



August 20, 2010

File No.: SL-16330-EA

Mr. Troy White, AICP
Dudek
621 Chapala Street
Santa Barbara, CA 93101

PROJECT: MALIBU PARKS PUBLIC ACCESS ENHANCEMENT PLAN
PUBLIC WORKS PLAN
PACIFIC COAST HIGHWAY
MALIBU, CALIFORNIA

SUBJECT: Peer Review of Hazardous Materials Section of FEIR

Dear Mr. White:

Earth Systems Pacific was contracted to review portions of the draft and final Environmental Impact Report (EIR) for the Malibu Parks Public Access Enhancement Plan Public Works Plan (Proposed Plan) prepared by Dudek for the Santa Monica Mountains Conservancy and the Mountains Recreation & Conservation Authority. This letter contains the results of the review related to the assessment of potential impacts from Hazardous Materials. To that end, we have reviewed the following documents:

- Draft Environmental Impact Report (DEIR), Section 2.0, Project Description; Section 5.9 Hazardous Materials, February 2010
- Technical documents and supporting data related to Hazardous Materials issues included in the DEIR (various dates)
- Final Environmental Impact Report (FEIR), Section 14.0, Modified Redesign Alternative (MRA), August 2010
- Final Environmental Impact Report (FEIR), Sections 16.1-16.4, Public Comments received through July 2010, and Responses, August 2010

In addition to reviewing these documents, Earth Systems Pacific staff also conducted a site visit on August 13, 2010 to confirm site conditions and Project Impacts as described in the DEIR and FEIR.

Our comments regarding these documents are presented below.



General Comments

The five sites comprising the Proposed Plan are situated in undeveloped or sparsely developed residential areas, and access to the interior portions of the Proposed Plan is largely limited to foot traffic; consequently, the potential for impacts related to use of hazardous materials is generally low.

The MRA involves an overall reduction in the scope of the Proposed Plan, but does not materially affect the original Project Description as it applies to Hazardous Materials issues. Therefore, the methodology employed in Section 5.9 of the DEIR remains applicable to the FEIR.

Public comments for the Proposed Plan focused primarily on the subject of fire danger; one comment was peripherally related to hazardous materials (a request for an inventory of fuel storage on a facility adjacent to the Corral Canyon site [Comment KK-2]), but was related to the potential for wildfires. As a result, no modifications to the FEIR are indicated in response to public comments related to hazardous materials.

Setting

- The Geography and Land Use descriptions, Soils and Hydrology, Hazardous Materials Facilities and Transport research and Hazardous Materials definitions contained in the DEIR and the subsequent revisions in the MRA appear to be complete, and no comments are offered.
- The Regulatory Framework described in the DEIR appears complete, and no comments are offered.

Impact Analysis and Mitigation Measures

- The Impact Analysis employs appropriate Methodology and identification of Thresholds of Significance, in accordance with Appendix G of California Environmental Quality Act guidelines.
- Project Impacts appear to be complete, and no additions or modifications of the FEIR are offered.
- Mitigation Measures presented in the DEIR and FEIR are appropriate to mitigate potential the identified impacts to Class III (less than significant) residual impacts. With regards to Mitigation Measures MM HAZ-2.1 (page 5.9-30) and MM HAZ-4 (page 5.9-36), the timing of the sampling and laboratory analysis should be sufficiently in advance of soil disturbance to allow for regulatory agency review and comment; we recommend sampling be conducted a minimum of 8 weeks prior to grading.



Conclusions

Based on our review, the Hazardous Materials analysis and discussion is consistent with published guidelines for analyzing these issues under the California Environmental Quality Act (CEQA). The analysis was generally performed in accordance with industry standards. The EIR utilizes the significance criteria suggested by the CEQA Guidelines Appendix G, which is appropriate for a land-use project such as this. The methodology utilized to identify potential impacts associated with implementation of the Proposed Plan and MRA is appropriate, reasonable, technically sound, and generally consistent with standard industry practices. The mitigation measures presented in the EIR are appropriate, feasible, and effective, and the discussion of impacts is consistent with the results of the analyses.

Professional Qualifications

A résumé for Mr. Conroy is attached with this letter.

We appreciate this opportunity to be of service. If you have any questions or comments regarding this document, please contact me at your convenience.

Sincerely,

Earth Systems Pacific

Timothy Conroy, CEG 1698
Senior Geologist



Attachment: Résumé

Doc. No.: 1008-112.LTR/sak



TIMOTHY S. CONROY, PG, CEG

Senior Geologist

Mr. Conroy heads the Environmental Department for Earth Systems Pacific's San Luis Obispo office, and has over 25 years of experience in the field of environmental and engineering geology. In this position, he performs Phase I site assessments, encompassing site reconnaissance, historical research, regulatory agency records and database searches, aerial photograph review, and report preparation. Mr. Conroy also conducts and authors environmental site assessments, site characterizations, and remediation plans for projects such as leaking underground fuel tank sites, petroleum bulk storage facilities, and pipeline systems.

HIGHLIGHTS OF RESPONSIBILITIES

- Preparation of Phase I Phase II environmental site assessments.
- Site characterizations entailing subsurface exploration, sampling of soil and groundwater, chemical analysis of samples, evaluation of laboratory data, and preparation of reports, including recommendations for remediation.
- Third-party review and peer review of technical reports.
- Expert witness testimony and litigation support.
- Geologic mapping.

REGISTRATIONS AND CERTIFICATIONS

Professional Geologist, State of California, No. 4813

Certified Engineering Geologist, State of California, No. 1698

Hazardous Waste Operations and Emergency Response, 40-hour and 8-hour refresher courses (OSHA 29CFR 1910.120 and 8CCR 5192)

PROFESSIONAL BACKGROUND

1989 to present	Senior Geologist	Earth Systems Pacific San Luis Obispo, CA
1987 to 1989	Project Geologist	Converse Consultants Pasadena, CA
1984 to 1987	Staff Geologist	Robert Stone & Associates Los Angeles, CA

EDUCATION

University of California, Santa Barbara
B.A., Geological Sciences, 1984

PROFESSIONAL AFFILIATIONS

Member — Association of Engineering Geologists
Founding Member — Central Coast Geologic Society

**SELECTED PROJECT EXPERIENCE**

Del Monte Boulevard Hotel Project EIR, Seaside, California. Mr. Conroy prepared hazardous materials technical reports and an EIR section for this project, which consists of the construction of a multi-story hotel on a 2.2-acre site in Seaside, California. Primary concerns at the site are related to its former use as an automobile salvage yard.

Monterey Bay Sanctuary Scenic Trail EIR, Moss Landing Segment, Moss Landing, California. Mr. Conroy was the Environmental Professional in charge of preparing a Phase I Environmental Site Assessment (ESA) for 1.1-mile segment of a bicycle/pedestrian path along State Highway 1 in Moss Landing, Monterey County. This segment of the path will traverse two industrial parcels, and include construction of a bridge over Elkhorn Slough. The ESA was used for the preparation of the Hazardous Materials section of the Project EIR.

California Water Project, Environmental Assessments, Reaches 2 through 6, Coastal Branch, California. Mr. Conroy was Project Manager for Phase I environmental site assessments of Reaches 2 through 6 of the Coastal Branch of the California Water Project. This assessments involved site reconnaissance of the approximately 88-mile pipeline alignment, regulatory agency database reviews, personnel interviews and property use history research. The results of this research identified five potentially contaminated areas that the alignment traversed. Our personnel then performed characterization studies of these locations, which involved subsurface exploration and laboratory testing for contaminants.

Harbor Terrace, Avila Beach, California. Mr. Conroy prepared an environmental assessment report for a resort hotel project in the hills above Port San Luis in Avila Beach, California. The project was slated to involve extensive grading, including cuts and fills up to 40 feet. The site had been used in the past as an oil storage facility, and considerable depths of fill and contaminated soil were present. These issues were evaluated and addressed, along with proposed mitigation measures.