level visits of the Site to observe and document existing site conditions and the nature of the neighboring property development within ¼-mile of the Site. Currently, the Site is unimproved and largely covered with desert sage, trees, scrub, and grass (Photos 1 through 15, Appendix B). A Southern California Edison transmission line (Photo 16, Appendix B), fire roads and fire breaks traverse the Site. No buildings were observed onsite. Utilities are not currently provided to the Site.

Evidence of waste dumping was observed at the southwest portion of the Site adjacent to La Tuna Canyon Road (Photos 18 and 19, Appendix B). 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 dumped debris should be removed and disposed of in accordance with applicable regulatory requirements. The ground surface should be inspected following the removal of the dumped debris for areas of staining or discoloration.

Records were on file for the 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 5-gallon container have previously been found abandoned on the Site. The 15-gallon container was approximately ½-full and contained a flammable liquid with the odor of gasoline. The 5-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 Site. However, if containers are discovered during development of the Site, these materials should be removed and disposed of in accordance with applicable regulatory requirements. The ground surface should be inspected following the removal of the potential materials for areas of staining or discoloration.

According to the biologists who have also inspected the Site in connection with the proposed project, an abandoned drug lab was observed on the southeastern portion of the Site (not within proposed Development Area B). One of the biologists smelled a solvent odor in this vicinity. Gradient did not observe this specific area 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 Site, these materials should be removed and disposed of in accordance with applicable regulatory requirements. The ground surface should 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 Site. No evidence in the known history of the Site suggests the use and/or potential release of potentially hazardous materials into the subsurface soil and/or groundwater.

6.2 Offsite

The Site is loosely bounded by single-family residential properties 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 bisects the Site in an east-west direction (Photo 17, Appendix B).

The Site and proximal area consists of undeveloped land. The area surrounding the Site currently consists of undeveloped land and residential properties. Historically, the area surrounding the Site was undeveloped land and residential properties.

A search of selected government databases was conducted by Gradient 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 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 Site.

There are no known properties within the immediate vicinity of the Site (1,000 feet) with known or documented releases of potentially hazardous materials. In addition, Gradient did not observe any recognized environmental conditions associated with any offsite properties during the site reconnaissance.

