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## 5.9 HAZARDOUS MATERIALS

This section evaluates the potential environmental impacts on human health and the environment due to exposure to hazardous materials or wastes that could result from implementation of the Plan. Issues analyzed within this section include those associated with the routine transport, use, or disposal of hazardous materials; the potential release of hazardous materials into the environment; and the location of a project on a site with a history of use, storage, or disposal of hazardous materials.

### 5.9.1 Setting

#### Geography & Land Use

The Plan area is located along the Malibu/Santa Monica Mountains coastline and is generally bounded by the Santa Monica Mountains National Recreation Area on the north, Pacific Coast Highway on the south, Kanan Dume Road on the west, and Malibu Canyon Road on the east. Surrounding land uses of the Plan area are generally characterized by open space and rural residential development and limited commercial uses. The closest school is Point Dume Elementary School located at 6955 Fernhill Drive, which is located approximately two miles from the nearest portion of the Plan area. There are no public or private airports in the vicinity of the Plan area. However, Los Angeles County Fire Department currently operates a helipad at Camp 8 located approximately seven miles from the closest portion of the Plan area. The helipad is equipped during the daylight hours only with a fire fighting/rescue helicopter.

Pacific Coast Highway provides east/west vehicular access along the coastline directly to Corral Canyon Park and Malibu Bluffs and via adjacent neighborhood streets to Ramirez Canyon Park, Escondido Canyon Park, Latigo Trailhead and to the various trail resources in the Plan area.

#### Soils & Hydrology

Soils in the Plan area are generally derived from sedimentary geologic formations and contain moderate to high percentages of silt and clay. Such soils tend to have low permeability/infiltration rates which retard the downward movement of liquids from the ground surface to deeper soil horizons and the groundwater table. The mobility of contaminants introduced to such soils is typically limited. The general direction of surface water and groundwater flows is from north to south (toward the Pacific Ocean). Any contamination introduced to the groundwater system likewise would migrate from generally north to south.

### **Hazardous Materials Facilities and Transport**

There are no sites located within the Plan Area that are included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List<sup>1</sup>).

U.S. Highway 101 is located approximately 12 miles north from the nearest portion of the Plan area and Interstate 10 is located approximately 12 miles east from the nearest portion of the Plan area. Both highways are a designated transport route for hazardous materials and waste through the County of Los Angeles. Pacific Coast Highway (State Route 1) provides direct access to Interstate 10 and indirect access to and from U.S. Highway 101, via the many canyon roads that traverse the coastal mountain range. Although Pacific Coast Highway (State Route 1), Decker Canyon Road (State Route 23) and Topanga Canyon Blvd (State Route 27) are not designated as transport routes for hazardous materials, state law allows trucks to use State Highways as truck routes unless Caltrans has approved local ordinances prohibiting such use; as of November 20, 2009, no such local ordinance has been adopted by Caltrans to limit transport of hazardous wastes on these routes (<http://www.dot.ca.gov/hq/traffops/trucks/routes/restrict-list.htm>). State regulations require all companies transporting hazardous materials to prepare a Nonhazardous, Nonputrescible, and Industrial Solid Waste Codisposal Plan to minimize risk from transport, disposal, and storage of hazardous materials. Operating permits issued to companies transporting these hazardous substances require compliance with these state regulations.

### **Hazardous Materials**

A hazardous material is any substance that possesses qualities or characteristics that could produce physical damage to the environment and/or cause deleterious effects upon human health. A material may be classified as hazardous if it has any of the following properties: flammable, combustible, explosive, corrosive, strongly oxidizing, strongly acidic, or basic (extreme pH value), toxic, radioactive, etc.

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<sup>1</sup> The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State, local agencies and developers to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites. Government Code section 65962.5 requires the California Environmental Protection Agency to develop at least annually an updated Cortese List. California Department of Toxic Substances Control (DTSC) is responsible for a portion of the information contained in the Cortese List. Other State and local government agencies are required to provide additional hazardous material release information for the Cortese List.

**5.9 Hazardous Materials**

Hazardous materials include petroleum products (including oil and gasoline), automotive fluids (antifreeze, hydraulic fluid), paint, cleaners (dry cleaning solvents, cleaning fluids), and pesticides from agricultural uses (if in significant concentrations). Byproducts generated as a result of activities using hazardous materials (such as dry cleaning solvents, oil, and gasoline) are considered hazardous waste. Environmental contamination commonly takes the form of a hazardous materials or waste spill in soil. Such contamination can penetrate soils into the groundwater table, resulting in the pollution of a local water supply. Commercial uses, particularly those employing underground storage tanks (USTs), are a common source for such contamination. With the remediation techniques currently in practice, soil contamination typically does not pose a serious public health risk, unlike groundwater contamination.

Given the potential for environmental contamination on a property to affect adjacent land, a search of records for property with contamination within the vicinity of a proposed project has become a standard practice in describing the baseline or environmental setting with respect to risks which may impact the project site. Searches of regulatory databases for sites with known or suspected hazardous material contamination, use of hazardous or toxic materials and regulated wastes, discharge or spillage incidents, discharge permits, landfills, and storage tanks for the Plan and surrounding area were performed in October 2009 (Environmental Data Resources [EDR], Inc. 2009; see Appendix K).

A separate database record search was performed for each of the five park facilities included in the Plan; taken together, the coverage of the record searches also addresses the total Plan Area. The American Society for Testing and Materials (ASTM) has established the search distance to be employed for each of the databases specified for inclusion in a record search addressing hazardous materials (ASTM Standard E 1527). EDR uses a highly accurate search based upon precise longitude and latitude for the center of the subject (target) property. For large properties, the search radius is lengthened (expanded) to ensure the search extends an appropriate distance from the edge of the subject property. For the smaller park properties included in the Plan, the ASTM search radii were employed; for Escondido Canyon, the search radii were expanded by 1/4 of a mile in order to include the moderately-sized subject property; for Corral Canyon, the search radii were expanded by 1.75 miles to include the entire park and up to a mile radius extending from the park boundaries. As a result, all property search radii were the ASTM standard distances from the outer edge of each of the target properties. The search distances employed for each database, per park property, are listed in the “Map Findings Summary” section of the EDR reports (see Appendix K).

The databases identified in Table 5.9-1 and Table 5.9-2 were reviewed to identify any sites that could potentially affect the Plan area. Tables 5.9-1 and 5.9-2 provide a summary of the findings of the search of the computer databases of the U.S. Environmental Protection Agency (EPA) Federal and California State and Local sources for properties having identified hazardous materials concerns located within a one-mile radius of each park area. It should be noted that in most cases, properties that are located at a distance of ¼ mile or more (1,300 feet) have little potential to pose a risk or hazard; therefore the sites identified as having identified or potential contamination and existing within ¼ mile of a project site are of the greatest concern. The mile search radius is therefore conservative, but is appropriate for potential sources of groundwater or air toxics, which are more mobile in the environment. As shown in the tables below, the review of federal, state and local databases produced sites of concern only near Escondido Canyon Park, Corral Canyon Park and Malibu Bluffs that would potentially affect the Plan area. However, all recorded locations in the vicinity of the Plan area were found to not present a significant hazard for the proposed project. Results of the record searches are discussed in more detail below. The full record searches results are provided in Appendix K.

**Table 5.9-1 EPA Hazardous Material  
Database Search by Park Area**

ACRONYM	DATABASE	NUMBER OF RECORDS									
		Ramirez Canyon Park		Escondido Canyon Park		Latigo Trailhead		Corral Canyon Park		Malibu Bluffs	
		≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile
<b>NPL</b>	National Priorities List	0	0	0	0	0	0	0	0	0	0
<b>CORRACTS</b>	Resource Conservation and Recovery Act (RCRA) Corrective Action	0	0	0	0	0	0	0	0	0	1
<b>RCRA-SQG</b>	Small Quantity Generator	0	0	0	0	0	0	0	1	0	0
<b>CERCLIS</b>	Comprehensive Environmental Response, Compensation and Liability Act	0	0	0	0	0	0	0	0	0	0

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Database Search by Park Area**

ACRONYM	DATABASE	NUMBER OF RECORDS									
		Ramirez Canyon Park		Escondido Canyon Park		Latigo Trailhead		Corral Canyon Park		Malibu Bluffs	
		≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile
	(CERCLA)										
<b>NFRAP</b>	No Further Remedial Action Planned (CERCLIS)	0	0	0	0	0	0	0	0	0	0
<b>TSD</b>	RCRA permitted treatment, storage or disposal facilities	0	0	0	0	0	0	0	0	0	0
<b>TRIS</b>	Toxic Release Inventory Database	0	0	0	0	0	0	0	0	0	0
<b>RCRIS</b>	RCRA registered small or large generators of hazardous waste	0	0	0	0	0	0	0	0	0	0
<b>ERNS</b>	Emergency Response Notification System of spills	0	0	0	0	0	0	0	1	0	0
<b>CONSENT</b>	Superfund (CERCLA) Consent Decrees	0	0	0	0	0	0	0	0	0	0
<b>ROD</b>	Record of Decision	0	0	0	0	0	0	0	0	0	0
<b>FINDS</b>	Facility Index System /Facility Identification Initiative Program Summary Report	0	0	0	0	0	0	0	1	0	0
<b>HMIRS</b>	Hazardous Materials	0	0	0	0	0	0	0	0	0	0

**Table 5.9-1 EPA Hazardous Material  
Database Search by Park Area**

ACRONYM	DATABASE	NUMBER OF RECORDS									
		Ramirez Canyon Park		Escondido Canyon Park		Latigo Trailhead		Corral Canyon Park		Malibu Bluffs	
		≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile
	Information Reporting System										
<b>MLTS</b>	Material Licensing Tracking System	0	0	0	0	0	0	0	0	0	0
<b>MINES</b>	Mines Master Index File	0	0	0	0	0	0	0	0	0	0
<b>NPL LIENS</b>	Federal Superfund Liens	0	0	0	0	0	0	0	0	0	0
<b>PADS</b>	PCB Activity Database System	0	0	0	0	0	0	0	0	0	0
<b>DOD</b>	Department of Defense	0	0	0	0	0	0	0	0	0	0
<b>US Brownfields</b>	A listing of Brownfields Sites	0	0	0	0	0	0	0	0	0	0
<b>RAATS</b>	RCRA Administrative Action Tracking System	0	0	0	0	0	0	0	0	0	0
<b>TSCA</b>	Toxic Substance Control Act	0	0	0	0	0	0	0	0	0	0
<b>Delisted NPL</b>	National Priority List Deletions	0	0	0	0	0	0	0	0	0	0
<b>UMTRA</b>	Uranium Mill Tailings Sites	0	0	0	0	0	0	0	0	0	0
<b>FUDS</b>	Formerly Used Defense Sites	0	0	0	0	0	0	0	0	0	0
<b>INDIAN Reservation</b>	Indian Reservations	0	0	0	0	0	0	0	0	0	0
<b>SSTS</b>	Section 7 Tracking System	0	0	0	0	0	0	0	0	0	0

**Table 5.9-1 EPA Hazardous Material  
Database Search by Park Area**

ACRONYM	DATABASE	NUMBER OF RECORDS									
		Ramirez Canyon Park		Escondido Canyon Park		Latigo Trailhead		Corral Canyon Park		Malibu Bluffs	
		≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile
<b>ODI</b>	Open Dump Inventory	0	0	0	0	0	0	0	0	0	0
<b>FTTS</b>	Federal Insecticide, Fungicide, & Rodenticide Act/TSCA Tracking System	0	0	0	0	0	0	0	0	0	0
<b>US ENG Controls</b>	Sites with Engineering Controls	0	0	0	0	0	0	0	0	0	0
<b>TOTAL Number of Sites in Federal Databases</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>1</b>

**Table 5.9-2 State/Local Hazardous Material  
Database Search by Park Area**

Acronym	Database	Number of Records									
		Ramirez Canyon Park		Escondido Canyon Park		Latigo Trailhead		Corral Canyon Park		Malibu Bluffs	
		≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile
<b>AWP</b>	Annual Workplan Sites	0	0	0	0	0	0	0	0	0	0
<b>CAL-SITES</b>	Cal-EPA, Department of Toxic Substances Control	0	0	0	0	0	0	0	0	0	0
<b>CHMIRS</b>	California Hazardous Material Incident Report System	0	0	0	0	0	0	0	2	0	0
<b>Notify 65</b>	Proposition 65	0	0	0	0	0	0	0	1	0	0
<b>ENVIROSTOR</b>	DTSC Site Mitigation and Brownfield's Reuse Programs	0	0	0	0	0	0	0	0	0	1
<b>State Landfill</b>	State Landfill	0	0	0	0	0	0	0	1	0	1
<b>WMUDS/SWAT</b>	Waste Management Unit Database/Solid Waste Assessment Test	0	0	0	0	0	0	0	0	0	0
<b>LUST</b>	Leaking Underground Storage Tank	0	0	0	1	0	0	0	6	0	2
<b>BEP</b>	California Bond Expenditure Plan (DHS)	0	0	0	0	0	0	0	0	0	0
<b>DEED RSTR</b>	Department of Health Services – Land Use and Air Assessment	0	0	0	0	0	0	0	0	0	0

**Table 5.9-2 State/Local Hazardous Material  
Database Search by Park Area**

Acronym	Database	Number of Records									
		Ramirez Canyon Park		Escondido Canyon Park		Latigo Trailhead		Corral Canyon Park		Malibu Bluffs	
		≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile
<b>CORTESE</b>	State Index of Properties with Hazardous Waste	0	0	0	0	0	0	0	0	0	0
<b>REF</b>	Sites Referred to Another State or Local Agency	0	0	0	0	0	0	0	0	0	0
<b>SCH</b>	Proposed and Existing School Sites Being Evaluated by DTSC	0	0	0	0	0	0	0	0	0	0
<b>TOXIC PITS</b>	Toxic Pits Cleanup Facilities	0	0	0	0	0	0	0	0	0	0
<b>UST</b>	Registered Underground Storage Tanks, including Tanks on Indian Land	0	0	0	0	0	0	0	2	1	0
<b>HIST UST</b>	Historic Underground Storage Tanks	0	0	0	0	0	0	0	2	0	0
<b>SWEEPS UST</b>	UST listing maintained by RWQCB in the 1980s	0	0	0	0	0	0	0	2	1	0
<b>INDIAN LUST</b>	Leaking Underground Storage Tanks on Indian Land	0	0	0	0	0	0	0	0	0	0
<b>INDIAN UST</b>	Underground Storage Tanks on Indian Land	0	0	0	0	0	0	0	0	0	0
<b>CA FID UST</b>	Facility Inventory Database	0	0	0	0	0	0	0	0	0	0
<b>AST</b>	Registered	0	0	0	0	0	0	0	0	0	0

**Table 5.9-2 State/Local Hazardous Material  
Database Search by Park Area**

Acronym	Database	Number of Records									
		Ramirez Canyon Park		Escondido Canyon Park		Latigo Trailhead		Corral Canyon Park		Malibu Bluffs	
		≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile
	Aboveground Storage Tanks										
VCP	Brownfields Voluntary Cleanup Program	0	0	0	0	0	0	0	0	0	0
CLEANERS	Dry Cleaner Facilities	0	0	0	0	0	0	0	0	0	0
NFA	Properties with No Further Action Required by DTSC	0	0	0	0	0	0	0	0	0	0
NFE	Properties Needing Further Evaluation by DTSC	0	0	0	0	0	0	0	0	0	0
EMI	Emissions Inventory Data	0	0	0	0	0	0	0	1	0	0
SLIC	Statewide SLIC Cases	0	0	0	0	0	0	0	0	0	0
CA WDS	Sites Issued Waste Discharge Requirements	0	0	0	0	0	0	3	1	0	0
WIP	Well Investigation Program Case List	0	0	0	0	0	0	0	0	0	0
HAZNET	Hazardous Waste Information System								9	0	0
LOS ANGELES CO. HMS	HMS: Street Number List	0	0	0	0	0	0	2	3	0	0
LA CO. Site Mitigation	Site Mitigation List	0	0	0	0	0	0	0	0	0	0
NPDES	NPDES Permits Listing	0	0	0	0	0	0	0	2	0	0

**Table 5.9-2 State/Local Hazardous Material  
Database Search by Park Area**

Acronym	Database	Number of Records									
		Ramirez Canyon Park		Escondido Canyon Park		Latigo Trailhead		Corral Canyon Park		Malibu Bluffs	
		≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile	≤ 0.25 mile	0.25 to 1 mile
SWRCY	State Waste Recycling Facilities	0	0	0	0	0	0	0	0	0	1
<b>TOTAL Number of Sites in State/Local Databases</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>32</b>	<b>2</b>	<b>5</b>

**Ramirez Canyon Park:** Ramirez Canyon Park is a developed park with 5 primary structures, originally developed as private residences, located approximately one mile north of Pacific Coast Highway. The park is surrounded by National Park Service land to the north, west, and east, and low-density residential development to the south. According to the record search of government agency databases (*Ramirez Canyon Park*, Environmental Data Resources, October 2009), there are no identified hazardous materials sites within one mile of the Ramirez Park property which contain a known or suspected hazardous materials issue. Consequently, there are no existing hazardous materials / wastes conditions that would affect the Ramirez Canyon improvements, or proposed parking/trail facilities of the Ramirez Canyon Park property.

**Escondido Canyon Park:** Escondido Canyon Park is an existing park, developed with limited trail improvements, located approximately one mile north of Pacific Coast Highway. The park is surrounded by low-density residential and private undeveloped land. According to the record search of government agency databases (*Escondido Canyon Park*, Environmental Data Resources, October 2009), there is a single hazardous materials site within one mile of the Escondido Canyon Park property which has an identified hazardous materials issue. The hazardous materials site (Pamela Azar Property, 4365 Ocean View Drive) is approximately one-half mile north of the park property (see *Appendix K*). This site had a former private underground gasoline storage tank, which was found to be leaking in 1992. The gasoline contamination was limited to the soil surrounding the tank; contaminated soil was removed and the excavation was backfilled with clean fill material. The case was closed by Los Angeles County in October 1992, signifying resolution of the contamination issue. Given the

hazardous materials issue has been resolved for the one identified site within one mile of Escondido Canyon Park, there are no existing hazardous materials / wastes conditions that would affect the Escondido Canyon Park improvements, or proposed trail facilities of the Escondido Canyon Park property.

**Latigo Trailhead / Campsites:** The Latigo Trailhead/Campsite property is a relatively level, disturbed site, once occupied by residential development, and located approximately one mile north of Pacific Coast Highway. The site contains some remnants of the former residential site improvements, as well as several piles of soil from former occupation of the site and/or unauthorized dumping. The trailhead property is surrounded by low-density residential and private undeveloped land. According to the record search of government agency databases (Latigo Canyon, Environmental Data Resources, October 2009), there are no identified hazardous materials sites within one mile of the Trailhead/Campsite property which contain a known or suspected hazardous materials issue. Consequently, there are no known existing hazardous materials / wastes conditions that would affect the Latigo Trailhead/Campsites improvements, or proposed trail facilities of the Latigo Trailhead/Campsites property.

**Corral Canyon Park:** Corral Canyon Park is an existing park, developed with trail improvements, a parking area, and a restroom facility located adjacent to Pacific Coast Highway. The park is surrounded mostly by National Park Service, California State Parks, and privately owned undeveloped land, including 102 acres of undeveloped land owned by the Los Angeles City Department of Water and Power (LADWP). Over 50 years ago, the LADWP property was acquired with the intent of developing the property as nuclear power plant. However, strong opposition to the project resulted in its ultimate failure. The land has remained vacant and undeveloped ever since. A mobile home park and a small fish market and café are also located adjacent to the park at Pacific Coast Highway. Dan Blocker State Beach lies just south of the park along the shoreline. According to the record search of government agency databases (Corral Canyon Park, Environmental Data Resources, October 2009) there are no sites within the park property itself listed as handling or using hazardous materials; however, within approximately one mile of the park boundaries, 40 sites were identified as handling or using hazardous materials (see *Appendix K*). The sites in proximity to Corral Canyon Park are discussed below.

With the exception of one site (Pepperdine University), all of the records in the EDR report for Corral Canyon Park address properties that are down-gradient from Corral Canyon Park; that is, the sites are either at a lower elevation and/or are located

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southward of Corral Canyon Park. Both surface water and groundwater flows are generally southward (Corral Canyon Park, EDR, 2009), and therefore any contaminants in surface run-off or in groundwater would migrate in a southerly direction. Pepperdine University is at a similar elevation to portions of the Corral Canyon Park property. However, several canyons separate the Park from Pepperdine, creating barriers for surface water migration between the properties. Pepperdine is also due east of the Park, and therefore groundwater flow from Pepperdine would be toward the south and not toward the Park (Corral Canyon Park, EDR, 2009). At a macro level, therefore, the identified sites would not present a risk of contamination for Corral Canyon Park.

There are three (3) sites identified with  $\frac{1}{4}$  mile of the Corral Canyon Park property. The first two listings, Malibu Seafood and Malibu Recreational Vehicle Park, are listed under CA WDS (Waste Discharge Systems). Both of these properties are served by a septic disposal system; such systems have the potential to degrade localized groundwater quality. The third site is listed as LA DWP Plant, and is listed under the County of Los Angeles HMS (hazardous materials systems); this site is not listed under any other database. Each of these properties is located southward of the Plan property, and none have identified violation, release, or clean-up records. Therefore, these sites are considered to have a very low potential for contamination issues which could affect Corral Canyon Park or the Plan Area.

There are three (3) sites identified between  $\frac{1}{4}$  and  $\frac{1}{2}$  mile from the boundaries of the Corral Canyon Park property. The first two sites (24950 Pacific Coast Hwy and 24855 Pacific Coast Hwy) have recently been approved for development, and the State Water Resources Control Board has issued each of them a permit for storm water systems and pollution prevention plans. The third site has 16 listings associated with various different operators (26101 Pacific Coast Hwy: Unocal / Union 76 / Conoco Phillips / Union Oil). This site is listed under the State UST & LUST (Leaking Underground Storage Tank) category, HAZNET (commercial enterprises employing hazardous materials) and ERNS (Emergency Response Notification System). The site is an open case under the Regional Water Quality Control Board for site assessment addressing an identified leaking gasoline storage tank. The leaking tank was removed, but testing at the site is being performed to evaluate the potential extent of the gasoline migration. If contamination is present, mitigation measures will be identified to address and prevent the spread of such hazards. Given that other LUST cases in this vicinity have each only involved soil contamination, it is probable the gasoline release at this facility has only impacted localized soils. The site is down-gradient from the Corral Canyon Park site, and is under an open investigation. Therefore, these sites are considered to have a low

potential for contamination issues which could affect Corral Canyon Park or the Plan Area .

Within ½ to 1 mile from the boundaries of the Corral Canyon Park property, there are three sites identified with several database entries. The first site is the Malibu Mesa Treatment Plant (Dept. of Public Works, 3863 Malibu Country Road). This site is described in detail under the Malibu Bluffs discussion, but it has a very low potential for environmental contamination. The second site is a gasoline service station (26201 Pacific Coast Hwy). The site has an open LUST case under the RWQCB; the tank has been removed, assessment is in progress. Given regional soil conditions, it is probable the gasoline release at this facility has only impacted localized soils. The last site is Pepperdine University (24255 Pacific Coast Highway), located approximately one-half mile from Corral Canyon Park boundaries, and listed in the RCRA small quantity generator, FINDS, LUST, and NPDES databases. Pepperdine University is engaged in the use, storage or disposal of hazardous waste that include various laboratory chemicals and solvents. There were no violations listed in the RCRA database for Pepperdine University. The LUST listing involves an open case by the RWQCB pertaining to a former gasoline storage tank, since removed; an assessment of contamination extent is in progress. An NPDES permit was recently issued to address the campus storm water system. The Pepperdine University site would not reasonably be expected to have impacted the environmental conditions within the Plan area.

Other sites in the EDR report, but at distances greater than one mile from Corral Canyon Park, include the Hughes Aircraft Company and Los Angeles County Road Yard (each discussed in greater detail under the Malibu Bluffs discussion, below).

**Malibu Bluffs:** The Malibu Bluffs area is an undeveloped coastal terrace located adjacent to Pacific Coast Highway. The park is surrounded by privately owned land to the west, the City of Malibu's 6-acre Malibu Bluffs Park and private land to the east, Malibu Road, residential development and the shoreline to the south, and Multi-Family residential development and Pepperdine University across Pacific Coast Highway (State Route 1) to the north. According to the record search of government agency databases (Malibu Bluffs, Environmental Data Resources, October 2009) there are no sites identified within the Malibu Bluffs parcel as handling or using hazardous materials; however, within approximately one mile of the property boundaries 8 sites were identified as handling or using hazardous materials (see *Appendix K*). These sites are discussed below.

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There is a single site identified with ¼ mile of the Malibu Bluffs property (Dept. of Public Works, 3863 Malibu Country Road). This site is listed under CHMIRS (California Hazardous Material Incident Report System) and UST (Underground Storage Tank). The incident related to the CHMIRS listing was the release of 300 gallons of untreated wastewater from the treatment plant; the incident occurred in 2002, and the release entered the storm drain system (eventually conveyed to the ocean). The treatment plant maintains a 1,000 gallon diesel fuel storage tank for district trucks; the tank was installed in 1993; there are no records to suggest leaks or unauthorized releases from the diesel tank, and it is permitted by the State Water Resources Control Board. Therefore, this site is considered to have a very low potential for environmental contamination that could affect Malibu Bluffs or the Plan Area.

There are three (3) sites identified between ¼ and ½ mile from the Malibu Bluffs property. The first site is a Los Angeles County Road Maintenance Yard (3637 Winter Canyon Road). This site is listed under the State LUST (Leaking Underground Storage Tank) category and SWF (Solid Waste Facility). A diesel fuel storage tank was located at this facility; when the tank was removed in 1992, it was found to have leaked. The diesel fuel affected soils only, and the contaminated soils were removed and backfilled with clean soils. The case was closed in June 1992, signifying resolution of the soil contamination issue. The County also consolidates small quantities of solid waste from road maintenance activities at this site, and then transfers such wastes off-site for disposal. No refuse is landfilled at this site. The potential for environmental contamination associated with this site is considered extremely low.

The second site located between ¼ and ½ mile from the property is Webster Elementary School. This site is listed under the State LUST category. During planned retirement of a former diesel fuel storage tank, it was discovered to have leaked. The diesel fuel affected soils only, and the contaminated soils were removed and backfilled with clean soils. The case was closed in July 1994, signifying resolution of the soil contamination issue. The third site listed is Tomra Pacific Inc., which is simply a community recycling center. Recyclable materials are collected and sorted here, to be shipped off-site for processing. The potential for environmental contamination associated with these two sites is also considered extremely low.

Finally, within ½ to 1 mile from the Malibu Bluffs property, there is a single business identified with several database entries. The Hughes Aircraft Company / Research Laboratories located at 3011 Malibu Canyon Road (now run by Boeing, Raytheon and General Motors as a research lab and think tank) are listed in the Federal RCRA CORRACTS, LQG, and TSDF facilities list and CERCLIS databases as a large quantity

generator of hazardous waste. Hughes' operations involve the use and storage of hazardous materials, and the disposal of hazardous waste that include various laboratory chemicals and solvents. Waste materials are identified as being transported to a local transfer station for consolidation and disposal at an appropriately licensed regional facility. No violations have been reported at the site in relation to the use or storage of hazardous material. The site is listed on the State LUST list; during planned retirement of a former diesel fuel storage tank, it was discovered to have leaked. The diesel fuel affected soils only, and the contaminated soils were removed and backfilled with clean soils. The case was closed in August 1996, signifying resolution of the soil contamination issue. Therefore, this site is considered to have a low potential for environmental contamination that could affect Malibu Bluffs or the Plan Area.

### ***Asbestos-Containing Materials***

Asbestos-containing materials (ACMs) are materials that contain asbestos, a naturally-occurring fibrous mineral that has been mined for its useful thermal properties and tensile strength. ACM is generally defined as either friable or non-friable. Friable ACM is defined as any material containing more than one percent asbestos. Friable ACM is more likely to produce airborne fibers than non-friable ACM, and can be crumpled, pulverized, or reduced to powder by hand pressure. Non-friable ACM is defined as any material containing one percent of asbestos. Non-friable ACM cannot be crumpled, pulverized, or reduced by hand pressure. When left intact and undisturbed, ACM do not pose a health risk to building occupants. Potential for human exposure only occurs when ACM becomes damaged to the extent that asbestos fibers become airborne and are inhaled. These airborne fibers are carcinogenic and can cause lung disease. Demolition, remodeling, or construction that involves a building constructed prior to approximately 1981 could cause exposure or disruption of asbestos containing materials. No demolition, remodeling, or construction involving a building constructed prior to approximately 1981 is proposed as part of the project.

### ***Lead-Based Paints***

Lead-based paint is the term used to describe paint that contains lead compounds, generally as the pigment component (common leaded pigment compounds include  $PbCrO_4$ , "chrome yellow" and  $PbCO_3$ , "white lead"). Lead is also added to paint to speed drying, increase durability, retain a fresh appearance, and resist moisture that causes corrosion. Approximately three-quarters of the nation's housing stock built before 1978 contains some lead-based paint (US EPA Fact Sheet, EPA-747-F-96-002, March 1996). Lead poisoning can cause permanent damage to the brain and many other

## 5.9 Hazardous Materials

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organs and causes reduced intelligence and behavioral problems. Lead can also cause abnormal fetal development in pregnant women. Potential for human exposure typically occurs when lead-based paint weathers or ages to the extent that blistered paint fragments become loose, representing a risk of ingestion for small children. However, sanding or scarping of lead based paints also has the potential to create inhalable size dust particles. Demolition, remodeling, or construction that involves a building constructed prior to approximately 1978 could cause exposure or disruption of lead-based paints. No demolition, remodeling, or construction involving a building constructed prior to approximately 1978 is proposed as part of the project.

### **Methane Gas**

Methane gas that occurs at shallow depths below the ground surface can pose a fire risk or an explosion hazard where accumulation could occur in association with above-ground structures or improvements. The two primary sources for methane to be present at shallow depths that would lead to such hazards are solid waste landfill activities and oil exploration/development. For landfill activity, the decomposition of organic materials leads to the generation of methane. For oil exploration and development, the well casing can provide a conduit for the migration of natural methane gas from deeper reservoirs to the ground surface. There are no historic or current landfills identified to exist within the Plan area (EDR 2009). Oil and gas exploration activity in the immediate vicinity of the Plan area was limited to Point Dume, which only produced some dry holes (U.S. Geological Survey, Bulletin 753, *Geology and oil resources of a part of Los Angeles and Ventura counties, California*). Given the absence of landfills and oil exploration/development activities within the Plan area, the potential is remote for methane gas to occur at shallow depths or to present a hazard with respect to implementation of the proposed Plan.

### **Regulatory Setting**

Hazardous materials are extensively regulated by federal, state, and local laws. The potential presence of hazardous materials in the environment within or immediately adjacent to a project site is required to be assessed and identified as part of any land use permitting process. If hazardous materials are identified, further evaluation or remediation may be necessary, depending upon the substances present and their concentration.

For California, in situations where the presence of hazardous materials would involve groundwater contamination, the appropriate regional division of the State Water

Resources Control Board (a Regional Water Quality Control Board [RWQCB]) has primary jurisdiction. The State Water Resources Control Board (SWRCB) regulates groundwater contamination by instituting Maximum Contaminant Levels (MCLs) for individual chemicals. The established MCLs dictate the highest concentration level at which chemicals are considered safe for consumption, and allowed to be present in drinking water supplies. MCLs are typically used for setting groundwater cleanup standards. Groundwater contamination remediation standards are subject to interpretation by RWQCB staff that also considers the potential beneficial uses of the groundwater involved (i.e., public drinking water supplies, irrigation water for crops, etc.).

### ***Federal***

#### *Resource Conservation and Recovery Act (RCRA)*

RCRA provides the Environmental Protection Agency (EPA) the authority to control hazardous waste. This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also sets forth a framework for the management of non-hazardous wastes.

#### *Occupational Safety and Health Administration (OSHA) and USEPA*

The principal federal government agencies regulating asbestos are the Occupational Safety and Health Administration (OSHA) and USEPA. The age of a building is directly related to its potential for containing elevated levels of ACMs. Generally, all untested materials are presumed to contain asbestos in building constructed prior to 1981. The USEPA recommends a proactive in-place management program be implemented wherever undamaged ACMs are found in a building. The USEPA recommends that damaged ACMs be removed, repaired, encapsulated, or enclosed. Prior to any renovation or demolition activities, the USEPA recommends that all ACMs be removed.

#### *Asbestos Hazard Emergency Response Act of 1986 (AHERA)*

The Act is the federal legislation that governs the management and abatement of asbestos-containing materials in buildings.

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*National Emission Standards for Hazardous Air Pollutants; Asbestos, 40 CFR Part 61*

This regulation requires the assessment and proper removal of asbestos-containing materials that could release asbestos when disturbed prior to the demolition of buildings.

**State**

*Title 22 of the California Code of Regulations (CCR)*

Title 22 of the CCR includes state hazardous waste regulations enforced by the California Department of Toxic Substance Control (DTSC) and local Certified Unified Program Agencies (CUPAs). Authority from the state was delegated to local CUPAs to establish a unified hazardous waste and hazardous materials management program for hazardous waste generators, treatment of hazardous waste subject to tiered permitting, facilities with USTs and ASTs, risk management and prevention plans, and hazardous materials management plans and inventory statements required by the Uniform Fire Code.

When asbestos is identified during demolition, removal procedures are required to be developed pursuant to the California Air Resources Board's (CARB) Airborne Toxic Control Measure for Emissions of Asbestos from Construction, Grading, Quarry, and Surface Mining Operations. These standard procedures would be reviewed and approved by the South Coast Air Quality Management District (SCAQMD) prior to issuance of coastal development permits.

**County of Los Angeles**

*Los Angeles County Fire Department Health Hazardous Materials Division*

The Los Angeles County Fire Department (LACFD), pursuant to Health and Safety Code Chapter 6.11 (sec. 25404 et seq), implements state mandated hazardous materials control laws in Los Angeles County under the auspices of the Unified Program administered by the California Environmental Protection Agency (Cal/EPA). Under the Unified Program, each county must be certified by Cal/EPA to implement the hazardous materials control laws contained in the Health and Safety Code. In Los Angeles County, the Fire Department is the Certified Unified Program Agency (CUPA).

The CUPA authority administers the Hazardous Waste Generator Program, the Hazardous Materials Release Response Plans and Inventory Program, the California Accidental Release Prevention Program (Cal-ARP), the Aboveground Storage Tank Program and the Underground Storage Tank Program.

“Unified Program Consolidated Form” (UPCF) program, which requires businesses handling or storing certain amounts of hazardous materials to prepare a Consolidated Contingency Plan, which includes an inventory of hazardous materials stored onsite (above specified quantities), an emergency response plan, and an employee training program. Plans must be prepared and submitted to LACFD for approval prior to facility operation and are reviewed/updated biennially or within 30 days of a change. Businesses which use, store, or handle 55 gallons of a liquid, 500 pounds of a solid, or 200 cubic feet of a compressed gas at standard temperature and pressure require a Consolidated Contingency Plan to be submitted and approved by LACFD.

The LACFD also administers the California Fire Code (CFC). If a business handles hazardous materials, a Consolidated Contingency Plan may be required, dependent upon the chemicals used, the business location and land use concerns.

Businesses using “acutely hazardous materials” (AHM) must submit a Regulated Substance Registration detailing past AHM accidents, AHM equipment condition, maintenance and monitoring, and controls to minimize the risk of accident to the LACFD. Businesses may also be required to develop and submit a risk management plan (RMP) to LACFD. There are currently no businesses using AHMs in the Plan Area.

## **5.9.2 Impact Analysis**

### **Methodology and Thresholds of Significance**

A comprehensive record search was conducted to identify/obtain available information to determine the potential presence of hazards and contamination sources in the Plan area. In determining the level of significance, the analysis assumes that construction and operation of the proposed improvements at each park area would comply with relevant federal and State laws and regulations, as well as any applicable local policies and ordinances.

As defined in CEQA Guidelines Appendix G, Environmental Checklist, a significant impact would occur if a project would create a substantial health or safety hazard associated with public exposure to hazardous materials or risk of accidental upset. A

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hazardous material is defined as a substance or combination of substances, which because of quantity or concentration, or physical, chemical, or infectious characteristics, may either:

- 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;
- Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.

Appendix G includes other potential areas of impact that are not relevant to the Plan since the Plan does not emit hazardous substances near a school (VII(c)), is not near an airport (VII (e)) or private airstrip (VII (f)). However, the Plan is located in a high fire hazard area and would implement an emergency response plan (VII (g)) and may result in the exposure of people to wildland fires (VII (h)). These potential impacts are discussed in detail in Section 5.6 *Wildfire Hazards*.

Within other impact analysis sections contained within this EIR, the analysis associated with the Plan use of Ramirez Canyon Park is based on two different environmental baseline scenarios—Recreation/ Administration and Vacant Residential (refer to Section 3.0 *Environmental Setting*). The impacts of the Plan’s implementation related to hazardous materials would, however, be similar under either environmental baseline. Therefore, the impact analysis and discussion presented below should be considered applicable to both the Recreation/ Administration and Vacant Residential baselines.

**Project Impacts and Mitigation Measures**

**Impact HAZ-I: The routine transportation and handling of hazardous materials within the Plan area would create a less than significant hazard to the public or the environment.**

The Plan area is located within Malibu/Santa Monica Mountain coastline, an area that is characterized by mostly large lot single-family residential and commercial/office

development. The type of land uses allowed under the City of Malibu's General Plan and County of Los Angeles General Plan would not generally use or store any substantial quantity of hazardous materials, and thus would not require the transportation or disposal of a substantial quantity of hazardous materials. Further, the four park areas and Latigo Trailhead included in the proposed Plan are not listed as a hazardous materials site (EDR, October 2009 – see Appendices), nor are the Parks located in proximity to sites that handle and transport hazardous materials, with the exception of Corral Canyon Park and Malibu Bluffs. However, as discussed above, none of the sites listed as handling and/or transporting hazardous materials were considered to present a significant hazard to the environment in the Plan area.

U.S. Highway 101 and Interstate 10 are designated transport routes for hazardous materials and waste through Los Angeles County. Although State Route 1 (Pacific Coast Highway) is not designated as an official transport route for hazardous materials and waste through the County of Los Angeles and City of Malibu, it is likely utilized as such for accessing U.S. Highway 101 and Interstate 10 from surrounding commercial and industrial uses, including Pepperdine University and the Hughes Laboratory Facility. However, transport of hazardous materials on area roadways is regulated by the California Highway Patrol and Caltrans and the use of these materials is regulated by the DTSC, as outlined in Title 22 of the CCR. Operating permits are issued to companies transporting hazardous substances which require compliance with state regulations to ensure proper loading, containment, and safety precautions. Consequently, implementation of the proposed Plan would have a *less than significant* impact to the public and the environment from the ongoing routine transport of hazardous materials and wastes.

**Ramirez Canyon Park:** Ramirez Canyon Park is located approximately one-mile north of Pacific Coast Highway and there are no sites in or adjacent to the Park listed as handling or using hazardous materials. The proposed improvements and programs in Ramirez Park would not involve the use or storage of substantial volumes of hazardous materials, given the recreational nature of the proposal. Consequently, the proposal for Ramirez Park would also involve negligible changes to the volumes of hazardous materials transported on public roadways. In addition, the transport of hazardous materials on area roadways is regulated by the California Highway Patrol and Caltrans and the use of these materials is regulated by the DTSC, as outlined in Title 22 of the CCR. Therefore, implementation of the proposed Plan improvements at Ramirez Canyon Park would have a *less than significant* impact to the public and the environment from the ongoing routine use or transport of hazardous materials and wastes.

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**Escondido Canyon Park:** Escondido Canyon Park is located approximately one-mile north of Pacific Coast Highway and there are no sites in or adjacent to the Park listed as handling or using hazardous materials. The proposed improvements and programs in Escondido Canyon Park would not involve the use or storage of substantial volumes of hazardous materials, given the recreational nature of the proposal. Consequently, the proposal for Ramirez Park would also involve negligible changes to the volumes of hazardous materials transported on public roadways. In addition, the transport of hazardous materials on area roadways is regulated by the California Highway Patrol and Caltrans and the use of these materials is regulated by the DTSC, as outlined in Title 22 of the CCR. Therefore, implementation of the proposed Plan improvements at Escondido Canyon Park would have a *less than significant* impact to the public and the environment from the ongoing routine use or transport of hazardous materials and wastes.

**Latigo Trailhead:** Latigo Trailhead is located approximately one-mile north of Pacific Coast Highway and there are no sites in or adjacent to the trailhead listed as handling or using hazardous materials. The proposed improvements and programs at the Latigo Trailhead/Campsites would not involve the use or storage of substantial volumes of hazardous materials, given the recreational nature of the proposal. Consequently, the proposal for Latigo Trailhead/Campsites would also involve negligible changes to the volumes of hazardous materials transported on public roadways. In addition, the transport of hazardous materials on area roadways is regulated by the California Highway Patrol and Caltrans and the use of these materials is regulated by the DTSC, as outlined in Title 22 of the CCR. Therefore, implementation of the proposed Plan improvements at the Latigo Trailhead would have a *less than significant* impact to the public and the environment from the ongoing routine use or transport of hazardous materials and wastes.

**Corral Canyon Park:** Corral Canyon Park is located adjacent to Pacific Coast Highway where several sites in the project vicinity are listed as handling or using hazardous materials. The use of hazardous materials at these identified vicinity sites would not be altered in any way by the Park proposal, and the identified sites have been shown not to pose a contamination risk to the Corral Canyon Park or recreational users. In addition, the proposed improvements and programs at Corral Canyon Park would not involve the use or storage of substantial volumes of hazardous materials, given the recreational nature of the proposal. Consequently, the proposal for Corral Canyon Park would also involve negligible changes to the volumes of hazardous materials transported on public roadways. In addition, the transport of hazardous materials on area roadways is regulated by the California Highway Patrol and Caltrans and the use of

these materials is regulated by the DTSC, as outlined in Title 22 of the CCR. Therefore, implementation of the proposed Plan improvements at Corral Canyon Park would have a *less than significant* impact to the public and the environment from the ongoing routine use or transport of hazardous materials and wastes.

**Malibu Bluffs:** Malibu Bluffs is located adjacent to Pacific Coast Highway in proximity to several sites listed as handling or using hazardous materials. The use of hazardous materials at these identified vicinity sites would not be altered in any way by the Malibu Bluffs proposal, and the identified sites have been shown not to pose a contamination risk to the Malibu Bluffs or recreational users. In addition, the proposed improvements and programs at Malibu Bluffs would not involve the use or storage of substantial volumes of hazardous materials, given the recreational nature of the proposal. Consequently, the proposal for Malibu Bluffs would also involve negligible changes to the volumes of hazardous materials transported on public roadways. In addition, the transport of hazardous materials on area roadways is regulated by the California Highway Patrol and Caltrans and the use of these materials is regulated by the DTSC, as outlined in Title 22 of the CCR. Therefore, implementation of the proposed Plan improvements at Malibu Bluffs would have a *less than significant* impact to the public and the environment from the ongoing routine use or transport of hazardous materials and wastes.

**Trail System Improvements:** The Trail System improvements are located primarily within state and federal parklands and there are no sites listed as handling or using hazardous materials within these parklands. However, there are sites located in proximity to some trail corridors in the Plan area which have been identified as handling or using hazardous materials. The use of hazardous materials at these identified vicinity sites would not be altered in any way by the proposed Trail System Improvements, and the identified sites have been shown not to pose a contamination risk to the Plan area, trail system, or recreational users. In addition, the proposed Trail System Improvements would not involve the use or storage of substantial volumes of hazardous materials, given the recreational nature of the proposal. Consequently, the proposal for Trail System Improvements would also involve negligible changes to the volumes of hazardous materials transported on public roadways. In addition, the transport of hazardous materials on area roadways is regulated by the California Highway Patrol and Caltrans and the use of these materials is regulated by the DTSC, as outlined in Title 22 of the CCR. Therefore, implementation of the proposed Plan trail system improvements would have a *less than significant* impact to the public and the environment from the ongoing routine transport of hazardous materials and wastes.

### ***Mitigation Measures***

As impacts from implementation of the proposed Plan on the routine use or transport of hazardous materials and potential for related hazards to the public would be less than significant, no additional mitigation measures are required.

### ***Residual Impacts***

Impacts from routine use and transport of hazardous materials would be ***less than significant (Class III)***.

**Impact HAZ-2: Implementation of the Plan may expose individuals to health risks due to soil/groundwater contamination or emission of hazardous materials into the air; associated impacts would be potentially significant.**

The Plan area is located in an area that is mostly undeveloped and characterized by large areas of undisturbed chaparral and coastal sage. Implementation of the Plan involves the construction of passive type recreational improvements that do not involve the development of any new structures beyond the installation of self-contained restrooms; the restrooms would employ commercially available chemical toilets of the type often used as “portable toilets” for construction or entertainment events. The chemicals used in toilets typically include fragrance (for odor control) and natural enzymes that begin the breakdown of organic matter (similar to those found at wastewater treatment plants). Chemical toilets are periodically siphoned to remove the contents, which are then delivered to a wastewater treatment plant. Completely bio-degradable products are available for chemical toilets, which are not classified as a hazardous material.

Operation of the parks, habitat restoration and other elements of the plan would not result in substantial use, transport, or storage of hazardous materials. Use of motor vehicle fuel would be limited to landscaping and trail maintenance activities, with storage provided by retail-quantity portable tanks. Ramirez Canyon Park would include above-ground, dual-walled, fuel storage tanks with secondary containment, per the Ramirez Canyon Park Fire Protection Plan. The storage tank operation and maintenance would be subject to the Uniform Fire Code and Los Angeles County ordinances. In addition, the Plan provides for sustainable natural habitat, which results in pesticides and herbicides not being used on the vegetation planted in the parks.

Further, there are no sites in Ramirez Canyon Park, Escondido Canyon Park, Latigo Trailhead area, Corral Canyon Park or Malibu Bluffs identified in the record search

(EDR, October 2009) as handling or using hazardous materials. No significant hazardous materials (e.g., paints, solvents, cleaning products, pesticides and herbicides) are used at the park sites and no significant increase in the use of these materials would occur with implementation of the Plan. No hazardous emissions would result from implementation of the proposed improvements. Although, there are sites in proximity to Corral Canyon Park and Malibu Bluffs that are listed as handling or using hazardous materials, none of the sites (see discussion above) were found to present a significant hazard within the Plan area. Although an initial site assessment, including a record search and visual site inspection, at the Latigo Trailhead did not reveal any on-site contaminants, out of an abundance of caution, standard soil sampling and construction observation mitigation will be required (see below) to ensure the personal safety of construction/ maintenance staff and recreational users.

During construction activities hazardous materials such as vehicle fuels, oils, and other vehicle maintenance fluids would be used and stored in construction staging areas. Spills of hazardous materials during construction activities could cause soil or groundwater contamination. However, these materials would be used on a temporary basis for specific projects, would not be stored for extended periods of time, and would be properly disposed of in accordance with local, state, and federal regulations. Further, any onsite operational activities related to hazardous materials would fall under the jurisdiction of the CUPA. MRCA and all retained construction contractors would comply with all local, state, and federal regulations regarding the transportation, use or disposal of hazardous materials.

Furthermore, the Plan includes a number of water quality policies and implementation measures (see Section 5.4, *Hydrology and Water Quality*) that require best management practices be undertaken to minimize the potential impact from hazardous materials entering the environment during construction and operation of the Plan. As a result, potential impacts from hazardous materials would be *potentially significant*.

**Ramirez Canyon Park:** Ramirez Canyon Park contains five structures once serving as residences. Although this park is used for park operation and maintenance activities, no significant hazardous materials (e.g., paints, solvents, cleaning products, pesticides and herbicides) are used at the park site and no significant increase in the use of these materials would occur with implementation of the Plan. Further, according to the EDR record search (EDR, October 2009), there are no known hazardous sites in or adjacent to Ramirez Canyon Park listed as handling or using hazardous materials (see Table 5.9-1, Table 5.9-2, and *Appendices*).

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However, construction of the trail, camp, and parking areas would include grading, some excavation and cut and fill work, including demolition of the tennis court prior to construction of the improvements. During construction and demolition activities hazardous materials such as vehicle fuels, oils, and other vehicle maintenance fluids would be used and stored in construction staging areas. Spills of hazardous materials during construction and demolition activities could cause soil or groundwater contamination. Further, demolition activities associated with the removal of the tennis court could result in hazardous emissions. However, all hazardous materials encountered or used during construction/demolition and grading/excavation activities would be required to be handled in accordance with all applicable local, state, and federal regulations, which includes disposal of hazardous materials at a facility licensed to accept such waste. In addition, the Plan includes a number of water quality policies and implementation measures (see Section 5.4, *Hydrology and Water Quality*) that would require best management practices be undertaken to minimize the potential impact from hazardous materials entering the environment from construction and operation of the Plan's proposed improvements. As a result, potential impacts from hazardous materials at Ramirez Canyon Park would be *less than significant*.

**Escondido Canyon Park:** Escondido Canyon Park is an undeveloped and vacant park. According to the EDR record search (EDR, October 2009), there are no known hazardous sites in or adjacent to Escondido Canyon Park identified as handling or using hazardous materials (see Table 5.9-1, Table 5.9-2, and *Appendix K*). Construction of the trail, camp, and parking areas would include limited grading, some excavation and cut and fill work prior to construction of the improvements. During construction activities hazardous materials such as vehicle fuels, oils, and other vehicle maintenance fluids would be used and stored in construction staging areas. Spills of hazardous materials during construction activities could cause soil or groundwater contamination. However, all hazardous materials encountered or used during construction and grading/excavation activities would be required to be handled in accordance with all applicable local, state, and federal regulations, which includes disposal of hazardous materials at a facility licensed to accept such waste. In addition, the Plan includes a number of water quality policies and implementation measures (see Section 5.4, *Hydrology and Water Quality*) that would require best management practices be undertaken to minimize the potential impact from hazardous materials entering the environment from construction and operation of the Plan's proposed improvements. As a result, potential impacts from hazardous materials at Ramirez Canyon Park would be *less than significant*.

**Latigo Trailhead:** Latigo Trailhead is a vacant and disturbed area that contains some remnants of the former residential site improvements, as well as several piles of soil

from former occupation of the site or unauthorized dumping. A physical inspection of the site did not reveal any evidence of trash debris, particularly commercial and/or industrial type products onsite that would be considered hazardous. Furthermore, the EDR record search (EDR, October 2009) did not identify any sites in or adjacent to the Latigo Trailhead area as handling or using hazardous materials (see Table 5.9-1, Table 5.9-2, and *Appendix K*). The construction of the trail, camp, and parking areas would include limited grading, some excavation and cut and fill work prior to construction of the improvements, which may disturb and/ or expose soils of unknown origin and/or remnants of the former on-site residence.

As soils/ debris on-site are of unknown origin, there is a potential for these materials to contain hazardous materials. Testing for soils contaminants should be required prior to any soil disturbance activities; any soils/ debris found to contain actionable levels of hazardous materials should be treated and disposed of in accordance with applicable regulatory protocols, including any necessary disposal of hazardous materials at a facility licensed to accept such waste.

The Plan also includes a number of water quality policies and implementation measures (see Section 5.4, *Hydrology and Water Quality*) that would require best management practices be undertaken to minimize the potential impact from hazardous materials entering the environment during construction and operation of the Plan's proposed improvements.

The potential for unknown hazardous materials to be unearthed during construction activities may result in a *potentially significant* impact.

**Corral Canyon Park:** Corral Canyon Park is an undeveloped park. There are no known hazardous sites in the park listed as handling or using hazardous materials; however, there are several sites located in close proximity to the park listed as handling or using hazardous materials. Nonetheless, as described in Section 5.9.1 above, none of the identified vicinity sites have been shown to pose a contamination risk to the Corral Canyon Park or recreational users. Therefore, the potential for impacts to the Corral Canyon Park from on-site or off-site releases of hazardous materials is low.

Furthermore, the identified vicinity sites are and would continue to be subject to the California Health and Safety Code regulations for the handling of hazardous materials. Should a future business proposal include a regulated material in excess of storage thresholds, the business would be required by the Los Angeles County Fire Department

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to prepare a Consolidated Contingency Plan which lists all the materials and amounts to be onsite.

The construction of the proposed Corral Canyon Park improvement (trail, camp, and parking areas) would include limited grading, during which hazardous materials such as vehicle fuels, oils, and other vehicle maintenance fluids would be used and stored in construction staging areas. Spills of these types of hazardous materials during construction activities could cause soil or groundwater contamination. However, all hazardous materials encountered or used during construction and grading/excavation activities would be required to be handled in accordance with all applicable local, state, and federal regulations, which includes disposal of hazardous materials at a facility licensed to accept such waste. In addition, the Plan includes a number of water quality policies and implementation measures (see Section 5.4, *Hydrology and Water Quality*) that would require best management practices be undertaken to minimize the potential impact from hazardous materials entering the environment. As a result, potential impacts from hazardous materials at Corral Canyon Park would be *less than significant*.

**Malibu Bluffs:** Malibu Bluffs is an undeveloped open space area. There are no known hazardous sites in Malibu Bluffs listed as handling or using hazardous materials; however, there are eight sites listed as handling or using hazardous materials in close proximity to the park. Nonetheless, as described in Section 5.9.1 above, none of the identified vicinity sites have been shown to pose a contamination risk to the Malibu Bluffs or recreational users. Therefore, the potential for impacts to the Malibu Bluffs from on-site or off-site releases of hazardous materials is low.

All of the identified sites in the vicinity would continue to be subject to the California Health and Safety Code regulations for the handling of hazardous materials. Should a future business proposal include a regulated material in excess of storage thresholds, the business would be required by the Los Angeles County Fire Department to prepare a Consolidated Contingency Plan which lists all the materials and amounts to be onsite.

Construction of the trail, camp, and parking areas would include limited grading, some excavation and cut and fill work prior to construction of the improvements, which may expose unknown hazardous materials associated with construction activities. However, all hazardous materials encountered or used during construction and grading/excavation activities would be required to be handled in accordance with all applicable local, state, and federal regulations, which includes disposal of hazardous materials at a facility licensed to accept such waste. In addition, the Plan includes a number of water quality policies and implementation measures (see Section 5.4 *Hydrology and Water Quality*:

Water Quality Policy 1, Water Quality Implementation Measures 1, 2, and 5) that would require best management practices be undertaken to minimize the potential impact from hazardous materials entering the environment. As a result, potential impacts from hazardous materials at Malibu Bluffs would be *less than significant*.

***Mitigation Measures***

As impacts related to hazardous materials would be potentially significant at Latigo Trailhead due to the potential existence of unknown soil contaminants, the following mitigation measures are required to reduce this potential impact to less than significant.

**MM HAZ-2.1** Prior to grading at the Latigo Trailhead, MRCA shall test on-site soils for metals, total petroleum hydrocarbons, volatile organic compounds, and pesticides. Any soils found with actionable levels of hazardous materials shall be excavated and disposed, or treated in situ (in place), in accordance with applicable regulatory requirements and approved by applicable governmental authorities.

**Plan Requirement and Timing:** Physical sampling and laboratory analysis, and any recommendations resulting therefrom, shall be prepared and submitted to MRCA for review and approval prior soil disturbance activity.

**Monitoring:** Prior to grading, MRCA shall review soil test sample results and shall implement any recommendations for required remediation.

**MM HAZ-2.2** At the Latigo Trailhead, a monitor trained in identification of contaminated soil shall be present for at least part of each day during site grading excavations, to determine if previously unidentified contaminated soil has been encountered. The monitor shall make this determination based on visual signs of discolored soil, olfactory indications, dialogue with grading contractors, and/or positive readings on a photoionization detector or organic vapor analyzer. The monitor shall be current with respect to Cal OSHA 40-hour training for hazardous materials. If during grading activities new and/or additional contamination is discovered, grading within such area shall be

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temporarily halted and redirected around the areas until the appropriate evaluation and remediation measures are implemented in accordance with applicable regulatory requirements so as to render the area suitable for grading activities to resume.

**Plan Requirements and Timing:** This requirement shall be identified as a note on the grading plan for each phase.

**Monitoring:** MRCA shall inspect during construction to verify compliance with this requirement.

***Residual Impacts***

With implementation of the Plan's policies and implementation measures, incorporation of MM-1 and MM-2, and compliance with applicable regulations and policies, any potential risk associated with the increased use of hazardous materials under the construction and operation of the park areas would be minimized. Furthermore, all future development proposals that involve the use of hazardous materials would be required to comply with California Health and Safety Code regulations for the handling of such materials. This would ensure that implementation of the Plan would not significantly increase the possibility of exposure to persons on or off site to hazardous materials. Therefore, the residual impact is considered ***less than significant (Class II)***.

**Impact HAZ-3:** **Implementation of the Plan would not locate proposed improvements on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would result in less than significant hazards/impacts to the public or the environment.**

Searches of regulatory databases for sites with known or suspected hazardous material contamination, use of hazardous or toxic materials and regulated wastes, discharge or spillage incidents, discharge permits, landfills, and storage tanks for the Plan and surrounding area were performed in October 2009 (Environmental Data Resources [EDR], October 2009; see *Appendices*). The record search included databases upon which the "list of hazardous materials sites pursuant to Government Code Section 65962.5" is compiled.

According to the EDR record search, there are no hazardous materials sites within Ramirez Canyon Park, Escondido Canyon Park, Latigo Trailhead area, Corral Canyon Park or Malibu Bluffs (EDR, October 2009). Furthermore, the proposed trail improvements/alignments would not traverse properties that are listed hazardous materials sites. Therefore, implementation of the Plan would not locate improvements on an identified hazardous materials site *less than significant*.

### ***Mitigation Measures***

As project would not be located within a site identified on a list of hazardous materials sites, no additional mitigation measures are required.

### ***Residual Impacts***

As the project would not locate improvements on an identified hazardous materials site, associated impacts would be *less than significant (Class III)*.

### **Analysis of Impacts Post-Mitigation**

**Impact HAZ-4:** Implementation of mitigation measures intended to reduce impacts associated with the proposed Plan's improvements would result in potentially significant impacts associated with 1) the routine transport, use, or disposal of hazardous materials; 2) reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; and 3) location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

In addition to analysis of the project (as proposed), CEQA requires that an EIR discuss the environmental impacts associated with the implementation of any required mitigation. This section, therefore, evaluates how mitigation measures required in other sections of this EIR would affect impacts associated with hazardous materials.

The mitigation measures identified in the following environmental impact analysis sections would have a less than significant impact related to hazardous materials, in that: 1) the mitigations would involve no additional hazardous materials handling or exposure; 2) the mitigations would not increase the risk of upset or accident involving hazardous

5.9 Hazardous Materials

materials; and, 3) no additional land resources which have not already been evaluated for hazardous materials presence would be required.

- Aesthetic/Visual Resources
- Agricultural Resources
- Air Quality
- Cultural Resources
- Fire Hazards
- Geology, Soils, and Seismic Hazards
- Global Climate Change
- Hazardous Materials
- Hydrology, Drainage, and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Recreation
- Transportation, Circulation, and Parking
- Utilities/Service Systems

**Biological Resources Mitigation**

Implementation of biological mitigation would consist of limited grading for contour improvements, removal of non-native vegetation, extension of temporary irrigation lines (where adjacent to existing water sources) intended for plant establishment, seeding/ planting, and occasional site maintenance and monitoring. Access would be achieved from existing paved roads and regularly maintained fire roads. These activities would involve the limited transport and use of fuel for power equipment as well as the limited transport and use of soil amendments/ pesticides/ herbicides; none of which would be transported, handled, or stored at any quantities of concern. The above-described mitigation activities would also not increase the risk of upset related to the limited volume utilization of hazardous materials. However, land resources outside of the areas of project impact would be required to accommodate the required 3:1 biological mitigation. *Appendix H-2* contains a description of the biological restoration (mitigation) plan including mapping of the mitigation sites in relation to the Plan area (Figures I-6, *Appendix H*).

In short, there are four mitigation sites, identified as: Corral Canyon, Malibu Bluffs, Tuna/Las Flores Canyon, and King Gillette Ranch. None of the mitigation sites currently

or historically have supported industrial activities. Further discussion is provided below for each mitigation site.

**Corral Canyon Mitigation Site:** The proposed biological mitigation site is within the Corral Canyon Park property boundaries, essentially surrounding the proposed lower canyon camp sites (Appendix H-2, Figure 4). As discussed in Section 9.5.1, above, there are no known hazardous sites in the park listed as handling or using hazardous materials. While several sites located in close proximity to the park have been identified as handling or using hazardous materials, none of these identified vicinity sites have been shown to pose a contamination risk to the Corral Canyon Park. Therefore, the proposed biological mitigation site in Corral Canyon is deemed to have a very low potential for the presence of environmental contamination from on-site or off-site activities involving hazardous materials. Consequently, potential impacts associated with hazardous materials at the Corral Canyon Mitigation Site would be *less than significant*.

**Malibu Bluffs Mitigation Site:** The proposed biological mitigation site is entirely within the Malibu Bluffs property (Appendix H-2, Figure 3). There are no known hazardous sites in the Malibu Bluffs property listed as handling or using hazardous materials; however, there are eight sites listed as handling or using hazardous materials in close proximity to the park. Nonetheless, as described in Section 5.9.1 above, none of the identified vicinity sites have been shown to pose a contamination risk to the Malibu Bluffs property. Therefore, the proposed biological mitigation site in Corral Canyon is deemed to have a very low potential for the presence of environmental contamination from on-site or off-site activities involving hazardous materials. Consequently, potential impacts associated with hazardous materials at the Corral Canyon Mitigation Site would be *less than significant*.

**Tuna/Las Flores Canyon Mitigation Site:** Another biological mitigation site is proposed for MRCA property in the Tuna / Las Flores Canyon (Appendix H-2, Figure 5). A Search was completed of regulatory databases for sites with known or suspected hazardous material contamination, use of hazardous or toxic materials and regulated wastes, discharge or spillage incidents, discharge permits, landfills, and storage tanks for the MRCA Tuna / Las Flores Canyon property and surrounding area in January 2010 (Environmental Data Resources [EDR], Restoration Area J Assessment, Malibu, CA 90265, January 2010; see Appendix K). The record search included databases upon which the “list of hazardous materials sites pursuant to Government Code Section 65962.5” is compiled.

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According to the EDR record search, there are no hazardous materials sites within a one-mile radius of the MRCA Tuna/Las Flores Canyon property. Therefore, the proposed biological mitigation site in Tuna/ Las Flores Canyon is deemed to have an extremely low potential for the presence of environmental contamination from activities involving hazardous materials. Consequently, potential impacts associated with hazardous materials at the Tuna/ Las Flores Canyon Mitigation Site would be *less than significant*

**King Gillette Ranch Mitigation Site:** A biological mitigation site has been proposed for the MRCA King Gillette Ranch property. The mitigation site would occupy a portion of an existing grazing pasture within the ranch (*Appendix H-2*, Figure 6). A search of regulatory databases for sites with known or suspected hazardous material contamination, use of hazardous or toxic materials and regulated wastes, discharge or spillage incidents, discharge permits, landfills, and storage tanks for the site and surrounding area was performed in June 2009 (Environmental Data Resources, Inc. 2009; Appendix K). The EDR record search includes regulatory databases of the U.S. Environmental Protection Agency (EPA) Federal and California State and Local sources for properties having identified hazardous materials concerns located within a one-mile radius of the Ranch.

Review of federal, state, and local databases produced just two sites of concern: 1) near the entrance to the Ranch at the Stables building onsite; and 2) just southwest of the property. These two records (properties) are identified in the local computerized regulatory database search, under HIST UST (Historical Underground Storage Tanks) category. Camp Gonzales, located within 1/8 of a mile southwest of the Ranch property at 1301 Las Virgenes Road, was listed in the HIST UST registered database as a site with two underground storage tanks used for fuel storage (diesel and regular) installed in 1962. No leaks were identified at the site and it is not on the LUST (Leaking Underground Storage Tank) list. The second recorded site is shown as the Summit Lighthouse, located at 26800 West Mulholland Highway. It appears that this site is the existing and vacant Stables structure at the Ranch, which was previously used as a graphics building and/or publishing facility in the late 1970's and early 1980's. The site was listed in the HIST UST registered database as a site with an underground storage tank used for photography waste. However, no leaks were identified at the site and it is not on the LUST (Leaking Underground Storage Tank) list. Consequently, these two facilities do not appear to have impacted the site conditions at King Gillette Ranch.

1301 Las Virgenes Road is also listed in the SWEEPS UST (Statewide Environmental Evaluation and Planning System Underground Storage Tank) category. This entry is for

Los Angeles County Maintenance Department (Camp Gonzales) and indicates several underground storage tanks used for latex, solvent, and alkaline solution with metals, which are either recycled or taken to a transfer station for proper disposal. No leaks were identified at the site and it is not on the LUST (Leaking Underground Storage Tank) list. Therefore, this facility does not appear to have resulted in impacts to the King Gillette Ranch.

King Gillette Ranch has historically been associated with agricultural activities; historical use of pesticides, although not known, may have resulted in contamination of on-site surface and shallow subsurface soils. Pesticide deposits cannot usually be visually detected within soils and may pose a short-term health and safety concern for construction workers; long-term health and safety impacts would not be anticipated as the mitigation sites would be utilized frequently or for any significant duration by humans. Short-term impacts associated with potential pesticide exposure from soil excavation to implement the biological mitigation at King Gillette Ranch would, therefore, be considered *potentially significant*.

### ***Mitigation Measures***

As impacts related to hazardous materials would be potentially significant at the King Gillette Ranch Mitigation Site due to the potential existence of unknown pesticide contaminants, the following mitigation measure is required to reduce this potential impact to less than significant.

**MM HAZ-4** Prior to grading at the Gillette Ranch Mitigation Site, MRCA shall test on-site soils within the proposed mitigation area for elevated pesticide concentrations. Any soils found with actionable levels of hazardous materials shall be excavated and disposed, or treated in situ (in place), in accordance with applicable regulatory requirements and approved by applicable governmental authorities.

**Plan Requirements and Timing:** Physical sampling and laboratory analysis, and any recommendations resulting therefrom, shall be prepared and submitted to MRCA for review and approval prior soil disturbance activity.

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**Monitoring:** Prior to grading, MRCA shall review soil test sample results and shall implement any recommendations for required remediation.

***Residual Impacts***

With implementation of the Plan's policies and implementation measures, incorporation of the above mitigation measure, and compliance with applicable regulations and policies, any potential risk associated with the increased exposure of hazardous materials under the construction and on-going maintenance of the biological mitigation sites would be minimized. Therefore, the residual impact is considered ***less than significant (Class II)***.

**5.9.3 Cumulative Impacts**

Cumulative projects are shown in Table 3-1 of Section 3.6, *Projects Considered for Cumulative Analysis*. The Plan Area's contribution to cumulative hazardous materials impacts is evaluated below. Where necessary, mitigation is identified to reduce the Plan Area's "cumulatively considerable" contribution to a less than "cumulatively considerable" level. The *Area of Influence*, or geographic region for the respective environmental resource for which cumulative projects are assessed, is identified below and forms the basis of the cumulative impact analysis for this section.

***Area of Influence:*** The Plan area is located along the Malibu/Santa Monica Mountains coastline approximately 12 miles south of U.S. Highway 101 and 12 miles east from the nearest portion of the Plan Area of Interstate 10, both designated as transport routes for hazardous materials and waste through the County of Los Angeles. State Route 1 (Pacific Coast Highway) runs in an east/west direction along the coastline and may be used to access Interstate 10 and U.S. Highway 101 (via canyon roads: Decker Canyon Road or Topanga Canyon Blvd). While no hazardous materials sites are located within the Plan Area, Corral Canyon Park and Malibu Bluffs are located in proximity to lands identified as sites handling or using hazardous materials. Therefore, the Area of Influence for assessing cumulative impacts on hazardous materials is limited to the Plan area and immediate surrounding lands.

**Impact HAZ-5: Implementation of the Plan would not result in a cumulatively significant contribution to health risks associated with soil/groundwater contamination or emission of hazardous materials into the environment; associated impacts would be less than significant.**

Impacts associated with hazardous materials are site-specific and generally do not affect or are not affected by cumulative development. Cumulative effects could be of concern if implementation of the Plan involved industrial processes that would use or generate hazardous materials. However, that is not the case with implementation of the Plan and project-specific impacts were found to be less-than-significant. Therefore, the proposed Plan's incremental contribution to cumulative hazardous conditions was found to be negligible.

In addition, surrounding development would be subject to the same federal, state, and local hazardous materials management requirements as would the proposed Plan, which would minimize potential risks associated with increased hazardous materials use in the community, including potential effects, if any, on the proposed Plan. Therefore, implementation of the proposed Plan would have a *less than significant* contribution to cumulative impacts associated with hazardous materials use on surrounding properties.

### **Mitigation Measures**

As the Plan's contribution to cumulative impacts from hazardous materials/risk of upset would be less than cumulatively considerable, no additional mitigation is required.

### **Residual Impacts**

The residual cumulative impact from hazardous materials/risk of upset would be ***less than significant (Class III)***.