

APPENDIX C

Environmental Site Assessment
National Environmental, Inc.

August 26, 2004

REPORT ON
PRELIMINARY SITE ASSESSMENT

Site Location:

11023 Lurline Ave.
Chatsworth, CA 91311

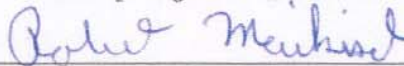
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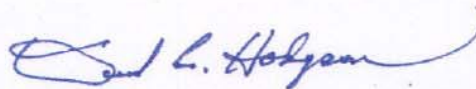
Sierra Canyon High School Foundation, LLC
11023 Lurline Ave.
Chatsworth, CA 91311

NEI project # 1213



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Executive Summary

Property History:

From 1900 to 1936, Earliest photos indicate the property was possibly the complex associated with a large citrus grove operation. The original holding are believed to have been extensive. The subject property remained a residence with 2 different owners until 2000 when it was purchased by the Sierra Canyon High School Foundation, LLC.

Since then it has been remodeled and used as a administration building. The vacant land is to be developed with a road (Rinaldi St.) and a private high school. Environmental impact requiring investigation or clean-up was not discovered, and is not suspected to have occurred. There is no future threat.

Adjacent Land Uses:

The is a Los Angeles City, Department of Water and Power right of way to the north. This is where the water line feeding the reservoir to the northwest runs. To the east and south are residences that were built in the late 1970's. To the west is a DWP pumping station. To the northwest is a old residence, that was once part of the subject property, and a reservoir. The reservoir operates a generator and a 250 gallon above ground diesel tank.

Environmental impact as a result of the neighboring operations was not discovered, and is not suspected to have occurred.

Structure:

The residence has wood frame and stucco walls, wood floor and a wood roof. It was last remodeled in 2000, and friable asbestos containing materials are not suspected to be present. There is possibility of lead in the older underlying paint, however no chipped or peeling paint was observe. There are no PCB's in the electrical equipment. The threat from Radon gas is minimal. No active mold cultures were observed.

Hazardous Materials Audit:

Maintenance of the pool requires the storage and use of chlorine. This poses no threat to the subject property. No evidence of willful industrial abuse was observed. Environmental impact from the past use of hazardous materials is not suspected to have occurred. No hazardous waste is generated at this facility.

Agency Review:

The subject property is not listed as a hazardous site or as a generator of hazardous waste.

None of the neighboring or adjacent properties are listed on government documents as hazardous sites or generators of hazardous waste.

The 250 gallon above ground diesel tank is under 1,000 gallons and exempt from regulation. If this tank were to rupture, the contents will flow downhill, away from the subject property.

There are no hazardous sites listed within ASTM distances.

Geology/Hydrology:

The elevation is 1130 feet. The property is underlain by 200-400 feet of Recent and late Pleistocene age alluvium. The depth to ground water is 150 feet with a regional flow direction to the south. The property is near the junction of the Devonshire and Chatsworth-Mission Hills fault systems. It is 3 miles west of the Epicenter of the 1992 Northridge earthquake. The property will be subject to high seismic intensity, and low liquefaction potential in the event of a 6 or greater magnitude regional earthquake.

The property is not in a 100 or 500 year flood zone or a wetlands area. No oil and gas wells have been drilled within 1/8 mile of the property.

Conclusions:

Environmental impact requiring investigation or clean-up has not occurred on the subject property. The property will not become the object of a government mandated investigation or clean-up as a result of previous or current occupancies.

Recommendations:

No additional environmental assessment work be required on the subject property at this time.

Suggestions:

None.

INTRODUCTION

National Environmental, Inc. (NEI) has been retained by the Sierra Canyon High School Foundation, LLC to conduct a Preliminary Site Assessment (Phase I) on the property located at 11023 Lurline Ave., Chatsworth, CA 91311 (maps 1, 2, photos 1-18).

This investigation is being conducted to determine the environmental condition and hazardous waste liability of the subject property. "We have performed a Phase I Preliminary Site Assessment in conformance with the scope and limitations of ASTM Standards E 1527-00. Any exceptions to or deletions from this practice are described in the Scope of Investigation of this report. This assessment has not revealed evidence of known or potential adverse environmental conditions on the property".

SCOPE OF INVESTIGATION

The investigation consisted of: interviews with primary parties; a review of property history; a chain of title review; a visual site inspection; a hazardous materials audit; a agency review; a geologic/hydrologic summary; and this report on the findings.

The primary parties interviewed were: Mr. Sanje Ratnavale. Mr. Ratnavale is a officer in the Sierra Canyon High School Foundation. He provided information on past and planned future land uses, occupancies, and unlimited access. The occupants of the neighboring and adjacent properties were interviewed when possible.

Historical photographs and maps were reviewed in the Research Library of the University of California, Los Angeles (UCLA).

Chain of Title was compiled by NEI staff back to 1956. A formal 50 year title search was not conducted.

Agencies providing information were the City of Los Angeles, Dept. of Building and Safety. Building and Safety provided reference to the previous permits, and land zoning. This information assisted us in determining previous ownership, occupancies, and land uses.

The visual site inspection was conducted on the morning of August 19, 2004. At that time, the property was photographed, mapped, and inspected for evidence of environmental impact. The immediately adjacent and neighboring properties were also inspected for evidence of environmental impact and photographed.

A hazardous materials audit was conducted on the property to determine: what hazardous materials are/were/will be stored, utilized, and generated; permit compliance and violation history; hazardous materials housekeeping; and emergency response protocols. A visual inspection of the storage and usage areas with emphasis on illegal releases and compliance was conducted. This audit researched the presence of storage tanks/clarifiers, pools of liquids, drums/substance containers, PCB's, stained pavement, stressed vegetation, and waste water/sewage disposal systems.

The agency review consisted of a computer search of 35 Federal, State, and local public documents relating to sites that have been identified as causing environmental degradation. The computer search was performed by Environmental Record Search, Inc. (ERS). ERS maintains a continually updated database of public records. With this information, NEI identifies all sites that are located within a one mile radius of the subject property, and highlights sites that pose a off-site environmental threat.

A geologic/hydrologic summary was compiled from various publications of the United States Environmental Protection Agency, United States Geological Survey (USGS), California Division of Mines and Geology, California Division of Water Resources, California Division of Oil and Gas, the Upper Los Angeles River Area Watermaster, and the Los Angeles County, Department of Public Works. This summary is intended to identify the uppermost geologic formation, depth and flow direction of ground water, and any pertinent geologic hazards.

FINDINGS

Land Use/Property History:

The property is zoned (A2-1) for agricultural land uses. For more detailed information concerning specific land uses, contact the City of Los Angeles, Dept. of Building and Planning.

Historical aerial photos dating back to 1936, historic USGS topographic maps dating back to 1900, public records dating back

to 1955, and interviews with primary parties (to 2000), have enabled us to piece together a fairly accurate history for the property.

Gabrielino Indians were the first inhabitants of this area. They lived in villages made up of small huts made of reeds along the river banks. They hunter gatherers as a main stay. First contact was made by Spanish explorers and missionaries in 1769 and declared Spanish Territory.

Father Juipero Serra built a series of 21 missions along the "Camino Real" and converted many of the Indians to Christianity. They taught them to plant crops, raise cattle, and make products. Many Indians died from imported disease. Some Indians eventually owned their land. The Indians in this area were administered by the Mission de San Fernando.

The mission lands were sub-divided into Ranchos when Mexico took over the land from Spain in 1821. The missions were no longer supported by the Mexican government and were gradually phased out. The subject property is located in the Ex Mission de San Fernando.

It became US Territory in 1848, after the Mexican American War. Shortly there after the area was settled by homesteaders. Chatsworth, named for a town in England, was first known as Chatsworth Park until "Park" was left off it's station listing for the railroad, which was built in 1893 to haul rocks to San Pedro for harbor construction (map 3b).

Historic thoroughfares through the area were Canoga and Reseda Avenues (north and south) and Devonshire and Nordhoff Streets, and Sherman Way (east and west). The Pacific Electric (Red Car) paralleled Sherman Way and served the downtown area of Van Nuys, and provided easy access to downtown LA and other Valley destinations.

Many of the farms were developed with tract homes, generally beginning after World War II. Commercial development occurred along the primary thoroughfares. The general area was primarily farmland as recently as the 1960's. The general area today is a mix of commercial, industrial, and residential.

The property consists of a residence, a pool area and vacant unimproved land. Photos indicate the property was possibly cultivated in citrus crops during this time. The residence was constructed prior to 1936 (historic photo). The original land holdings apparently included the property to the northwest. There was originally a second residence on the northeast corner of the property. The demolition date was not found.

The owners/occupants from the time of first development have been summarized from available information as:

1900 - 1936,	unidentified owner(s)/residence/unimproved land, possible citrus groves;
1936 - 1956,	John Andes/ residential complex;
1956 - 1979,	Dr. M. Torresani/residence and vacant land;
1979 - 2000,	Dr. Celso F. Rodriguez/residence and vacant land;
2000 - present,	Sierra Canyon High School Foundation, LLC /residence and vacant land (photos 1-18).

The planned future use of this property is for Rinaldi Street to occupy the southeast corner of the property. the remaining vacant land will be developed with a new private high school. The residence is to be used as a administration building, until it is eventually replaced with a larger structure.

Hazardous materials have not been stored, utilized, or generated on the property in the past, and will not be in the future. This will be discussed in further detail in the hazardous materials section of this report.

No evidence of willful industrial abuse, mining, illegal/legal landfilling, or oil/gas exploration was found to have occurred on the property.

The neighboring property to the north is owned by the City of Los Angeles, Department of Water and Power. It is apparently a right of way for the water delivery line leading into the reservoir to the northwest (photo 19).

The neighboring property to the northwest is developed with a reservoir and a residence. The residence and the reservoir are believed to have the address of 11200 De Soto Ave. The residence (photo 19) was constructed prior to 1936. The reservoir was built in the 1960's and later covered to comply with new State laws (photos 21-23). The reservoir operates a backup generator and has a associated 250 gallon above ground diesel fuel tank (photo 24).

The reservoir serves the west San Fernando Valley. The trunk line runs under De Soto to Victory. The feeder lines provide water to all the flat lying area in the western Valley and east to about Wilbur.

The property to the west is occupied by a DWP pumping station (photo 25). We could not locate a address for this property.

There are 4 neighboring properties to the east. All are residences that were constructed in 1977. They are 20655 Nashville St. (photo 26) and 20645-20653 Celtic St. (photo 27).

There are 8 neighboring and adjacent properties to the south. All are residences that were constructed in 1979. They are:

20700 Nashville St. (photo 28);
20708 Nashville St. (photo 29);
20716 Nashville St. (photo 30);
20719 Nashville St. (photo 31);
10959 Oklahoma Ave. (photo 32);
10957 Oklahoma Ave. (photo 33);
10956 Gazette Ave. (photo 34).

None of the neighboring or adjacent properties are listed on government documents as hazardous sites or as generators of hazardous waste.

Structure:

The structure is constructed of wood frame and stucco walls, with a wood floor and roof. The residence was remodeled into office use in 2000. The first floor is used as a lobby/reception and for

meetings (photos 16-18). The second floor is used for office space.

Asbestos was banned from friable construction materials in 1980. Materials installed prior to 1980 are suspected of containing asbestos. Materials after 1980 are generally not suspected of containing asbestos. Since the building was last remodeled in 2000, friable asbestos containing materials are not suspected of being present.

Friable is defined as any material crushable by hand to powder. Friable asbestos containing materials gradually release asbestos fibers into the environment causing long term, chronic, lung damage to occupants of the structure who breath the fibers over time. The degree of lung damage is related to the concentration of fibers in the air and the amount of time a individual is exposed to it.

Non-friable forms of asbestos containing materials do not pose a immediate health threat, and only become a issue if the structure is to undergo remodeling or demolition. The identification, handling, and disposal of non-friable forms of asbestos containing materials are generally addressed at the time of remodeling or demolition. Current guidelines regulating the handling and disposal of asbestos containing materials is presented in the Appendix in the event the structure is remodeled or demolished in the future.

Radon is a naturally occurring odorless and colorless gas that has been linked to lung cancer in those consistently exposed to concentrations above 4 pico curies/liter (pC/L). The United States Environmental Protection Agency (EPA) conducted indoor testing for Radon gas in Los Angeles County. The results in this area were 80% of the homes tested were below the threshold value of 4 pC/L in this area (Rec-Check page 2). In a National ranking, California was #32 of the 34 states tested for Radon risk (Appendix).

The California, Department of Health Services conducted a statewide Radon survey in 1990. Region 9, containing Los Angeles County, was the region having the lowest predicted percentage (0.5%) of homes in the state, over the 4 pC/L threshold value. Based on this information, the Radon risk for the property is low.

Lead was banned from paint in 1976, and is not suspected of being present in the outermost painted surface. It is possible some older underlying paint may contain lead. No chipped or peeling paint was observed.

The structure has solid state electrical equipment. This eliminates the possibility for polychlorinated biphenols (PCB's) to be present, as the equipment does not use oils.

No active mold cultures were observed.

The structure is served by the City of Los Angeles, Dept. of Water and Power for potable (fresh) water, power, and sewage disposal, and Southern CA Gas Co. for natural gas.

Hazardous Materials Audit:

Hazardous materials have not been stored, utilized, or generated on the property in the past. They will not be stored, utilized, or generated in the future.

The property was not found to have been utilized for agriculture purposes since 1936. Agricultural land is sometimes found to be impacted with pesticides and insecticides. These impacts are usually found where the chemicals were stored or the excess dumped. The normal routine application of these chemicals to the land does not generally result in hazardous concentrations built up in the soil.

Prior to the mid 1940's organic based insecticides/pesticides did not exist. The older insecticides were based on inorganic copper, lead, and arsenic. These compounds were toxic to nearly all forms of life, including man. The newer insecticides/pesticides are based on organic man made compounds. Both types gradually break down to harmless naturally occurring compounds of nitrogen, phosphorus, oxides, and sulfides in 30 to 50 years.

Since the last possible agricultural land use was at least 68 years ago, and no storage or dumping areas were identified, we do not suspect a environmental impact from this source.