



PLANNING ■ DESIGN ■ CONSTRUCTION

**PHASE I
ENVIRONMENTAL SITE ASSESSMENT**

**Lyons Canyon Ranch (Tract 53653)
City of Santa Clarita
County of Los Angeles, State of California**

Prepared For:

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April 23, 2004

JN 10-102810



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Mr. Jeff Hogan
The City of Santa Clarita
23920 Valencia Boulevard, Suite 300
Santa Clarita, California 91355

**Subject: PHASE I ENVIRONMENTAL SITE ASSESSMENT
Lyons Canyon Ranch (Tract 53653), Located within the City of Santa Clarita,
County of Los Angeles, State of California**

Dear Mr. Hogan:

RBF Consulting (RBF) is pleased to submit this Phase I Environmental Site Assessment (ESA) for the above referenced project, herein referenced as the "subject site." This Assessment has been prepared to evaluate the potential presence of hazardous materials and the expected nature of the materials that may be on the subject site addressed within this Assessment. This Assessment has been prepared for the sole use of the **City of Santa Clarita**, for the above referenced subject site. Neither this Assessment, nor any of the information contained herein shall be used or relied upon for any purpose by any person or entity other than the **City of Santa Clarita**.

The Phase I ESA was performed in general accordance with American Standards for Testing and Materials (ASTM) Standard Practice E 1527-00, the scope-of-services and inherent limitations presented in our proposal. The Assessment is not intended to present specific quantitative information as to the actual presence of hazardous materials on or adjacent to the subject site, but is to identify the potential presence based on available information.

Should you or your staff have any questions after reviewing the attached report, please do not hesitate to contact me at 949/855-3686.

Sincerely,

Bruce R. Grove Jr., REA
Project Manager, Environmental Assessor

Richard Beck
Environmental Analyst



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INTRODUCTION

*The purpose of conducting this Phase I Environmental Site Assessment (ESA) is to permit the use of this report to satisfy one of the requirements to qualify for the Innocent Landowner Defense to CERCLA (Superfund Law) liability, by providing an appropriate inquiry into the previous uses of the property in order to identify **Recognized Environmental Conditions (RECs)**. As defined in American Standards for Testing and Materials (ASTM) Standard Practice E 1527-00, a **REC** is "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property." The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include "**de minimis**" conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be "**de minimis**" are not **RECs**.*

1.1 SUBJECT SITE

The Lyons Canyon Ranch (Tract 53653), herein referred as the "subject site" within this Assessment, is generally located adjacent to The Old Road, west of Interstate 5 (I-5) and south of Sagecrest Circle and Stevenson Ranch, within an unincorporated area of Los Angeles County, State of California (T.3N, R.16W, Sections 4, 9, SBBM) (refer to Exhibit 1, *Regional Vicinity* and Exhibit 2, *Site Vicinity*). The subject site is bounded by the Stevenson Ranch development to the north, The Old Road to the east, Towlsey Canyon Park to the south, and Los Padres National Forest to the west. On-site access is provided via I-5 and The Old Road.

The subject site consists of approximately 350-acres of vacant land. On-site topography ranges from approximately 1,400 to 1,720 feet above mean sea level (msl) and gently slopes to the northeast. The subject site currently consists of open space and various unimproved dirt roads (refer to Exhibit 3, *Subject Site*). Several concrete pads are located throughout the subject site, which are associated with historic uses of the site (refer to Section 1.2.1, *Site Inspection* for a complete discussion).

Surrounding off-site land uses consist of residential uses (Stevenson Ranch) to the north, The Old Road and I-5 to the east, the Ed Davis Park in Towsley Canyon to the south, and Los Padres National Forest to the west (refer to Section 2.0, *Physical Setting*, for a complete description of on-site and off-site conditions).

118°35.000' W

118°34.000' W

118°33.000' W

WGS84 118°32.000' W

34°23.000' N

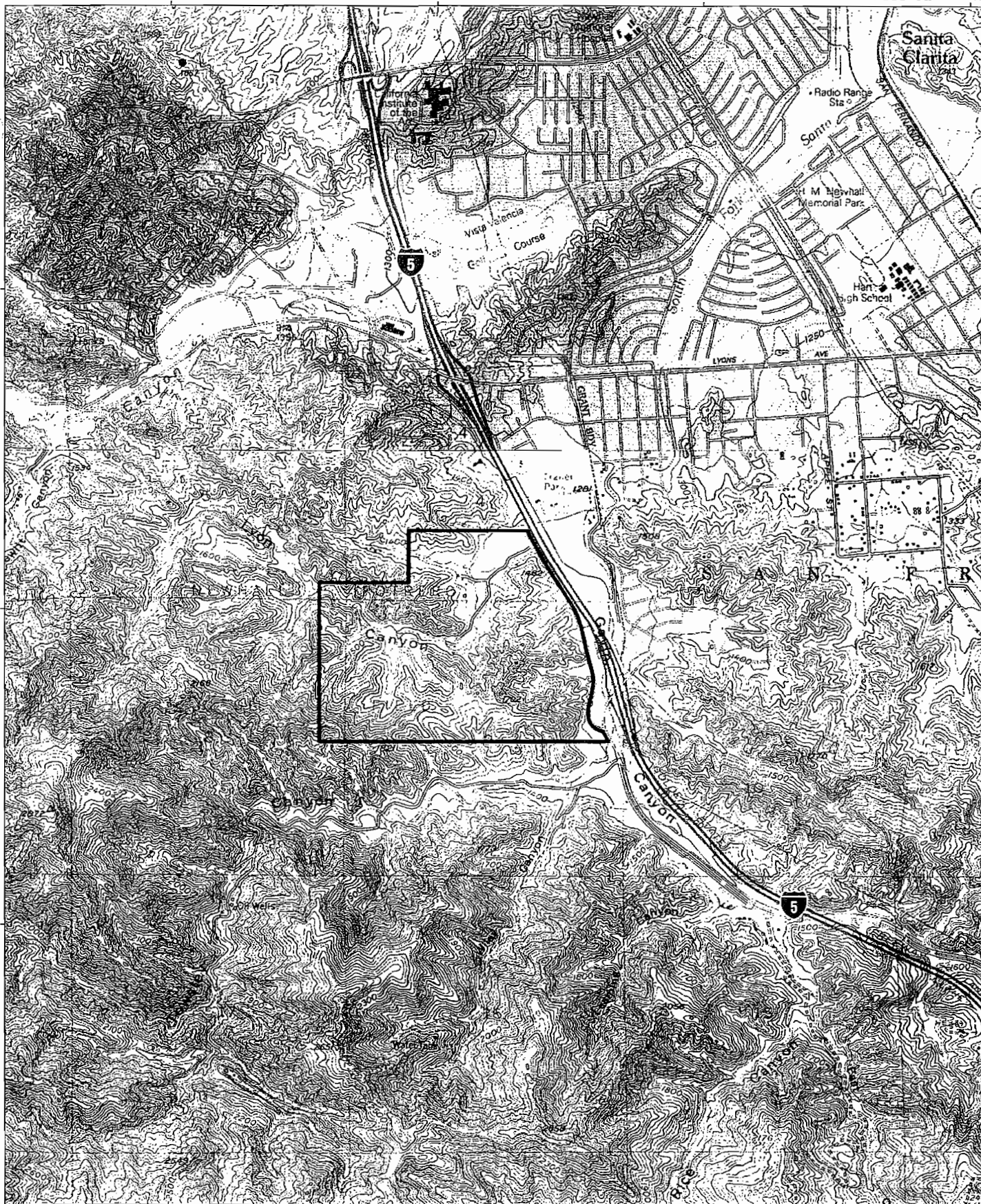
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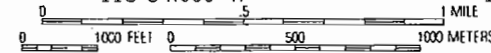


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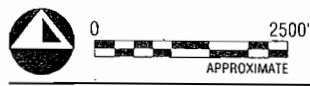
118°33.000' W

WGS84 118°32.000' W



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 Subject Site



2/12/04 JN 10-102810-10843

LYONS CANYON • PHASE I ESA
Site Vicinity

Exhibit 2



1.1.1 Anticipated Future Uses

Future uses are anticipated to consist of a mix of residential, commercial, and recreational uses that have a strong relationship to natural open space through orderly development and conservation of the project site. Specifically, the project proposes to construct 170 single-family residential lots in the southwestern portion of the site; five (5) multi-unit residential areas in the central and northeastern portion; a school, park site, and a water tank site in the southeastern corner of the development.

1.2 EXECUTIVE SUMMARY

A partial summary of results of the Phase I ESA is as follows (refer to Sections 2.0 through 5.0 of this Assessment for a complete discussion of our investigation and conclusions):

1.2.1 Site Inspection

Evidence to suggest the presence of a REC within the boundary of the subject site was observed during the April 20, 2004 site inspection, which is described below (refer to Section 4.0, for a detailed description of the site reconnaissance):

- ◆ Miscellaneous debris (i.e., agricultural equipment, 55-gallon drums, buckets, cans) was noted throughout the subject site. RBF could not visually inspect the ground surface in areas where debris was present.
- ◆ One (1) 500-gallon aboveground storage tank (AST) was observed atop a hill within the central portion of the subject site. The contents of the tank (if any) remain undefined.
- ◆ One (1) fallen power line, with associated transformer box, was noted within the subject site. Surficial staining on the concrete, associated with the power line, was noted. Due to the age of the power line, the potential for the release of polychlorinated biphenyls (PCBs) exists within the subject site.
- ◆ One (1), concrete structure was noted on-site. The structure was recessed into a hillside. Views looking into and from the top of the structure indicate that the structure was used for disposal or storage. The contents of the structure were unknown at the time of this Assessment.
- ◆ Several undocumented pipes extending out of the ground surface were noted throughout the site. The pipes varied in diameter and height.
- ◆ One (1) water well was noted within the boundaries of the subject site.

1.2.2 Asbestos Containing Materials

No structures are currently located within the boundaries of the subject site; therefore, the potential for asbestos containing materials (ACMs) to be found on-site is considered unlikely.

1.2.3 Lead-Based Paints

No structures are currently located within the boundaries of the subject site; therefore, the potential for lead-based paints (LBPs) to be found on-site is considered unlikely.

1.2.4 Adjacent Properties The presence of hazardous materials on the subject site that may have been generated from adjacent properties was not visible during the April 20, 2004 site inspection.

1.2.5 Public Records Available public records were provided by Environmental Data Resources, Inc. (EDR), on October 29, 2003. The lists which were reviewed identified one (1) regulatory property within the boundaries of the subject site, which is briefly described below:

- ◆ **24945 The Old Road (Time Warner Entertainment Company, L.P.):** 24945 The Old Road was listed within the HAZNET database. The HAZNET database contains information that is extracted from the copies of hazardous waste manifests received each year by the Department of Toxic Substances Control (DTSC). The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from the manifests are submitted without correction, and therefore may contain some invalid values for data element. 24945 The Old Road has been listed within the HAZNET database for the storage of asbestos-containing waste, other empty containers 30 gallons or more, oxygenated solvents, unspecified sludge waste, and unspecified organic liquid mixture on-site. The property has a reported disposal method via land fill, disposal, and recycler. No contamination has been reported within the EDR Database with respect to the on-site property.

The lists identified twelve (12) listed regulatory properties located within a one-mile radius of the subject site (refer to Exhibit 4, *Overview Map*). A REC on the subject site caused by these sites is considered to be low due to the groundwater flow direction; the distance and direction from the subject site; and/or the status of the identified sites. Refer to Section 3.0, *Historical and Regulatory Information Searches*, for a detailed discussion.

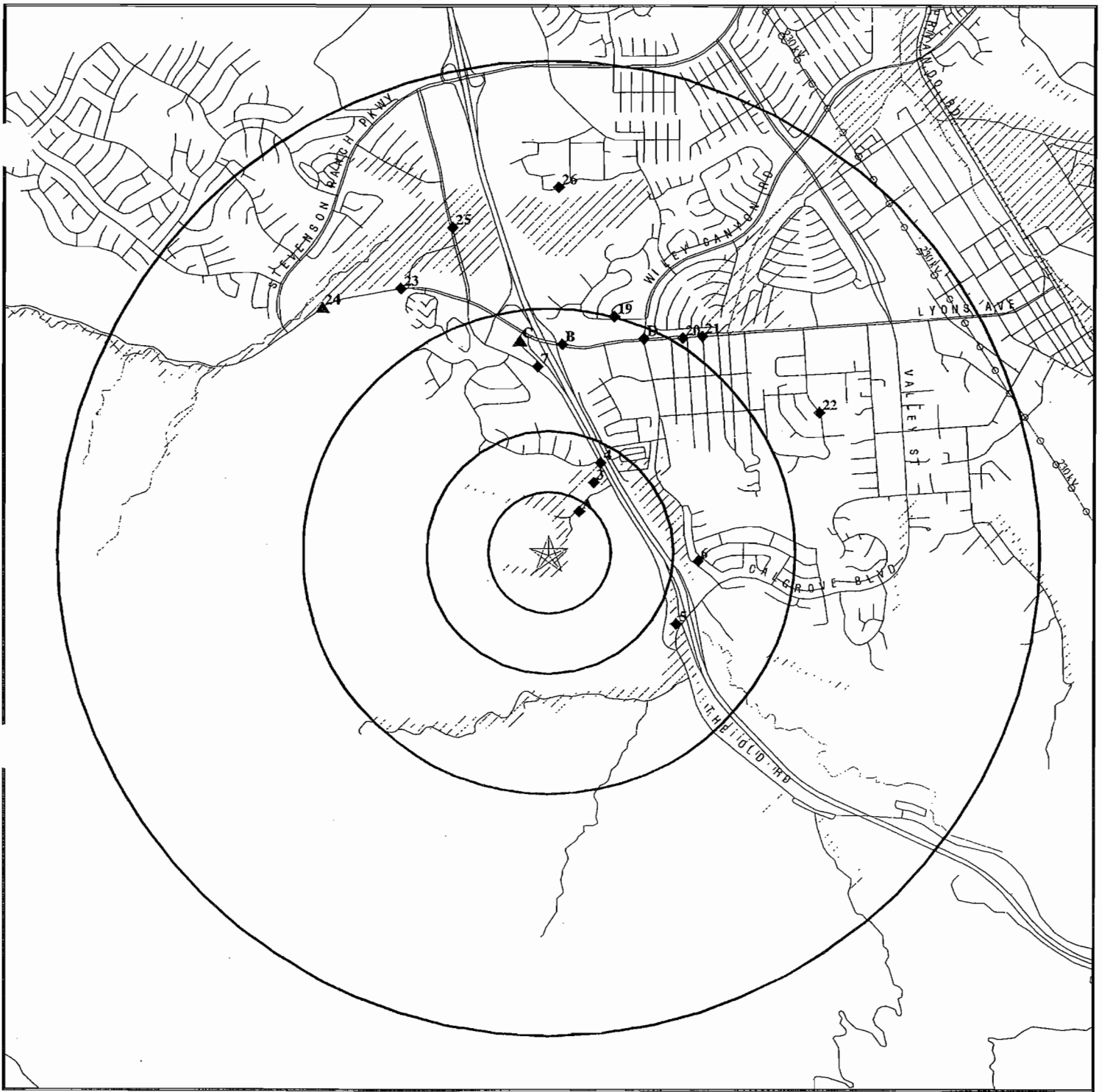
1.2.6 Historic Recognized Environmental Condition

A “*historic recognized environmental condition*” (HREC) is defined as a condition which in the past would have been considered a REC, but which may or may not be considered a REC currently. HRECs are generally conditions which have in the past been remediated to the satisfaction of the responsible regulatory agency. Based on this definition, one (1) HREC was identified within the boundaries of the subject site.

1.2.7 Historical Use(s) Information

Based upon the site inspection, review of available historical aerial photographs, and interviews, the subject site appears to have consisted of open space. The site was previously used as a set for the filming of television shows and movies.

Additionally, a portion of the subject site had been used for agricultural purposes from the 1920's to 1950's. Therefore, a combination of several commonly used pesticides (i.e., DDD, DDT, DDE), which are now banned may have been used throughout the subject site. It should be noted that the historical use of agricultural pesticides may have resulted in pesticide residues of certain persistent in soil at concentrations that are considered to be hazardous according to established Federal regulatory levels. The primary concern with historical pesticide residues is human



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▨ National Priority List Sites
- ▨ Landfill Sites
- ▨ Dept. Defense Sites
- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▨ 500-year flood zone
- ▨ Areas of Concern

Source: EDR, Inc., 2003

health risk from inadvertent ingestion of contaminated soil, particularly by children. The presence of moderately elevated pesticide residuals in soil present potential health and marketplace concerns.

1.2.8 Opinions/Recommendations

Based on the records and other data reviewed during the preparation of this Phase I ESA, in accordance with ASTM Standard Practice E 1527-00 and the scope-of-services, and subject to the limitations thereof, the following measures are recommended:

- ◆ All miscellaneous debris (i.e., agricultural equipment, 55-gallon drums, buckets, cans) should be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.
- ◆ The 500-gallon AST should be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.
- ◆ Power lines and transformers were noted within the subject during the April 20, 2004 site inspection. One (1) fallen power line, with associated transformer box, was noted within the subject site. Surficial staining on concrete, associated with the power line, was present.
- ◆ Any transformers to be removed/relocated during site construction/demolition should be conducted under the purview of the local utility purveyor to identify proper handling procedures regarding potential PCBs.
- ◆ All concrete/asphalt pads should be removed and disposed of at an appropriate permitted facility. Once removed, exposed soils should be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils should be tested to identify appropriate remedial activities (if necessary).
- ◆ The on-site well should be properly removed and abandoned pursuant to the latest procedures required by the local agency with closure responsibilities for the wells. Any associated equipment (i.e., piping) should be removed off-site and properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials (if present) should be performed.
- ◆ The subject site was utilized for agricultural purposes in the past and may contain pesticide residues in the soil. Soil sampling should occur throughout the subject site, especially in areas of past development (as identified within the historical aerial photographs). The sampling will determine if pesticide concentrations exceed established regulatory requirements and will identify proper handling procedures that may be required.

- ◆ The terminus of all undocumented pipes should be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipe to act as a ventilation apparatus for an undocumented underground storage tank (UST). Should a UST be present, the UST should be removed and properly disposed of at an approved landfill facility. Once the UST is removed, a visual inspection of the areas beneath and around the removed UST should be performed. Any stained soils observed underneath the UST should be sampled. Results of sampling (if necessary) would indicate the level of remediation efforts that may be required.
- ◆ If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contractor shall:
 - Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
 - Notify the Project Engineer of the implementing Agency;
 - Secure the areas directed by the Project Engineer; and
 - Notify the implementing agency's Hazardous Waste/Materials Coordinator

1.3 SCOPE OF SERVICES AND METHODOLOGY USED

The scope of this Phase I ESA follows guidance provided in ASTM Standard Practice E 1527-00. The ASTM 1527-00 document outlines a procedure for completing ESAs that includes a review of records, site reconnaissance, and interviews where possible. The ASTM document recommends the following regulatory database search distances from a property:

- ◆ National Priorities List (NPL)-1.0 mile
- ◆ RCRA Corrective Action Report (CORRACTS)-1.0 mile
- ◆ Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS/NFRAP)-0.5 mile
- ◆ RCRA Permitted Treatment, Storage, Disposal Facilities (RCRA-TSD)-0.5 mile
- ◆ RCRA Registered Small or Large Generators of Hazardous Waste (GNRTR)-0.125 mile
- ◆ State CERCLIS (SCL)-0.5 mile
- ◆ State Equivalent Priority List (SPL)-1.0 mile
- ◆ Toxic Release Inventory Database (TRIS)-0.25 mile
- ◆ Leaking Underground Storage Tanks (LUST)-0.5 mile
- ◆ Solid Waste Landfill List (SWLF)-0.25 mile
- ◆ RCRA Violations/Enforcement Actions (RCRA Viol)-0.25 mile
- ◆ Registered Underground or Aboveground Storage Tank Database (UST/AST)-0.25 mile
- ◆ ERNS and State Lists (SPILLS)-0.125 mile

The objectives of the Phase I ESA contained herein are as follows:

- ◆ Evaluate the potential for hazardous materials on the subject site based upon readily discernible and/or documented present and historic uses of the property and uses immediately adjacent to the site; and

- ◆ Generally characterize the expected nature of hazardous materials that may be present as a result of such uses, within the limits imposed by the scope of this Assessment.

This Assessment is not intended to provide specific qualitative or quantitative information as to the actual presence of hazardous materials at the site, merely to identify the potential presence based on available information. To achieve the objectives of this Assessment, RBF conducted a Phase I ESA of the subject site to provide preliminary conclusions relative to site conditions.

The assessment included the following components, which are designed to aid in the discovery and evaluation of recognized environmental conditions:

- ◆ RBF performed a site visit on April 20, 2004 consisting of a visual examination of the subject site for visual evidence of potential environmental concerns including existing or potential soil and groundwater contamination, as evidenced by soil or pavement staining or discoloration, stressed vegetation, indications of waste dumping or burial, pit, ponds, or lagoons; containers of hazardous substances or petroleum produces; electrical and hydraulic equipment that may contain PCBs, such as electrical transformers and hydraulic hoists; and underground and above ground storage tanks. RBF observed the physical characteristics of the property (i.e., apparent runoff directions, location of paved areas, etc.). It should be noted that the site visit specifically excluded any subsurface investigation including, but not limited to, sampling and/or laboratory analysis.
- ◆ An investigation of historical use of the subject site by examining locally available aerial photographs (one source) and other readily available historical information, for evidence of potential environmental concerns associated with prior land use.
- ◆ A review of information available on general geology and topography of the subject property and local groundwater conditions.
- ◆ A review of environmental records available from the property owner or site contact including regulatory agency reports, permits, registrations, and consultant's reports for evidence of potential environmental concerns.
- ◆ A site property line visual assessment of adjacent properties for evidence of potential off-site environmental concerns that may affect the subject property.
- ◆ A review of a commercial database summary (provided by EDR), of federal, state and local regulatory agency records pertinent to the subject property and off site facilities located within ASTM-specified search distances for the subject property.
- ◆ RBF compiled the data reviewed, discussed findings, formulated conclusions, opinions and recommendations, and prepared this written report presenting the findings of the Phase I ESA.

The performance of the Phase I ESA was not limited by any extraordinary conditions or circumstances.

1.4 LIMITING CONDITIONS OF ASSESSMENT

The findings and professional opinions of RBF are based on the information made available to RBF (listed in Section 6.0, *References*) from public records, and should be understood to be preliminary only.

RBF makes no warranties either expressed or implied, concerning the completeness of the data made available to us for this study and withholds certification of any type concerning the presence or absence of contamination of the subject site. RBF is not responsible for the quality or content of information from

these sources. The report states our conclusion based on the limitations of our Scope-of-Services, in accordance with generally accepted standards for a Phase I ESA.

Subsurface exploration, geologic mapping, laboratory testing of soil or water samples, lead and asbestos sampling, and operations/inventory review of adjacent uses were not performed in connection with this Assessment. This Assessment represents our professional judgement, based on the level of effort described above, as to the present potential for hazardous materials at the site.

Subsurface exploration, sampling and laboratory testing should be performed if it is deemed necessary or required to quantify the actual absence or presence of hazardous materials and recommend possible remediation measures for such hazardous materials (a "Phase II" investigation).

This Assessment addressed the likelihood of the presence of hazardous substances and/or petroleum products resulting from past and current known uses of the property and nearby properties. Certain conditions, such as those listed below, may not be revealed:

- ◆ Naturally occurring toxins in the subsurface soils (i.e., radon), rocks, or water, or toxicity of the on-site flora;
- ◆ Toxicity of substances common in current habitable environments, such as stored household products, building materials, and consumables;
- ◆ Biological pathogens;
- ◆ Subsurface contaminant plume from a remote source;
- ◆ Contaminants or contaminant concentrations that do not violate present regulatory standards but may violate such future standards; and
- ◆ Unknown site contamination, such as "midnight dumping" and/or accidental spillage which could have occurred after RBF's site visit.

The information and opinions rendered in this Assessment are exclusively for use by the City of Santa Clarita. RBF will not distribute or publish this report without the consent of the City of Santa Clarita, except as required by law or court order. The information and opinions expressed in this Assessments are given in response to RBF's Scope-of-Services and Limitations indicated above and should be considered and implemented only in light of the Scope-of-Services and Limitations. The services provided by RBF in completing this Assessment were consistent with normal standards of the profession. No warranty, expressed or implied, is made.

PHYSICAL SETTING

Physical setting sources typically provide information regarding geologic, hydrogeologic, hydrologic, or topographic characteristics of a property. The following information is primarily based on review of the United States Geological Survey (USGS) Oat Mountain, California Quadrangle, photorevised 1969 and a site inspection conducted by RBF on April 20, 2004. Other miscellaneous resources utilized within this section and throughout the Assessment are referenced in Section 6.0, REFERENCES.

2.1 SUBJECT SITE DESCRIPTION

The following discussions provide a detailed description of the subject site:

2.1.1 Location

The subject site is generally located adjacent to The Old Road, west of I-5 and south of Sagecrest Circle and Stevenson Ranch, within an unincorporated area of Los Angeles County, State of California. The subject site is bounded by the Stevenson Ranch development to the north, The Old Road and I-5 to the east, the Ed Davis Park in Towlsey Canyon to the south, and Los Padres National Forest to the west. On-site access is provided via I-5 and The Old Road.

2.1.2 Current Use(s) of the Subject Site

The subject site currently consists of open space and numerous unimproved dirt roads, which primarily originate from The Old Road.

2.1.3 Description of On-Site Structures

No permanent structures are presently located within the boundaries of the subject site. Several unimproved dirt roads traverse the subject site.

2.1.4 Zoning/Land Use Records

Zoning/land use records generally consist of records of the local government in which the subject site is located and indicates the use permitted by the local government in particular zones within its jurisdiction. The records may consist of maps and/or written records. The property is in unincorporated Los Angeles County and is zoned for agriculture. Future land uses are anticipated to be consistent with the Lyons Canyon Specific Plan.

2.2 TOPOGRAPHY

The USGS maps show geological formations and their characteristics, describing the physical setting of an area through contour lines and major surface features including lakes, rivers, streams, buildings, landmarks, and other factors that impact the spread of contamination. Additionally, the maps depict topography through color and contour lines and are helpful in determining elevations and site latitude and longitude.

Based on the USGS, Oat Mountain, California Quadrangle, photorevised in 1969, on-site topography ranges from approximately 1,462 to 1,700 feet above msl. Several dirt roads and two (2) improved roads are noted on the map. The subject site primarily consists of steep slopes with limited flat terrain. Two blue line streams are present on-site. Eight (8) structures are also present on-site. The map indicated that the subject site is located within the Newhall Potrero Oil Field. No pits, ponds, or lagoons were noted within the subject site on this topographical map.

2.3 CURRENT USES OF ADJOINING PROPERTIES

For the Scope of this Assessment, properties are defined and categorized based upon their physical proximity to the subject site. An adjoining property is considered any real property or properties the border of which is contiguous or partially contiguous with that of the subject site, or that would be contiguous or partially contiguous with that of the subject site but for a street, road, or other public thoroughfare separating them. An adjacent property is any real property located within 0.25 miles of the subject site's border. The following is a detailed description of each adjoining land use observed on April 20, 2004:

- North: Sagecrest Circle and the Stevenson Ranch development, opposite of Sagecrest Circle, are present to the north of the subject site.
- East: The Old Road, west of I-5, is present to the east of the subject site. The City of Santa Clarita is east of I-5.
- South: The Towsley Canyon Park is located to the south of the subject site.
- West: The Los Padres National Forest is present west of the subject site.

2.4 GEOLOGIC CONDITIONS

2.4.1 Geology

The USGS Geological Map Index was searched by EDR for available Geological Maps which cover the subject site and surrounding areas. These Geological Maps indicate geological formations which are overlaid on a topographic map. Geological maps can be effective in estimating permeability and other factors that influence the spread of contamination. Geological Maps indicate geological formations which are overlaid on a topographic map. Some maps focus on specific issues (i.e., bedrock, sedimentary rocks, etc.) while others may identify artificial fills (including landfills). Geological maps can be effective in estimating permeability and other factors that influence the spread of contamination.

The site is underlain by coarse sandy loam. More specifically, the site is located in the eastern portion of the East Ventura Basin in which marine and non-marine

sedimentary rock were deposited from Tertiary through Quaternary time with interim periods of non-deposition. The northern and western boundaries of the East Ventura Basin are considered to be the San Gabriel fault, while a fault complex consisting of the Oak Ridge fault, Santa Susana Fault and Weldon Canyon fault are considered within the eastern and southern boundaries. Rocks in Lyons Canyon consist primarily of Pliocene shallow marine claystone, siltstone, and sandstone of the Pico Formation overlain by and interfingering with upper Pliocene-lower Pleistocene terrestrial mudstone and sandstone of the Saugus formation.

2.4.2 Soils

According to the EDR GeoCheck database search, dated October 29, 2003, the subject site is underlain by the Cieneba association. The Cieneba association consists of loamy soils. This soil has a slow infiltration rate with somewhat excessive drainage. The Cieneba soil has a low water holding capacity and a depth to water table greater than 6 feet.

2.4.3 Radon

Radon is a radioactive gas that is found in certain geologic environments and is formed by the natural breakdown of radium, which is found in the earth's crust. Radon is an invisible, odorless, inert gas which emits alpha particles, known to cause lung cancer. Radon levels are highest in basements (areas in close proximity to the soil) that are poorly ventilated. According to the "U.S. EPA Map of Radon Zones," the County of Los Angeles is located within Zone 2 which has a predicted average indoor screening level of ≥ 2.0 but ≤ 4.0 Picocuries per liter (pCi/L). EPA recommends remedial actions when radon levels are greater than 4.0 pCi/L (refer to Appendix A, *EDR Database Search*). The report included in the EDR Database Search indicates that this site is in between the 2.0 and 4.0 pCi/L benchmarks for radon.

2.5 BIOLOGICAL SETTING

The biotic community that exists within the vicinity of the subject site is typical of most open space. Plants and animals in the area consist of primarily native species. According to Biological Assessments the subject site consists of non-native grassland, coastal sage scrub, chaparral, mule fat scrub, willow riparian woodland, coast live oak woodland, and southern California walnut woodland. Disturbed areas are primarily associated with historic on-site structures and unimproved roads that traverse the subject site. It should also be noted that the subject site was affected by the October 2003 fires in Southern California. Therefore, the biological setting of the subject site has been altered.

2.6 DRAINAGE/HYDROLOGY

2.6.1 Drainage

Drainage of the subject site is accomplished by overland sheet flow, which is generally in a northeastern direction. Several natural on-site drainages are located within the boundaries of the subject site and convey overland sheetflow.

2.6.2 Flood Hazards

Flood Prone Area Maps published by the USGS show areas prone to 100 year floods overlaid on a topographical map. These maps are not considered the official Federal Emergency Management Agency (FEMA) flood maps, therefore in cases where a property is located immediately adjacent to or within the flood prone boundary, a FEMA map should be obtained. According to the EDR Database search, the western portion of the subject site is located within a 100-year flood

zone. Refer to the EDR Overview Map located in Appendix A, *EDR Search*, for an illustration of the 100-year flood zone vicinity.

2.7 GROUNDWATER AND WATER WELLS

Based on the Preliminary Geotechnical Investigation, the main canyon area groundwater is approximately 53 to 67 feet below the existing ground surface. Within the southwestern portion of the canyon, a perched water level is at 14 feet. RBF assumes groundwater flow would follow the slope of the ground surface elevations towards the nearest open body of water or intermittent stream. The direction of this flow on-site is expected to be generally in a northeastern direction.

According to the EDR GeoCheck Report, no water wells or public water supply wells have been reported within the boundaries of the subject site. However, one (1) water well, in the central portion of the site, was noted during the April 20, 2004 site inspection. Refer to the *Physical Setting Map*, within the EDR Report in Appendix A, for on-site physical features.

HISTORICAL AND REGULATORY INFORMATION SEARCHES

The ASTM Phase I Standard (E1527-00) allows discretion in choosing from among eight standard sources, plus “other” non-specific sources (other non-specific sources can include newspaper archives and records in the files and/or personal knowledge of the property owner and/or occupants). The standard sources are fire insurance maps, historical topographic maps, street directories, aerial photographs, property tax files, building department records, planning department records, and a chain-of-title. The focus is on usage rather than ownership, which is why a chain-of-title is not required and not sufficient by itself.

*Historical subject site use information was obtained from **1903** to the present. Per ASTM, historical uses “shall be identified from the present, back to the **property’s obvious** first development use [including agricultural and fill activities], or back to 1940, which ever is **earlier**.”*

3.1 HISTORICAL SITE USAGE

The following historical information is based upon review of available historical maps and documents, available public information, interviews, and a review of a series of historical aerial photographs dating from 1928 through 2002.

3.1.1 Interviews

3.1.1.1 *County of Los Angeles Fire Department - Hazardous Materials Division*

RBF interviewed the Los Angeles County Fire Department in an effort to determine whether the subject site has been under investigation of any hazardous materials regulation. The Fire Department indicated that no records exist for the subject site (refer to Appendix B, *Documentation*).

3.1.1.2 *Los Angeles County Public Health Investigation Office*

RBF contacted the Public Health Investigation Office (PHIO) in an effort to determine whether the subject site has been under investigation of any hazardous material regulations. The PHIO typically contains information of hazardous substance release and cleanup, based on addresses. A file review was set up for February 4, 2004. Refer to Section 3.1.2.9 for a summary of the file review (refer to Appendix B, *Documentation*).

3.1.1.3 *County of Los Angeles Public Works*

RBF contacted Pim Smith with the Los Angeles County Public Works office in an effort to determine if underground storage tanks are present on-site. Pim Smith indicated that records are not available for the subject site (refer to Appendix B, *Documentation*).

3.2.1 Documentation

3.2.1.1 *Building Department Records*

Building Department Records are those records of the local government in which the subject site is located indicating permission of the local government to construct alter, or demolish improvements on the property. The purpose for a records review is to obtain and review available building permit records which would help to evaluate potentially recognizable environmental condition(s) which could be connected with the subject site. Typically, Building Department Records are maintained by street address. RBF contacted the City of Santa Clarita and County of Los Angeles Building and Safety Departments to determine if Building Department Records are maintained for the subject site; however it was noted that no records were on-file for the subject address (refer to Appendix B, *Documentation*).

3.2.1.2 *Recorded Land Title Records*

Recorded land titles are records usually maintained by the municipal clerk or county recorder of deeds which detail ownership fees, leases, land contracts, easements, liens, deficiencies, and other encumbrances attached to or recorded against the subject site within the local jurisdiction having control for or reporting responsibility to the subject site. Due to state land trust regulations and laws, land title records will often only provide trust names, bank trust numbers, owner's names, or easement holders, and not information concerning previous uses or occupants of the subject site. Additionally, environmental liens recorded against the subject site are, at times, considered outside the scope of recorded land title records. For these reasons, this Assessment has relied upon other standard historical information sources assumed to be either more accurate or informative than recorded land titles.

3.2.1.3 *Sanborn Fire Insurance Maps*

Sanborn Maps contain detailed drawings which indicate the location and use of structures on a given property during specific years. These maps were originally produced to show buildings in sufficient detail for insurance underwriters to evaluate fire risks and establish premiums, but now are utilized as a valuable source of historical and environmental risk information. RBF requested available historical Sanborn Fire Insurance Maps for the subject site from EDR. At the time of this Assessment, no Sanborn Maps had been published for the subject site vicinity (refer to Appendix B, *Documentation*).

3.2.1.4 *First American Real Estate Solutions Property Data*

RBF reviewed 2003-2004 *First American Real Estate Solutions* Property Data for the subject site. *First American* Property Data provides current property ownership information and includes information regarding on-site improvements, zoning, land use,

transfer of last sale, and other miscellaneous structural improvements. No property data was discovered during the search of the property records.

3.2.1.5 City Directory Searches

City Directories, published by private companies (or sometimes the government), provide a chronological sequence of past site ownership, occupancy, and/or uses for a property by reference of an address. This type of search is particularly effective to determine the past uses of properties. Since the subject site does not have a street address, this Assessment has relied upon other standard historical information sources assumed to be either more accurate or informative than City Directory searches.

3.2.1.6 Historical Topographic Maps

RBF reviewed historical topographic maps dated 1903 through 1979, for the subject site and adjacent areas provided by EDR. Review of available historical topographic maps provided the following chronological sequence of site history. Copies of the historical topographic maps as well as the most recent topographic map are presented in Appendix B, *Documentation*.

1903: In the 1903 USGS Santa Susana, California Quadrangle, on-site topography ranges from 1,500 to 2,500 feet above msl. It should be noted that the 1903 quadrangle is a 15 minute series topographic maps. These maps typically label major peaks, railroads, lakes, and rivers; however, often times they lack detail as far as specific elevations, roadways, and detailed land uses. On-site uses appear to consist of vacant land. Various canyons are labeled on the map. The City of Newhall is present to the northeast of the subject site, however, most of the land consists of open space. The Southern Pacific Railroad (SPRR) traverses the quadrangle in a northwest-southeast direction.

1941-

1943: In the 1941 through 1943 USGS Santa Susana, California Quadrangles on-site topography ranges approximately from 1,500 to 2,500 feet above msl. On-site land uses are similar to those viewed in the 1903 USGS topographic map; the subject site remains undeveloped, however, two (2) structures are present along Highway 99 (Hwy 99), currently I-5. One (1) blue-line stream is present within the subject site. The 1941 topographic map is the first to illustrate Highway 99. Surrounding off-site uses are slightly more developed, indicated by the presence of additional road alignments. Off-site oil fields are first labeled in the 1941 map. No other on-site structures, pits, ponds, or lagoons were noted on the 1941 through 1943 topographic maps.

1952: In the 1952 USGS Oat Mountain, California Quadrangle on-site topography is similar to that viewed in the 1941-1943 topographic maps. On-site uses also appear similar, however three (3) structures are present within the subject site and the on-site road has been extended and another road has been constructed which connects to the existing road. Two (2) blue-line streams are present within the subject site and merge into one adjacent to the converging road. The 1952 topographic map is the first to show Hwy 99 as a four-lane thoroughfare.

1969: In the 1969 USGS Oat Mountain, California Quadrangle, on-site topography and land uses are similar to those viewed in the 1952 USGS topographic map.

The Old Road has been constructed to the east of the subject site, along I-5 and connects to the on-site road. Off-site surrounding uses have been further developed, generally to the northeast. No on-site pits, ponds, or lagoons were noted on the 1969 topographic map. However, it should be noted that the subject site is located within the Newhall Potrero Oil Field, per the 1969 USGS Quadrangle. Refer to Section 3.2.1.8, for a discussion of the oil field and prior on-site geotechnical investigations.

Based on review of the above referenced historical topographic maps, the subject site appears to have consisted of various on-site structures, vacant land and limited agricultural uses. Specific uses of the on-site structures remained undefined during the course of this Assessment. Based on the available USGS Quadrangles, the on-site structures appear to have been associated with past agricultural uses and/or past Warner Brothers Studios tenants.

3.2.1.7 *Historical County Planning Maps*

Beginning in the 1930's, historical county planning maps were used by highway departments to disburse federal funding based on each county's road system. Some states just mapped roads, but many added cultural features such as farms and factories. These features were usually shown everywhere except within city limits. These maps are especially useful in conjunction with historical topographic maps. The topographical map can indicate the size, shape, and location of structures, while the historical county planning map can identify their use. This Assessment has relied upon other standard historical information sources assumed to be either more accurate or informative than historical county planning maps.

3.2.1.8 *California Department of Oil, Gas, and Geothermal Resources*

RBF reviewed a Wildcat Map provided by the California Department of Oil, Gas, and Geothermal Resources (DOGGR). These maps indicate existing and historical oil and gas wells within the immediate vicinity of the subject site. Current well status for any well indicated on the Wildcat Maps should be confirmed at the appropriate Division of Oil and Gas District Office. According to the Wildcat Map W1-2, dated April 24, 1999, the subject site appears to be located in a sedimentary basin with oil, gas, or geothermal production (refer to Appendix B, *Documentation*).

According to the Preliminary Geotechnical Report, one (1) previously abandoned oil well is present within the central portion of the subject site. This "Ayers" drill site was constructed by the Sun Drilling Company in 1961 to a depth of 9,785 feet. The well has since then been abandoned.

3.2.1.9 *Los Angeles County Public Health Investigation File Review*

Sites listed in the EDR Database Report that are located within the subject site and within a one-mile radius of the subject site were reviewed to determine whether groundwater contamination or other unauthorized releases have occurred which could potentially affect surface or subsurface conditions of the subject site. Typically, contamination plumes within groundwater are relatively localized to the source. Topographic conditions generally dictate the movement of groundwater, thus, the surface gradient is used to determine whether contamination plumes could be moving towards the subject site.

Based on the EDR Database Report and other documents reviewed, one (1) property is subject to additional data analysis due to its location within the subject site, it is listed below. RBF contacted the PHIO in order to request a file search and review. RBF reviewed files at the PHIO on February 4, 2004 in an effort to obtain the most recent reported information with respect to adjacent properties that have reported subsurface releases. The PHIO maintained files on hazardous materials releases and associated monitoring programs. The following discussion is based on the file review conducted at the PHIO on February 4, 2004 (refer to Appendix C, *Documentation*):

- ◆ **24945 The Old Road (Time Warner Entertainment Company):** 24945 The Old Road is located within the boundaries of the subject site. 24945 The Old Road was listed within the HAZNET database provided by EDR. The HAZNET database contains information that is extracted from the copies of hazardous waste manifests received each year by the Department of Toxic Substances Control (DTSC). The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from the manifests are submitted without correction, and therefore may contain some invalid values for data element.

On September 24, 1990, the Los Angeles County Department of Health Services (DEH) responded to a complaint of an illegal disposal involving hazardous waste on-site. An investigation revealed that a waste material was illegally discharged to the ground surface. It was determined that approximately 165 gallons of methylcellulose liquid containing hydrocarbon waste was release to site soil. On September 24, 1990, an emergency response contractor removed and containerized visibly impacts soils and pooled methylcellulose liquid, and sampled and analyzed the containerized material.

A Sampling and Analysis Plan was approved on October 30, 1990 by the DEH. EMCOM Associates performed the site assessment activities for the site. TPH and BTXE were not detected in any of the analyzed samples. According to EMCOM, the previous soil excavation in the release area of the site was successful in removing the volatile petroleum components released to site soil and low concentrations of total recoverable petroleum components are still present. At time of the soil assessment there were no regulatory criteria or guidelines for TRPH in soils. TRPH guidelines were used as a reference for acceptable TRPH limits. Soils up to 1000 ppm TPH as diesel are considered to not pose a threat to groundwater. According to EMCOM's findings, "soils would not pose an adverse threat, and as such, should be able to left in place" (refer to Section 5.2, for opinions and recommendations).

3.1.3 Aerial Photographs RBF reviewed available historical aerial photographs for the subject site and immediately adjacent areas to assist in the identification of development activities that have historically occurred on-site. Review of available historical aerial photographs dated 1928 through 2002 provided the following chronological sequence of site history. The aerial photographs were provided by EDR, and are listed in Section 6.0, *References*. Copies of these historical aerial photographs are presented in Appendix B, *Documentation*.

1928: In the 1928 aerial photograph, on-site land uses appear to consist of open space; portions of the subject site appear to have been rough graded and utilized for agricultural purposes. Two (2) unimproved dirt roads are present

within the subject site. On-site structures appear to be located within the central portion of the subject site. However, due to the quality and age of the aerial photograph, detail is limited. The surrounding land consists of open space. A major road is present to the northeast of the subject site.

1947-

1952: In the 1947 aerial photograph, on-site land use remains to consist of open space and agricultural uses. There are additional unimproved roadways on-site. Several on-site structures appear to have been constructed within the northeastern portion of the site, along Hwy 99. Off-site development remains primarily vacant land with some development to the northeast and across Hwy 99 from the subject site.

1968-

1976: In the 1968 through 1976 aerial photographs, the agricultural uses and structures along Hwy 99 are no longer present, due to roadway improvements. Hwy 99 has been widened to a four lane road and further development has occurred to the northeast of the subject site. However, several structures are present within the central portion of the subject site.

1989-

1994: In the 1989 through 1994 aerial photographs, development has increased within the central portion of the subject site. The subject site has been graded within the northeast corner and along I-5. A planted vegetated square is present within the central portion of the site. The remainder of the site appears to be similar to the 1969 aerial, however, numerous dirt roads traverse the site. Off-site land uses have continued to be developed to the north, northeast, and east.

2002: In the 2002 aerial photograph, the on-site structures have been removed. However, development has occurred within the central portion of the vegetated square. More dirt roads have been constructed throughout the subject site. Off-site development is similar to that noted in the 1994 aerial photograph.

Based on review of the above referenced historical aerial photographs, the subject site appears to have consisted of on-site structures, open space, and agriculture activities, light development, and vacant land.

3.1.4 Other Historical Sources

Other historical sources include miscellaneous maps, newspaper archives, and records in the files and/or personal knowledge of the property owner and/or occupants. No other historical sources beyond those previously identified within this Assessment were utilized during the historical investigation.

3.2 REGULATORY SOURCES

The governmental sources have been searched by EDR (at the request of RBF), for sites within the subject site and within an approximate two-mile radius of the subject property boundaries. Upon completion of their search, EDR provided RBF with their findings dated October 29, 2003 (refer to Appendix A, *EDR Search*). Sites listed in the EDR Report and other environmental documentation that are one-quarter mile or greater from the subject site are reviewed to determine if there were or are any

potential airborne releases where the plume could affect the subject site by transport via the dominant wind pattern in the area. Surface water releases in creeks or other drainage areas are also reviewed for sites listed in the EDR Report that are greater than one-quarter mile from the subject site.

RBF makes no claims as to the completeness or accuracy of the referenced sources. Our review of EDR's findings can only be as current as their listings and may not represent all known or potential hazardous waste or contaminated sites. To reduce the potential for omitting possible hazardous material sites on the subject property and within the surrounding area, sites may be listed in this report if there is any doubt as to the location because of discrepancies in map location, zip code, address, or other information. The following federal and state records searched are presented below preceded by a description of the purpose of each database:

3.2.1 Federal Sources

Federal ASTM Records:

Biennial Reporting System (BRS): The database is a national system, administered by the EPA, which collects data on the generation and management of hazardous waste. BRS captures detailed data from two grounds: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS): The CERCLIS database contains data on potentially hazardous waste sites that have been reported to the US EPA by states, municipalities, private companies, and private persons pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites that are in the screening and assessment phase for possible inclusion on the NPL.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS/NFRAP): As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal superfund action of NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so the EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors, and affect citizens to promote economic redevelopment of unproductive urban sites.

Delisted NPL: This is a database of sites that may be deleted from the National Priorities List when no further response is appropriate. The criterion used by the EPA to delete sites from the NPL is established by the National Oil and Hazardous Substances Pollution Contingency Plan.

Emergency Response Notification System (ERNS): ERNS records and stores information on reported releases of oil and hazardous substances.

Facility Index System/Facility Identification Initiative Program Summary Report (FINDS): The FINDS database contains both facility information and 'pointers' to other sources that contain more detail. The following FINDS databases are included in the report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket use to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-Docket (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Federal Insecticide, Fungicide, & Rodenticide ACT (FIFRA)/Toxic Substances Control ACT (TSCA) Tracking System (FTTS): FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA, and EPCRA (Emergency Planning and Community Right-to-Know Act). It is maintained by the EPA/Office of Prevention, Pesticides, and Toxic Substances.

Federal Insecticide, Fungicide, & Rodenticide ACT (FIFRA)/Toxic Substances Control ACT (TSCA) Tracking System (FTTS INSP): This database tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA, and EPCRA (Emergency Planning and Community Right-to-Know Act). It is maintained by the EPA.

Federal Superfund Liens (NPL Liens): Under the authority granted the USEPS by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Hazardous Material Information Reporting System (HMIRS): HMIRS contains hazardous material spill incidents reported to DOT.

Material Licensing Tracking System (MLTS): The MLTS database is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements.

Mines Master Index File (MINES): This database is maintained by the Department of Labor, Mine Safety, and Health Administration.

National Priorities List (NPL): The National Priorities List (NPL) is the United States Environmental Protection Agency's (USEPA) database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the U.S. Department of Health and Human Services and the USEPA in order to become an NPL site.

PCB Activity Database System (PADS): The database identifies generators, transporters, commercial storers, and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Proposed National Priorities List (Proposed NPL): This database, maintained by the EPA, lists all proposed national priority list sites. A national priority site is an uncontrolled or abandoned hazardous waste site identified for priority remedial actions under the Superfund program. A site must meet or surpass a predetermined hazard ranking system score, be chosen as a state's top priority site, or meet three specific criteria set jointly by the U.S. Department of Health and Human Services and the USEPA in order to become an NPL site.

RCRA Administrative Action Tracking System (RAATS): This database contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. The EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

RCRA Corrective Action Report (CORRACTS): The USEPA maintains this database of Resource Conservation and Recovery Act (RCRA) facilities that are undergoing "corrective action." A "corrective action order" is issued pursuant to RCRA Section 3008(h) when there has been a release of hazardous waste or constituents into the environment from a RCRA facility. Corrective actions may be required beyond the facility's boundary and can be required regardless of when the release occurred, even if it predated RCRA.

RCRA Registered Small or Large Generators of Hazardous Waste (GNRTR): The RCRA Large and Small Quantity Generators database is a compilation by the USEPA of facilities, which report generation, storage, transportation, treatment, or disposal of hazardous waste.

Resource Conservation and Recovery Information System (RCRIS): The RCRIS database includes selective information on sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Records of Decision (ROD): ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup. They are released periodically by United States District Courts after settlement by parties to litigation matters.

Toxic Release Inventory System (TRIS): All facilities that manufacture, process, or import toxic chemicals in quantities in excess of 25,000 pounds per year are required to register with the USEPA under Section 313 of the Superfund Amendments and Reauthorization Act (SARA Title III) of 1986. Data contained in the Toxic Release Inventory (TRI) system covers approximately 20,000 sites and 75,000 chemical releases.

Toxic Substances Control Act (TSCA): This database identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

State Sources:

Aboveground Petroleum Storage Tank Facilities (AST): This is a database of registered aboveground storage tanks. It is maintained by the State Water Resources Control Board.

Annual Workplan Sites (AWP): California DTSC's Annual Workplan identifies known hazardous substance sites targeted for cleanup. The source of this database is the California Environmental Protection Agency.

CA Bond Expenditure Plan: (CA BOND EXP. PLAN): The Department of Health Services has developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds.

Cal-Sites: This database contains both confirmed and potential hazardous substance release properties.

California Hazardous Material Incident Reports System (CHMIRS): CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

California Facility Inventory Database (CA FID UST): The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations for the State Water Resource Control Board. Refer to local/county sources for current data.

CA UST: This database contains information gathered from the local regulatory agencies on active UST facilities

California Waste Discharge System (CA WDS): This database lists sites that have been issued waste discharge requirements.

“Cortese” California Hazardous Material Incident Report System (CORTESE): The California Environmental Protection Agency/Office of Emergency Information maintains this database. CORTESE sites are identified public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program sites with USTs having a reportable release and all solid waste disposal facilities from which there is know migration.

Cleaners: This is a list of drycleaning related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaners' agents; linen supply; coin-operated laundries and cleaning; drycleaning plants except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Hazardous Waste Information System (HAZNET): The database contains notification of facility and manifest data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Historical Underground Storage Tanks (HIST UST): This is a database of historical listings of underground storage tanks. Refer to local/county source for current data.

Leaking Underground Storage Tanks (LUST): This database is provided by the California Environmental Protection Agency.

Los Angeles County HMS: This database lists sites maintained by the Los Angeles County Hazardous Materials Services.

Los Angeles County Site Mitigation: This database is provided by the Los Angeles County and provides information on the site mitigation list.

Proposition 65 Records (Notify 65): This database contains facility notifications about any release that could impact drinking water and thereby expose the public to a potential health risks.

Solid Waste Information System (SWL/LF (SWIS)): This database typically contains an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Toxic Pits: This database identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Underground Storage Tank (UST): This database contains information on active underground storage tanks facilities. The information is gathered from the local regulatory agencies.

Waste Management Unit Database (WMUDS/SWAT): The WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Schedules Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 Information, Chapter 15 Monitoring Parameters, TPCA Program Information, Closure Information, and Interested Parties Information.

3.2.3 Standard Environmental Record Searches

3.2.3.1 Subject Site

Available public records (provided by EDR) were reviewed by RBF on October 30, 2003. The lists which were reviewed identified one (1) listed regulatory property within the boundaries of the subject site, which is described below:

- ◆ **24945 The Old Road (Time Warner Entertainment Company, L.P.):** 24945 The Old Road was listed within the HAZNET database. The HAZNET database contains information that is extracted from the copies of hazardous waste manifests received each year by the Department of Toxic Substances Control (DTSC). The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from the manifests are submitted without correction, and therefore may contain some invalid values for data elements. 24945 The Old Road has been listed within the HAZNET database for the storage of asbestos-containing waste, other empty containers 30 gallons or more, oxygenated solvents, unspecified sludge waste, and unspecified organic liquid mixture on-site. The property has a reported disposal method via land fill, disposal, and recycler; no contamination has been reported within the EDR database with respect to the on-site property. Refer to Section 3.2.1.9 for additional information.

3.2.3.2 All Regulatory Listed Sites Within a Two-Mile Radius of the Subject Site

Twelve (12) listed regulatory sites are located within a two-mile radius of the subject site which are listed in one or more of the above identified databases. For a complete list of sites identified and their status, refer to the map of sites within a two-mile radius of the subject site contained within Appendix A, *EDR Search*. Table 1, *Identified Regulatory Sites Within a One-Mile of the Subject Site*, below, indicates the listed regulatory sites located within a one-mile radius of the subject site.

3.2.4 Additional Environmental Record Searches

No additional environmental records searches were performed during the preparation of this Assessment.

Table 1
IDENTIFIED SITES WITHIN A ONE-MILE RADIUS OF THE SUBJECT SITE

EDR Map ID#	Site Name/Address	Direction from Subject Site	Regulatory LIST	Site Status	Potential for an Environmental Condition on the Subject Site
A1	Time Warner Entertainment Company, L.P. 24945 The Old Road Newhall, CA 91321	Subject site	HAZNET RCRIS-SQG FINDS	Asbestos-containing waste, other empty containers 30 gallons of more, oxygenated solvents, unspecified sludge waste, unspecified organic liquid mixture. Disposal Method: Disposal, Land fill, Recycler. Small quantity generator. No violations reported.	Low (Refer to Section 3.1.2.9)
3	Old Road South of Lyons Avenue Valencia, CA	0.20-miles northeast of the subject site	CHMIRS	No information reported.	Low (Property located greater than ¼-mile from the subject site)
4	Calif Hwy Patrol 25111 Chiquella Lane Newhall, CA 91321	0.23-miles northeast of the subject site	CA FID UST	Active underground storage tank.	Low (Refer to site status)
5	I-5, .4 Miles South Sierra Highway Los Angeles, CA	0.05-miles east of the subject site	CHMIRS	Contamination to freeway. No further information reported.	Low (No contamination reported)
6	Canyon Pontiac Buick 24640 N. Wiley Canyon Road Newhall, CA 91321	0.13-miles east of the subject site	RCRIS-SQG FINDS	Small Quantity Generator. No violations reported.	Low (Property located greater than ¼-mile from the subject site)
7	Mobil 15357 Chiquella Lane N Newhall, CA 91321	0.42-miles north of the subject site	LUST Cortese	Gasoline leaked to soil only. Preliminary site assessment underway.	Low (Property located greater than ¼-mile from the subject site)
B8	24500 Lyons Avenue Santa Clarita, CA 91321	0.50-miles north of the subject site.	CHMIRS	No information reported.	Low (Refer to site status)
B9	Exxon #7-3393 24518 Lyons Ave. W Newhall, CA 91355	0.50-miles north of the subject site.	LUST Cortese	Gasoline leaked to soil only. Case closed on December 22, 1992.	Low (Refer to site status)

B10-11	TEXACO 24440 Lyons Newhall, CA	0.50-miles north of the subject site	LUST Cortese	Leaking underground storage tank. Gasoline leaked to soil only. Case closed July 30, 1996.	Low (Refer to site status)
B12-13	Unocal Service Station 5881 24551 Lyons Ave. Newhall, CA 91321	0.50-miles north of the subject site	HAZNET Cortese LUST	Aqueous solution. Disposal Method: Treatment, Tank. Waste oil leaked to soil only. Case closed August 27, 1999.	Low (Property located greater than ¼-mile from the subject site)
C14	Shell Service Station 25340 Chiquella Lane Newhall, CA 91381	0.50-miles north of the subject site	LUST	Gasoline leaked to soil only.	Low (Refer to site status)
C15	Mobil S.S. #11-KF3 25357 Chiquella Lane N. Newhall, CA 91321	0.50-miles north of the subject site	LUST HAZNET Cortese	Gasoline leaked to soil only. Case closed October 10, 1996. Aqueous solution, waste oil and mixed oil, unspecified oil- containing waste. Disposal Method: Recycler.	Low (Refer to site status)
D16-18	Chevron Products SS#_93787 24137 Lyons Ave. Valencia, CA 91355	0.58-miles northeast of the subject site	HAZNET LUST Cortese	Hydrocarbons leaked to soil only. Case closed December 14, 1999. Empty containers less than 30 gallons, aqueous solution. Disposal Method: Recycler, Disposal.	Low (Refer to site status)
19	24316 Vista Ridge Valencia, CA 91321	0.65-miles north of the subject site	CHMIRS	Property is a vacant lot. Incident occurred July 26, 1990. Date completed July 26, 1990. No further information provided.	Low (
20	Arco Products Company 24018 Lyons Ave. Newhall, CA 91321	0.65-miles northeast of the subject site	HAZNET Cortese	Hydrocarbon solvents, other organic solids, waste oil and mixed oil, unspecified oil- containing waste. Disposal Method: Recycler, Transfer Station, Treatment, Tank. Leaking underground storage tank, no further information provided.	Low (
21	High Desert Oil Co., Inc. 23950 Lyons Avenue Newhall, CA 91321	0.70-miles northeast of the subject site	HAZNET Cortese	Tank bottom waste. Disposal Method: Treatment, Tank. Leaking underground storage tank, no further information provided.	

22	Newhall School District 24800 Peachland Ave. Newhall, CA 01321	0.85-miles east of the subject site	LUST HAZNET Cortese Los Angeles Co. HMS	Gasoline contamination to soil only. Case closed February 9, 1990. Off-specification, aged, or surplus organics; unspecified aqueous solution. Disposal Method: Transfer Station. LA County permit status removed.	Low (Refer to site status)
23	Dale Poe Dev. Corp. of Cali. 25151 Pico Canyon Stevenson Ranch, CA 91381	0.80-miles northwest of the subject site	Cortese	No information provided.	
24	Pico Canyon, 1 Mi. West of I-5 Valencia, CA	0.95-miles northwest of the subject site	CHMIRS	Incident occurred on vacant lot on September 26, 1990. Completed on September 26, 1990.	
25	25610 The Old Road Valencia, CA	One-mile north of the subject site	CHMIRS	Non-PCB Mineral Oil contamination. Waterway involved. Cleanup by Contractor, spill has been contained. A car struck pad mounted transformer causing this release. The Fire Department flushed this area with their fire hoses, causing product to enter a nearby flood control channel which feeds into a pond at a golf course. No drinking water involved.	

Notes: Map ID numbers match the site numbers indicated on the map of sites within a two-mile radius contained within Appendix A, *EDR SEARCH*.

POTENTIAL FOR ENVIRONMENTAL CONDITION KEY:

Low Potential = Potential to create environmental condition on subject site is considered to be low for one or several factors including, but not limited to, the following:

direction of groundwater flow is away from the subject site (down gradient); remedial action is underway or completed at off-site location; distance from subject site is considered great enough to not allow the creation of a potential environment condition; only soil was affected by the occurrence; and/ or reporting agency has determined no further action is necessary.

Moderate Potential = Potential to create environmental condition on subject site is considered to be moderate and further investigation may be necessary due to one or several factors including, but not limited to, the following:

occurrence reported but remedial status unknown; unable to confirm remedial action completed; proximity to subject site; groundwater flow is towards the subject site (up gradient).

High Potential = Potential to create environmental condition on subject site is considered to be high and further investigation necessary due to one or several factors including the following:

occurrence noted on-site and status if remedial action unknown; occurrence affected groundwater and is located up gradient from subject site.

POTENTIAL AREAS OF ENVIRONMENTAL CONCERN

The following section documents the results of the visual site inspection conducted by RBF on April 20, 2004 and identifies potential areas in which an environmental condition could arise. Refer to both on and off-site photographs taken on April 20, 2004 at the end of this section as a general visual reference. Also, refer to Appendix B, Documentation, for a complete set of pictures taken during the site inspection of each Area. For information regarding results of the historical and governmental records searches, refer to Section 3.0, HISTORICAL AND REGULATORY INFORMATION SEARCHES.

4.1 ON-SITE OBSERVATIONS

4.1.1 Methodology and Limiting Conditions

The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying RECs, including hazardous substances and petroleum products in connection with the property (including soils, surface water, and groundwater). During the April 20, 2004 site inspection, RBF performed a visual observation of readily accessible areas of the subject site and immediately adjoining properties. Evidence indicating the presence of a potential REC was noted during the site inspection and is discussed in detail herein.

It should be noted that the subject site was affected by wildfires (both on- and off-site) in October 2003. The ground natural surface was not visible throughout the majority of the subject site due to the presence of ash. Therefore, RBF's visual inspection was limited, especially with respect to identification of stained soils and or past spills.

4.1.2 Description of On-Site Structures and/or Uses

The subject site consists of vacant land, with numerous dirt roads. No structures were noted within the boundaries of the subject site during the April 20, 2004 site inspection.

4.1.3 Asbestos Containing Material

Asbestos is a strong, incombustible, and corrosion resistant material which was used in many commercial products since prior to the 1940's and up until the early 1970's. If inhaled, asbestos fibers can result in serious health problems. ACMs are building materials containing more than one percent (1%) asbestos (some state and regional regulators impose a one tenth of one percent (0.1%) threshold). No structures are

located within the boundaries of the subject site; therefore, the potential for ACMs to be found on-site is considered unlikely.

4.1.4 Lead-Based Paints Until 1978, when the U.S. Consumer Product Safety Commission (CPSC) phased out the sale and distribution of residential paint containing lead, many homes were treated with paint containing some amount of lead. It is estimated that over 80 percent of all housing built prior to 1978 contains some LBP. The mere presence of lead in paint may not constitute a material to be considered hazardous. In fact, if in good condition (no flaking or peeling), most intact LBP is not considered to be a hazardous material. In poor condition LBPs can create a potential health hazard for building occupants, especially children. No structures are located within the boundaries of the subject site; therefore, the potential for LBPs to be found on-site is considered unlikely.

4.1.5 Chemical Storage Tanks

During the April 20, 2004 site inspection the subject site was inspected for fill pipes, vent pipes, areas of abnormal or heavy staining, manways, manholes, access covers, concrete pads not homogenous with surrounding surfaces, concrete build-up areas potentially indicating pump islands, abandoned pumping equipment, or fuel pumps. The documents reviewed indicated that USTs were not present within the boundaries of the subject site. However, it should be noted that several concrete pads and numerous undocumented pipes were present within the subject site. The specific nature of the pads and undocumented pipes remains undefined at the time of this Assessment. One (1) 500-gallon AST was noted atop an on-site hill, within the central portion of the subject site.

4.1.6 Chemical Storage Areas

No visual or physical evidence of a designated chemical storage areas was observed during the April 20, 2004 site inspection.

4.1.7 Spills

No visual or physical evidence of a spill was observed during the April 20, 2004 site inspection. However, it should be noted that due to the October 2003 fires, most of the ground on-site was covered in dark colored ash, therefore, visual observation of on-site soils was limited.

4.1.8 Solid Waste Disposal

One (1) concrete structure was noted on-site. The structure was recessed into a hillside. Views looking into and from the top of the structure indicate that the structure was used for storage. The contents of the storage structure remains undefined at the time of this Assessment. It should also be noted that miscellaneous debris piles (i.e., agricultural equipment, 55-gallon drums, etc.) were noted throughout the subject site. The condition of the soil underneath the piles was not visible during the April 20, 2004 site inspection. Refer to Exhibit 4, *On-site Photographs*, for an illustration of on-site debris noted during the site inspection.

4.1.9 Polychlorinated Biphenyls (PCBs)

Power lines and transformers were noted within the subject site during the April 20, 2004 site inspection. One (1) fallen power line, with associated transformer box, was noted within the central portion of the subject site. Surficial staining on concrete, associated with the power line, was present. Due to the age or the power line, the potential presence and release of PCBs exists.

4.1.10 Utilities

Several pole-mounted lights were noted within the boundaries of the subject site during the April 20, 2004 site inspection. The lights appeared to be associated with historic structures. Additionally, an electrical box was present near the lights. The interior of the box was empty, however electrical wires and conduct remained present.

Irrigation lines were also present within the subject site. The lines appeared to be associated with former agricultural/residential uses.

4.1.11 Wells

Evidence of a water well/spring was noted within the central boundaries of the subject site during the April 20, 2004 site inspection. The status of the well remained undefined at the time of the Assessment.

4.1.13 Pits, Ponds, Lagoons

One (1) vegetated basin was observed (near the on-site water well) during the April 20, 2004 site inspection. The nature of the basin was unknown at the time of this Assessment; however it appeared that the basin was associated with past on-site agricultural uses. No evidence of an REC was noted with respect to the basin.

4.1.14 Septic Systems

Residential septic systems are possible receivers of household wastes and can be the source for soil and groundwater contamination. Active and abandoned residential structures not connected to city sewer likely have septic systems. No evidence of on-site septic systems was identified during the April 20, 2004 site inspection.

4.2 OFF-SITE OBSERVATIONS

As previously stated in Section 2.0, *Physical Setting*, an adjoining property is considered any real property or properties that the border of which is contiguous or partially contiguous with that of the subject site, or that would be contiguous or partially contiguous with that of the subject site but for a street, road, or other public thoroughfare separating them. An adjacent property is any real property located within 0.25 miles of the subject site's border. Visual observations of the publicly accessible portions of adjoining properties were conducted on April 20, 2004 as part of this Assessment and are described below.

4.2.1 Utilities

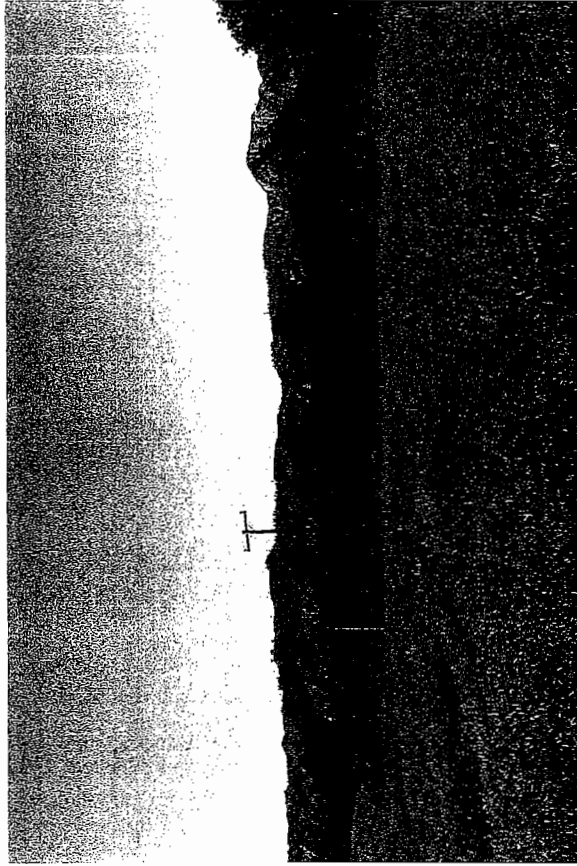
Typical utilities (e.g., lights and power lines) were noted within the vicinity of the subject site during the April 20, 2004 site inspection. Additionally, signs indicating the presence of a petroleum pipeline was present along the eastern boundary of the subject site (along The Old Road).

4.2.2 Tanks

No evidence of USTs/ASTs was visible within the adjoining properties during the April 20, 2004 site inspection.

4.2.3 Hazardous Materials

During a preliminary observation of accessible adjoining properties on April 20, 2004, no visible or physical evidence was observed to suggest that a surface release of petroleum based material has recently occurred. No unusual or suspicious materials handling or storage practices were observed with respect to adjacent properties.



Typical view of on-site land uses and power lines traversing the subject site.



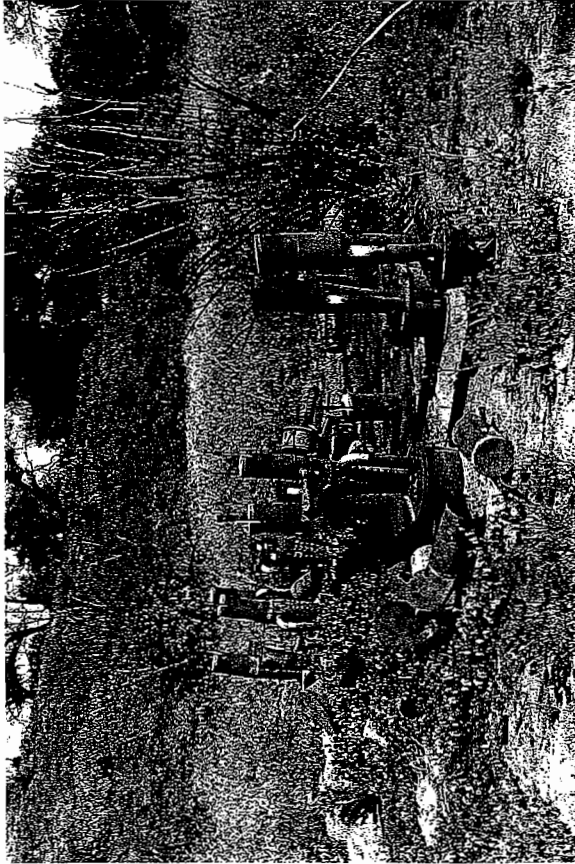
View of fallen power line and transformer and associated staining.



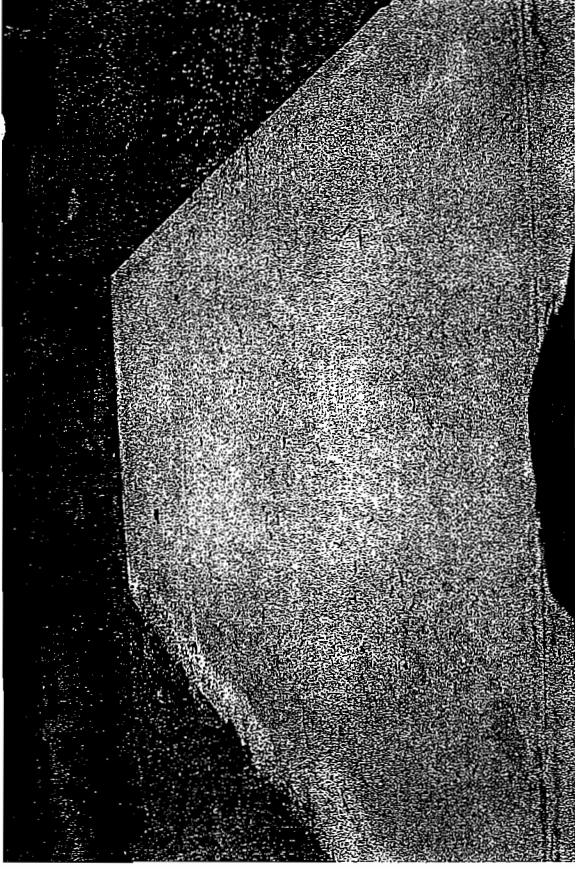
View of on-site water well.



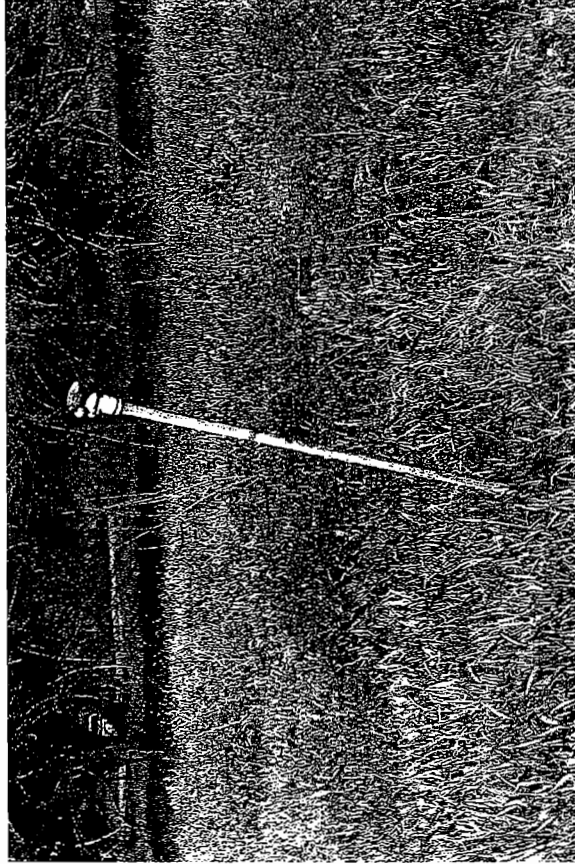
View of on-site above ground storage tank.



View of on-site agricultural debris.



View of on-site concrete pad.



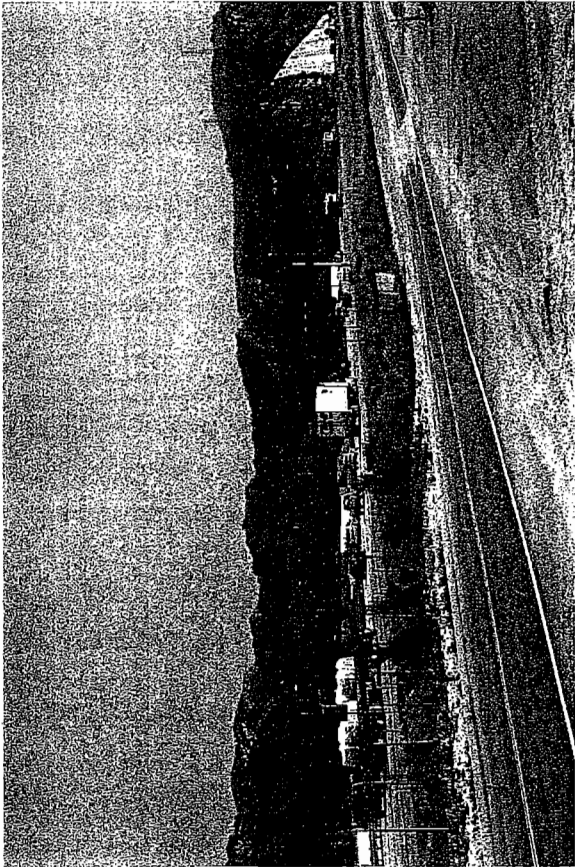
View of typical on-site pipe.



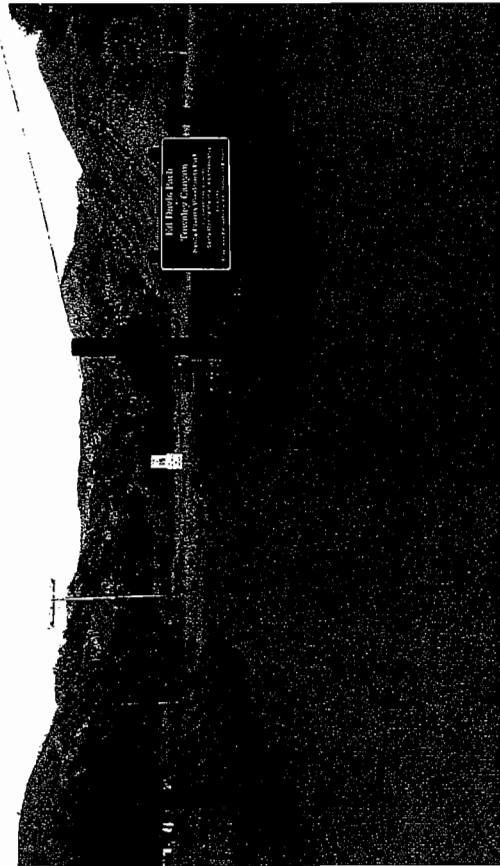
View of the interior of on-site concrete structure.



View of commercial uses to the north of the subject site.



View of The Old Road and I-5 to the east of the subject site.



View of the Ed Davis Park to the south of the subject site.



View of open space uses to the west of the subject site.

FINDINGS, OPINIONS, AND RECOMMENDATIONS

RBF has performed a Phase I ESA in conformance with the Scope-of-Services and limitations of ASTM Standard Practice E 1527-00 for the Lyons Canyon Ranch Site (Tract 53653), located within the City of Santa Clarita, County of Los Angeles, California; also known as the subject site within this Assessment. Any exceptions to, or deletions from, this practice are described in Section 1.0, INTRODUCTION, of this report. This Assessment has revealed the following in connection with the subject site.

5.1 FINDINGS

5.1.1 Site Conditions

The subject site currently consists of open space and several unimproved dirt roads, which primarily originate from The Old Road. On-site topography is approximately 1,462 to 1,700 feet above msl and gently slopes to the north. No structures are located within the boundaries of the subject site. Evidence of potential RECs within the boundaries of the subject site was observed during the April 20, 2004 site inspection, and consists of the following:

- ◆ Miscellaneous debris (i.e., agricultural equipment, 55-gallon drums, buckets, cans) was noted throughout the subject site. RBF could not visually inspect the ground surface in areas where debris was present.
- ◆ One (1) 500-gallon aboveground storage tank (AST) was observed atop a hill within the central portion of the subject site. The contents of the tank (if any) remain undefined.
- ◆ One (1) fallen power line, with associated transformer box, was noted within the subject site. Surficial staining on the concrete, associated with the power line, was noted. Due to the age of the power line, the potential for the release of polychlorinated biphenyls (PCBs) exists within the subject site.
- ◆ One (1), concrete structure was noted on-site. The structure was recessed into a hillside. Views looking into and from the top of the structure indicate that the structure was used for disposal or storage. The contents of the structure were unknown at the time of this Assessment.
- ◆ Several undocumented pipes extending out of the ground surface were noted throughout the site. The pipes varied in diameter and height.
- ◆ One (1) water well was noted within the boundaries of the subject site.

5.1.2 Public Records

Available public records were reviewed by EDR, on October 29, 2003 (refer to Section 3.0, *Historical and Regulatory Information Searches*). The purpose of this research was to verify if sites are located within the subject site boundaries or within a two-mile radius of the subject site which have been reported as contaminated or that generate hazardous materials. The lists which were reviewed identified one (1) listed regulatory site within the boundaries of the subject site, described below:

- ◆ **24945 The Old Road (Time Warner Entertainment Company, L.P.):** 24945 The Old Road was listed within the HAZNET database. 24945 The Old Road has been listed within the HAZNET database for the storage of asbestos-containing waste, other empty containers 30 gallons or more, oxygenated solvents, unspecified sludge waste, and unspecified organic liquid mixture on-site. The property has a reported disposal method via land fill, disposal, and recycler; no contamination has been reported within the EDR database with respect to the on-site property.

An on-site investigation by the DEH revealed that approximately 165 gallons of methylcellulose liquid containing hydrocarbon waste was illegally released to site soil. On September 24, 1990, an emergency response contractor removed and containerized visibly impacts soils and pooled methylcellulose liquid, and sampled and analyzed the containerized material.

According to sampling performed by EMCOM, the previous soil excavation in the release area of the site was successful in removing the volatile petroleum components released to site soil and low concentrations of total recoverable petroleum components are still present. EMCOM's sampling determined that, "soils would not pose an adverse threat, and as such, should be able to left in place".

The lists identified twelve (12) listed regulatory sites located within a one-mile radius of the subject site. A REC on the subject site caused by these sites is considered to be low due to the groundwater flow direction; the distance and direction from the subject site; and/or the status of the identified sites.

5.1.3 Historic Recognized Environmental Condition(s)

A "**historic recognized environmental condition**" (HREC) is defined as a condition which in the past would have been considered a REC, but which may or may not be considered a REC currently. HRECs are generally conditions which have in the past been remediated to the satisfaction of the responsible regulatory agency. One (1) HREC has been identified within the boundaries of the subject site.

5.1.4 Historical Use(s) Information

Based upon the site inspection, review of available historical aerial photographs, and interviews, the subject site appears to have consisted of open space. The site was previously used as a studio for the filming of television shows and movies.

Additionally, a portion of the subject site had been used for agricultural purposes from the 1920's to 1950's. A combination of several commonly used pesticides, which are now banned, may have been used throughout the subject site. It should be noted that the potential historical use of pesticides may result in pesticide

residues of certain persistence in the soil at concentrations that are considered to be hazardous according to established Federal regulatory levels. The primary concern with historical pesticide residues is human health risk from inadvertent ingestion of contaminated soil, particularly by children.

5.1.5 Adjacent Properties

The physical presence of hazardous materials on the subject site that may have been generated from adjacent properties were not visibly evident during the April 20, 2004 site inspection.

5.1.6 Other Potential Sources of Hazardous Material

The presence of hazardous materials on the subject site that may have been generated from adjacent properties was not visually or physically evident.

5.2 CONSULTANT'S OPINION/RECOMMENDATION

The following opinions are based on review of reasonably ascertainable referenced material available to RBF during the preparation of this Assessment which included historical aerial photographs, historical topographic maps, regulatory databases, interviews, and a site inspection:

- ◆ Based upon the site inspection, review of available historical aerial photographs, and interviews, portions of the subject site were historically used for agricultural purposes for several years. Therefore, a combination of several commonly used pesticides (i.e., DDD, DDT, DDE), which are now banned may have been used throughout the subject site. It should be noted that the historical use of agricultural pesticides may have resulted in pesticide residues of certain persistent in soil at concentrations that are considered to be hazardous according to established Federal regulatory levels. The primary concern with historical pesticide residues is human health risk from inadvertent ingestion of contaminated soil, particularly by children. The presence of moderately elevated pesticide residuals in soil present potential health and marketplace concerns.

5.3 FORMAL RECOMMENDATIONS

Based on the records and other data reviewed during the preparation of this Phase I ESA, in accordance with ASTM Standard Practice E 1527-00 and the scope-of-services, and subject to the limitations thereof, the following formal measures are recommended prior to and during the construction phase:

5.3.1 Pre-Construction Measures

All miscellaneous debris should be removed off-site and properly disposed of at an approved landfill facility. Once removed, a visual inspection of the areas beneath the removed materials should be performed. Any stained soils observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

5.3.2 Wells

The on-site well should be properly removed and abandoned pursuant to the latest procedures required by the local agency with closure responsibilities for the wells.

Any associated equipment (i.e., piping) should be removed off-site and properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials (if present) should be performed. Soil sampling around the well should be performed, as determined appropriate by a qualified Phase II professional.

5.3.3 Concrete Structure The contents of the concrete structure should be removed off-site and properly disposed of at an approved landfill location. Once removed, a visual inspection of the area beneath the removed materials should be performed. Any stained concrete or soil (depending on material) observed underneath the removed materials should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required. If concrete is present and staining is noted, the concrete should be removed and disposed of at an appropriate permitted facility. Once removed, exposed soils should be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils should be tested to identify appropriate remedial activities (if necessary).

5.3.4 Aboveground Storage Tank One (1) 500-gallon AST was observed atop a hill within the central portion of the subject site. The contents of the tank remain undefined. The tank should be removed and properly disposed of at an appropriate landfill facility. Once removed, exposed soils should be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils should be tested to identify appropriate remedial activities (if necessary).

5.3.5 Soil Sampling The subject site was utilized for agricultural purposes in the past and may contain pesticide residues in the soil. Soil sampling should occur throughout the subject site, especially in areas of past development (as identified within the historical aerial photographs). The sampling will determine if pesticide concentrations exceed established regulatory requirements and will identify proper handling procedures that may be required.

5.3.6 Undocumented Pipes The terminus of all undocumented pipes should be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipe(s) to act as a ventilation apparatus for an undocumented UST. Should a UST be present, the UST should be removed and properly disposed of at an approved landfill facility. Once the UST is removed, a visual inspection of the areas beneath and around the removed UST should be performed. Any stained soils observed underneath the UST should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

5.3.7 Polychlorinated Biphenyls The fallen power line and transformer should be removed off-site and properly disposed of at an approved landfill facility. Additionally, other transformers on-site should be removed/relocated during site construction/demolitions. This removal/relocation should be conducted under the purview of the local utility purveyor to identify property handling procedures regarding potential PCBs. The concrete on which the power line and transformer fell should be removed and properly disposed of at an approved landfill facility. Any stained soils observed

underneath the concrete should be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.

5.8 Construction Activities

If unknown wastes or suspect materials are discovered during construction by the contractor which he/she believes may involve hazardous waste/materials, the contract shall:

- ◆ Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;
- ◆ Notify the Project Engineer of the implementing Agency;
- ◆ Secure the areas directed by the Project Engineer; and
- ◆ Notify the implementing agency's Hazardous Waste/Materials Coordinator.

REFERENCES

1928-2002 Historical Aerial Photographs provided by Environmental Data Resources, Inc.

Date	Approximate Scale	Reference #
1928	1"=500'	1073218.6
1947	1"=666'	1073218.6
1952	1"=555'	1073218.6
1968	1"=666'	1073218.6
1976	1"=666'	1073218.6
1989	1"=666'	1073218.6
1994	1"=666"	1073218.6

Biological Assessment, prepared by BonTerra Consulting, 2003.

California Department of Oil, Gas, and Geothermal Resources (DOGGR), Wildcat Map #W1-2, Los Angeles Counties, dated April 24, 1999.

City Directory Abstract, Environmental Data Resources, Inc., November 3, 2003.

EPA Map of Radon Zones, U.S. EPA, 1993.

File Review, Los Angeles County Public Health Investigation Office, February 4, 2004.

Governmental Records, Environmental Data Resources, Inc., October 29, 2003.

Preliminary Geotechnical Investigation, Pacific Soils Engineering, Inc., June 28, 2002.

Site Inspection, conducted on April 20, 2004.

Sanborn Fire Insurance Maps, "No Coverage".

Telephone Interview, City of Santa Clarita Fire Department, conducted on January 20, 2004

Telephone Interview, Pim Smith, Los Angeles County Public Works, conducted January 20, 2004.

Thomas Brothers Map, Los Angeles County, 2003.

USGS Topographic Quadrangle, Oat Mountain, California Quadrangle, 1979.

USGS Historical Topographic Quadrangles, Santa Susana and Oat Mountain, California Quadrangles, 1903 through 1969.

APPENDIX

A. EDR (Database) Search

B. Documentation



**The EDR-Aerial Photography
Print Service**

**Lyons Canyon
Calgrove Boulevard
Santa Clarita, CA 91381**

October 31, 2003

Inquiry Number: 1073218-6

***The Source
For Environmental
Risk Management
Data***

**3530 Post Road
Southport, Connecticut 06490**

Nationwide Customer Service

**Telephone: 1-800-352-0050
Fax: 1-800-231-6802**

Environmental Data Resources, Inc.

Aerial Photography Print Service

Environmental Data Resources, Inc.'s (EDR) Aerial Photography Print Service is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.*" (ASTM E 1527-00, Section 7.3.2, page 11).

Aerial Photographs

Aerial photographs are a valuable historical resource for documenting past land use and can be particularly helpful when other historical sources (such as city directories or fire insurance maps) are not reasonably ascertainable. The EDR Aerial Photograph Print Service includes a search of aerial photograph collections flown by public and private agencies for the state of California. EDR's professional field-based researchers provide digitally reproduced historical aerial photographs at approximately ten year intervals.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8a.m-8pm EST)
with questions or comments about your report.
Thank you for your business!

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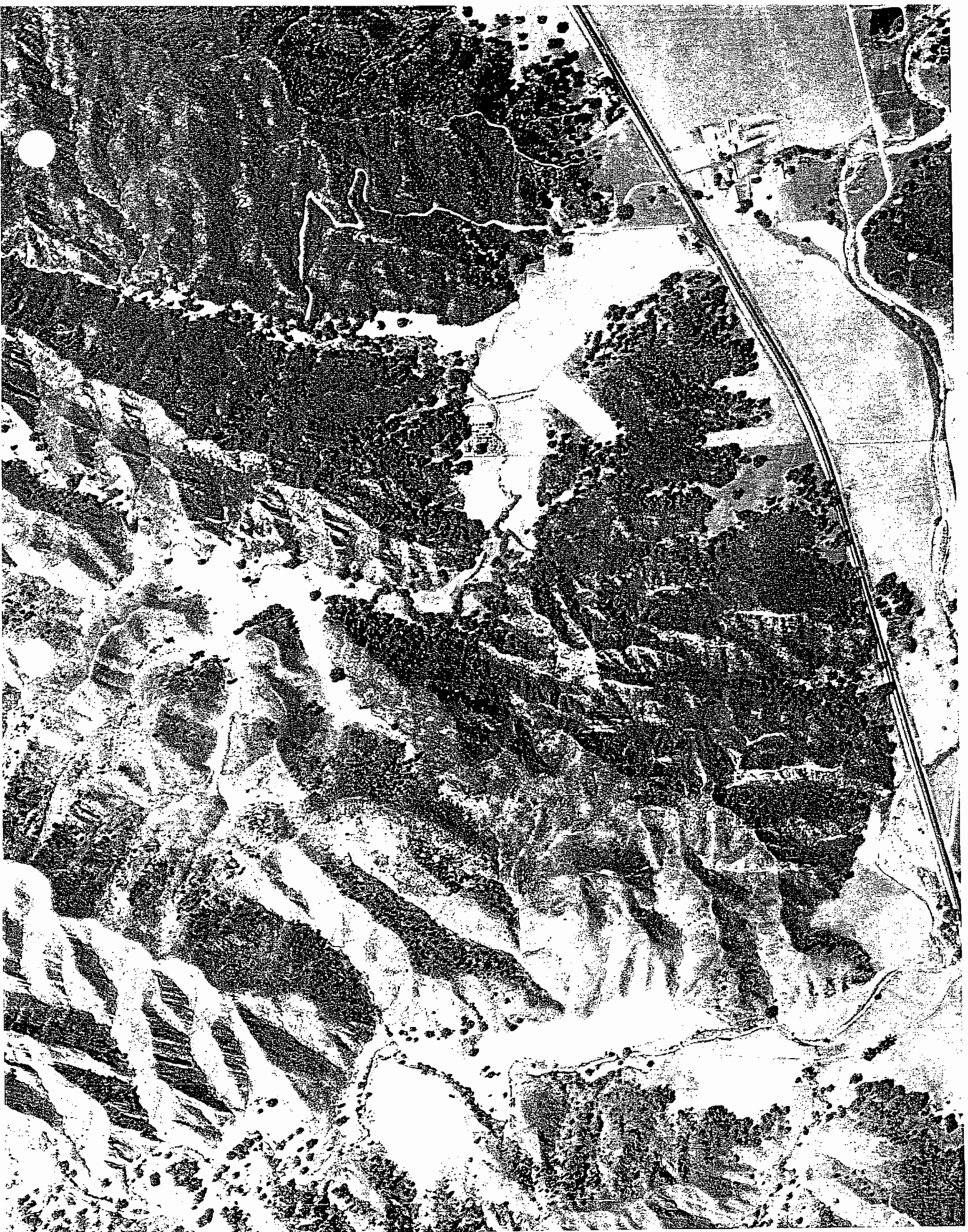


Inquiry : 1073218.6 Year : 1928

Flyer : Fairchild

Scale : 1"=500'





Inquiry : 1073218.6 Year : 1947

Flyer : Tubis

Scale : 1"=666'



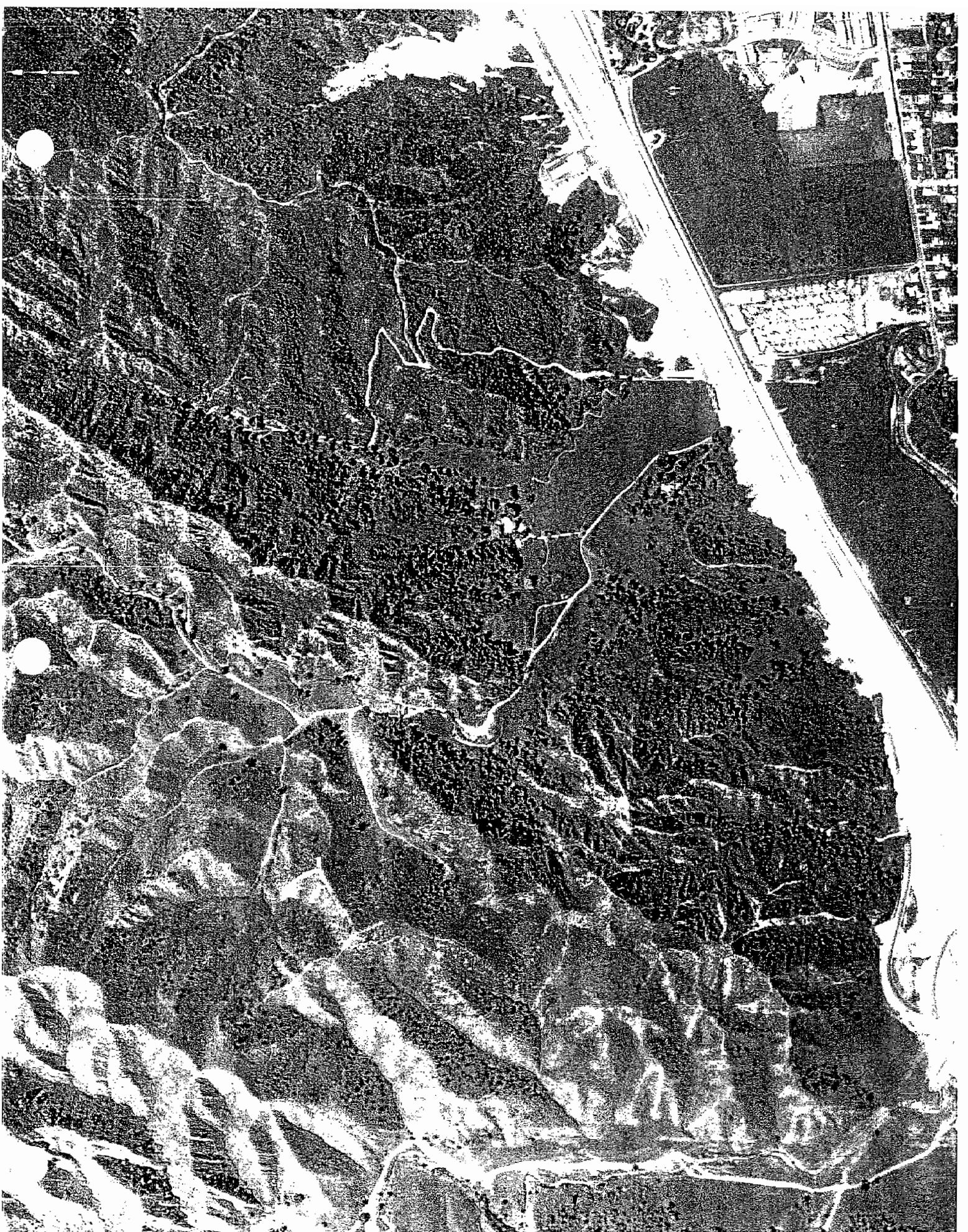


Inquiry : 1073218.5 Year : 1952

Flyer : Pacific Air

Scale : 1"=555'





Inquiry : 1073218.6 Year : 1968

Flyer : Teledyne

Scale : 1"=666'





Inquiry : 1073218.6 Year : 1976

Flyer : Teledyne

Scale : 1"=666'



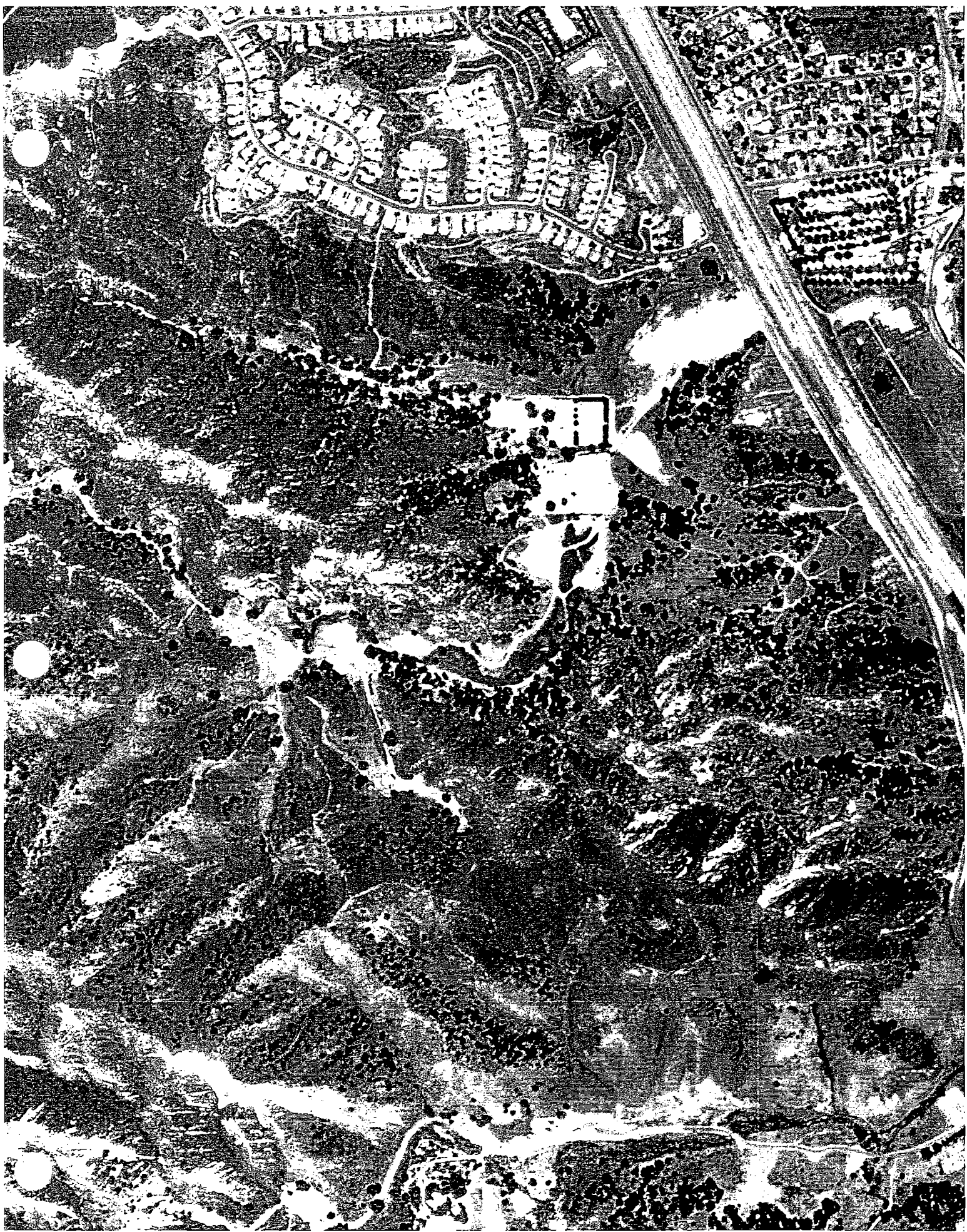


Inquiry : 1073218.6 Year : 1989

Flyer : USGS

Scale : 1"=666'



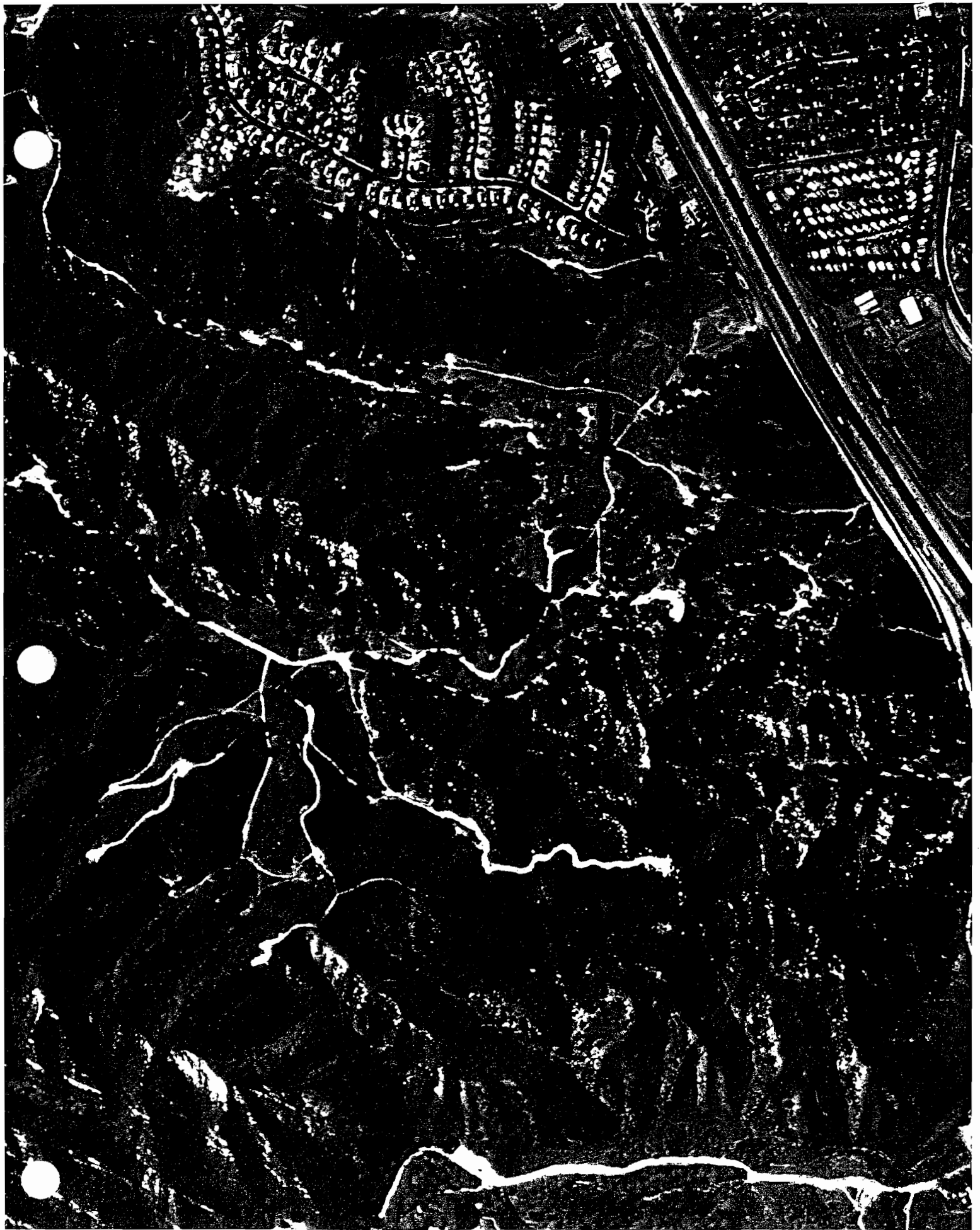


Inquiry : 1073218.6 Year : 1994

Flyer : USGS

Scale : 1"=666'





Inquiry : 1073218.6 Year : 2002

Flyer : USGS

Scale : 1"=666'





**The EDR-Historical
Topographic Map
Report**

**Lyons Canyon
Calgrove Boulevard
Santa Clarita, CA 91381**

October 31, 2003

Inquiry Number: 1073218-5

***The Source
For Environmental
Risk Management
Data***

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.

Historical Topographic Map Report

Environmental Data Resources, Inc.'s (EDR) Historical Topographic Map Report is designed to assist professionals in evaluating potential liability on a target property, and its surrounding area, resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable is defined as information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

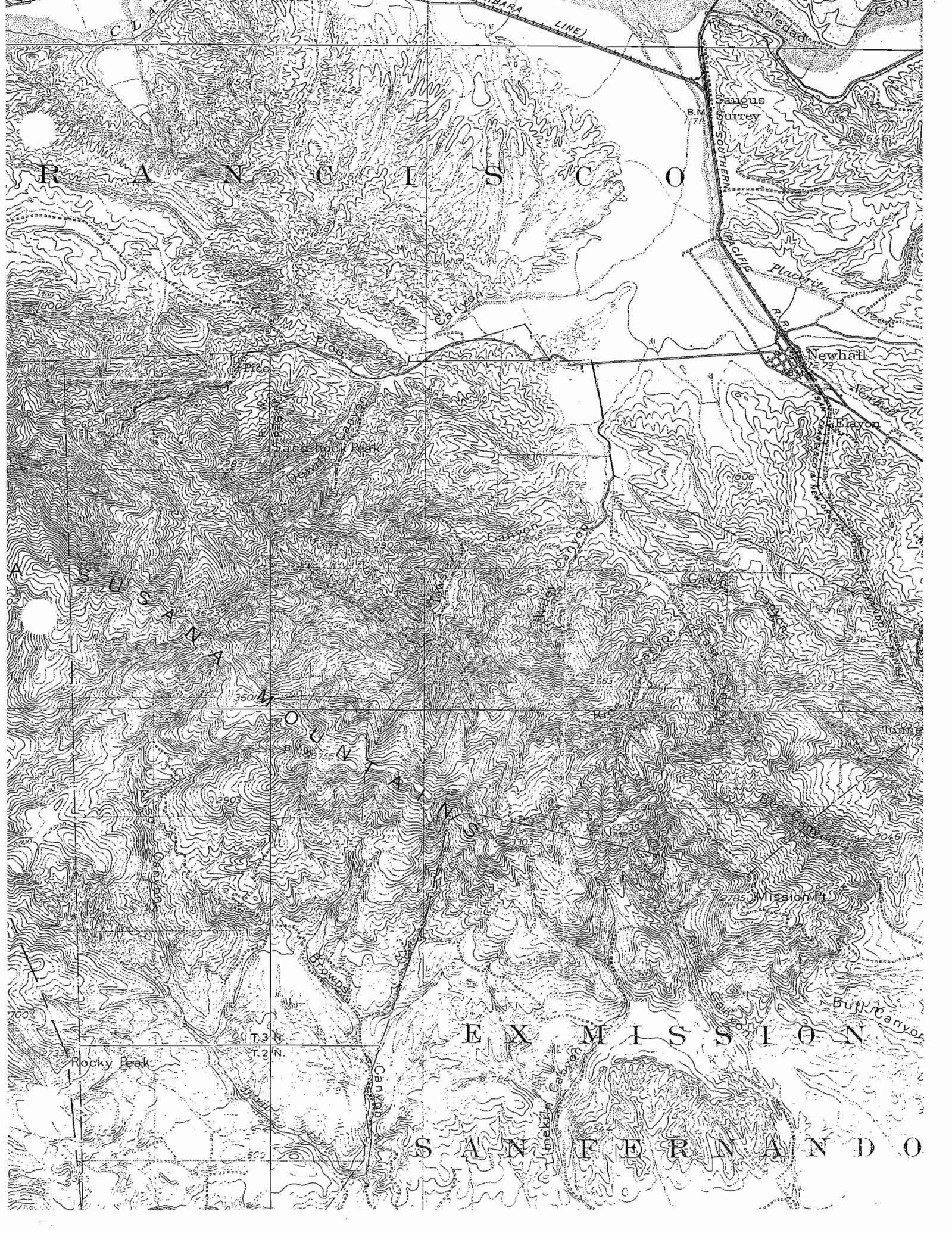
To meet the prior use requirements of ASTM E 1527-00, Section 7.3.2, the following *standard historical sources* may be used: aerial photographs, city directories, fire insurance maps, topographic maps, property tax files, land title records (although these cannot be the sole historical source consulted), building department records, or zoning/and use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.*" (ASTM E 1527-00, Section 7.3.2 page 11.)

EDR's Historical Topographic Map Report includes a search of available public and private color historical topographic map collections.

Topographic Maps

A topographic map (topo) is a color coded line-and-symbol representation of natural and selected artificial features plotted to a scale. Topos show the shape, elevation, and development of the terrain in precise detail by using contour lines and color coded symbols. Many features are shown by lines that may be straight, curved, solid, dashed, dotted, or in any combination. The colors of the lines usually indicate similar classes of information. For example, topographic contours (brown); lakes, streams, irrigation ditches, etc. (blue); land grids and important roads (red); secondary roads and trails, railroads, boundaries, etc. (black); and features that have been updated using aerial photography, but not field verified, such as disturbed land areas (e.g., gravel pits) and newly developed water bodies (purple).

For more than a century, the USGS has been creating and revising topographic maps for the entire country at a variety of scales. There are about 60,000 U.S. Geological Survey (USGS) produced topo maps covering the United States. Each map covers a specific quadrangle (quad) defined as a four-sided area bounded by latitude and longitude. Historical topographic maps are a valuable historical resource for documenting the prior use of a property and its surrounding area, and due to their frequent availability can be particularly helpful when other standard historical sources (such as city directories, fire insurance maps, or aerial photographs) are not reasonably ascertainable.



CLAY

SIERRA

BARBARA LINE

Soledad

Seargus

Surrey

B.M. 1777

Pacific

Newhall

Elayon

ASUSAA

EXMISSION

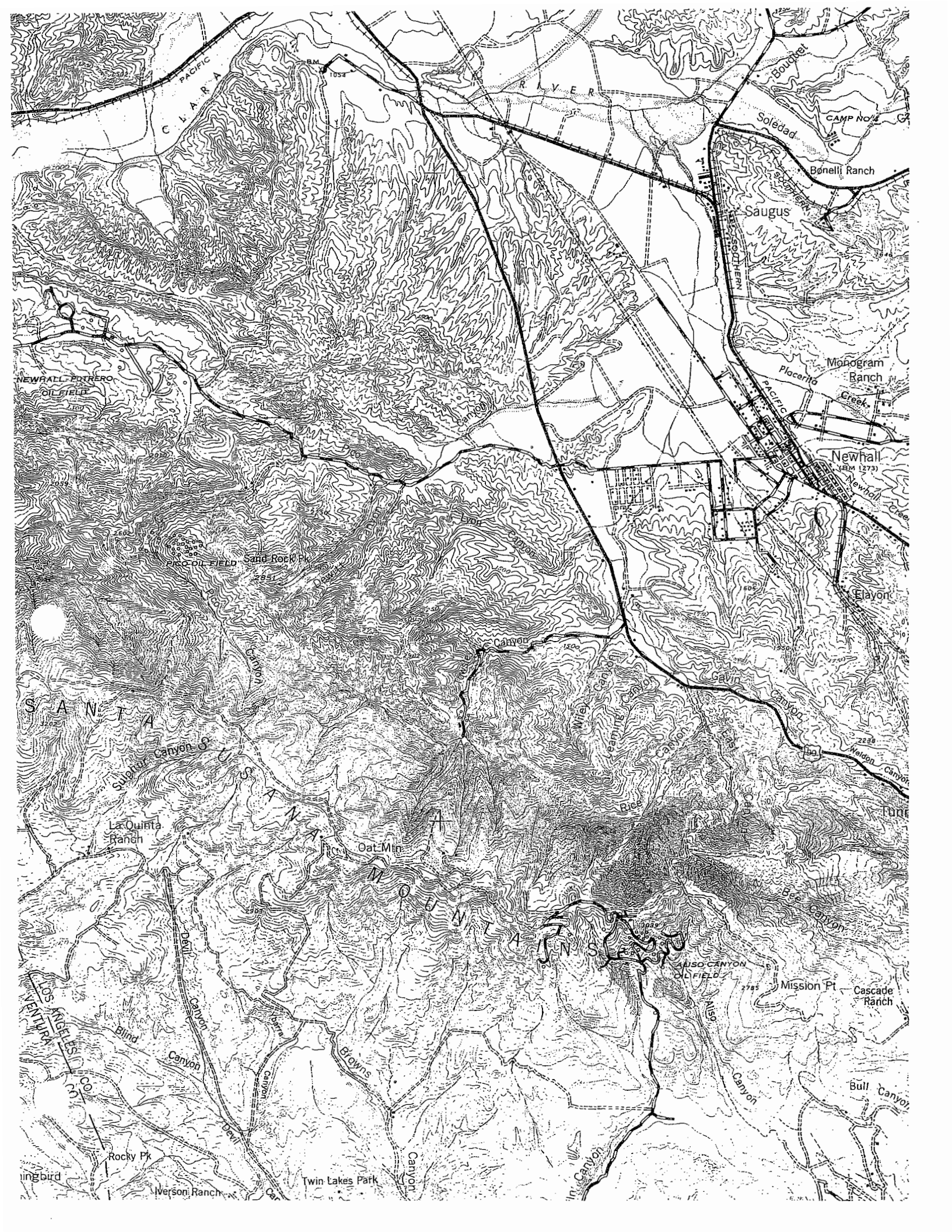
SAN FERNANDO

Rocky Peak

Bull Canyon

T3N

T2N



PACIFIC
CLARA RIVER

CLARA RIVER

Soledad

CAMP NO. 4

Bonelli Ranch

Saugus

Placerito

Monogram Ranch

Newhall
Elev. 1273

NEWHALL POTRERO
OIL FIELD

SAND ROCK
OIL FIELD

SANTA ANA

La Quinta Ranch

Oat Mill

LOS ANGELES-FRESNO
VENTURA CO

Rocky Pt

Iverson Ranch

Twin Lakes Park

J. N. S. [unclear]

ANISO CANYON
OILFIELD

Mission Pt

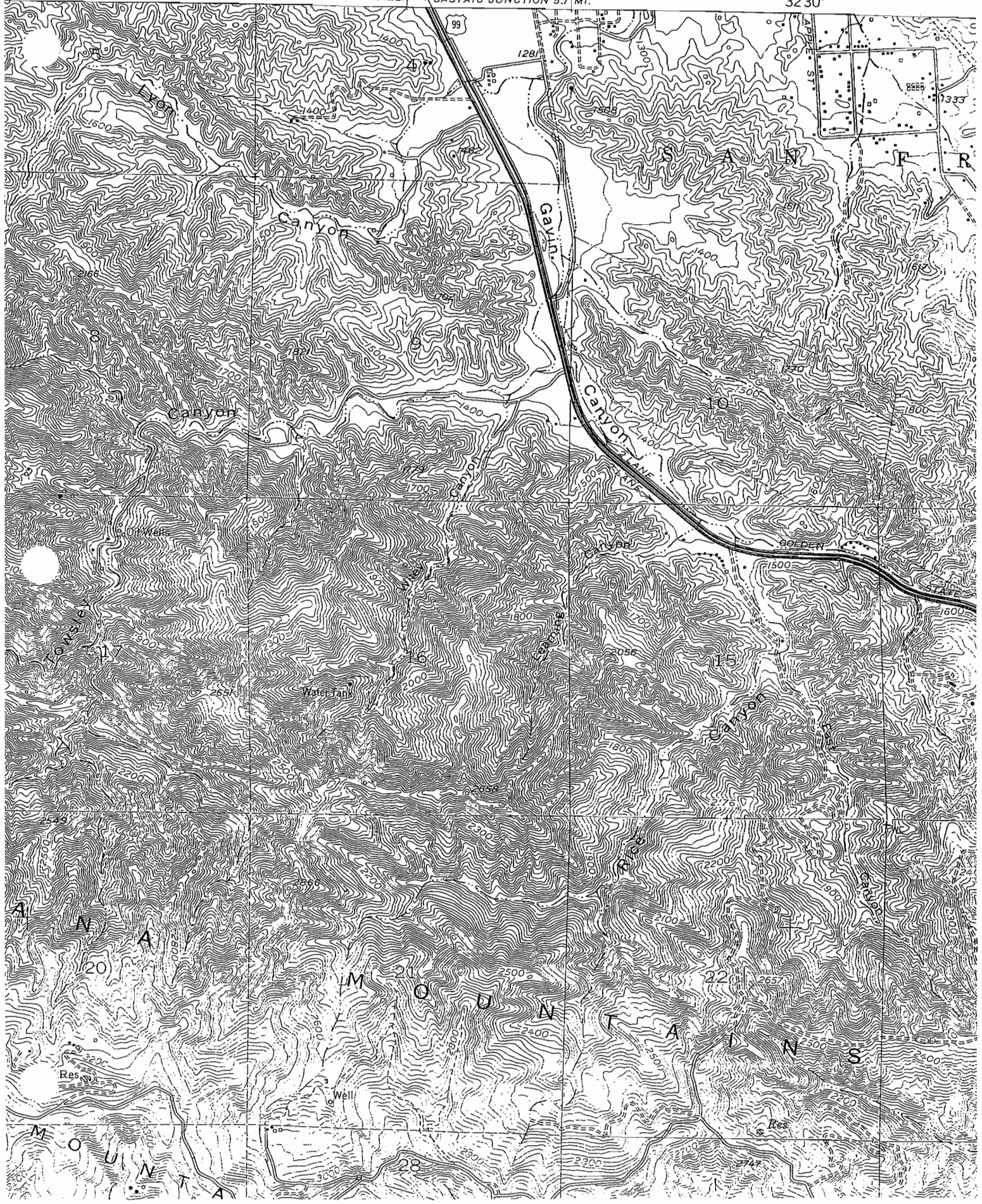
Cascade Ranch

Bull Canyon

EARL WARREN, GOVERNOR
B. DURKEE, DIRECTOR OF PUBLIC WORKS
D. EDMONSTON, STATE ENGINEER

LOS ANGELES COUNTY
BOARD OF SUPERVISORS
ROGER W. JESSUP, CHAIRMAN
WILLIAM J. FOX, COUNTY SURVEYOR

35' (NEWHALL) BAKERSFIELD 82 MI. CASTAIC JUNCTION 5.7 MI. 32'30"



STATE OF CALIFORNIA
REPRESENTED BY THE
DIRECTOR OF PUBLIC WORKS

LOS ANGELES
BOARD OF SUPERVISORS

354 35 355 2252 1 NE (NEWHALL) BAKERSFIELD 82 MI. CASTAIC JUNCTION 57 MI. 358 32'30"





Preliminary Sanborn® Map Report

Client Info:

Account: 1019746

Address: RBF Consulting
14725 Alton Parkway
Irvine, CA 92618

Date: 10/29/2003

Site Name: Lyons Canyon

Address: Calgrove Boulevard
City/State: Santa Clarita, CA
Zip Code: 91381

This document reports that EDR's collection of Sanborn® fire insurance maps has been reviewed, and based on client-supplied information, Sanborn® fire insurance maps depicting the target property at the specified location were not identified.

NO COVERAGE

A final Sanborn® Map Report is provided when the Sanborn® Map Search Print Report is ordered.

All maps provided pursuant to a Sanborn Map Report are currently reproducible copies of fire insurance maps owned or licensed by Environmental Data Resources, Inc. NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE WHATSOEVER. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, WARRANTIES AS TO ACCURACY, VALIDITY, COMPLETENESS, SUITABILITY, CONDITION, QUALITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR USE OR PURPOSE WITH RESPECT TO THE MAPS, THE INFORMATION CONTAINED THEREIN, OR THE RESULTS OF A SEARCH. THIS REPORT OR OTHERWISE. ALL RISK IS ASSUMED BY THE USER. Environmental Data Resources, Inc. assumes no liability to any party for any loss or damage whether arising out of errors or omissions, negligence, accident or any other cause. In no event shall Environmental Data Resources, Inc., its affiliates or agents, be liable to anyone for special, incidental, consequential or exemplary damages.

This is a preliminary report. It will be replaced by a final report after quality review. The final report may contain materially different information from the information contained in this preliminary report. Only a final report should be used in connection with a final site assessment.

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The EDR-City Directory
Abstract

Lyons Canyon
24945 the Old Road
Santa Clarita, CA 91381

November 03, 2003

Inquiry Number: 1073218-8

The Source
For Environmental
Risk Management
Data

3530 Post Road
Southport, Connecticut 06490

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802

Environmental Data Resources, Inc.

City Directory Abstract

Environmental Data Resources, Inc.'s (EDR) City Directory Abstract is a screening tool designed to assist professionals in evaluating potential liability on a target property resulting from past activities. ASTM E 1527-00, Section 7.3 on Historical Use Information, identifies the prior use requirements for a Phase I environmental site assessment. The ASTM standard requires a review of *reasonably ascertainable standard historical sources*. *Reasonably ascertainable means information that is publicly available, obtainable from a source with reasonable time and cost constraints, and practically reviewable.*

To meet the prior use requirements of ASTM E 1527-00, Section 7.3.4, the following *standard historical sources* may be used: aerial photographs, fire insurance maps, property tax files, land title records (although these cannot be the sole historical source consulted), topographic maps, city directories, building department records, or zoning/land use records. ASTM E 1527-00 requires "*All obvious uses of the property shall be identified from the present, back to the property's obvious first developed use, or back to 1940, whichever is earlier. This task requires reviewing only as many of the standard historical sources as are necessary, and that are reasonably ascertainable and likely to be useful.*" (ASTM E 1527-00, Section 7.3.4, page 12.)

EDR's City Directory Abstract includes a search and abstract of available city directory data.

City Directories

City directories have been published for cities and towns across the U.S. since the 1700s. Originally a list of residents, the city directory developed into a sophisticated tool for locating individuals and businesses in a particular urban or suburban area. Twentieth century directories are generally divided into three sections: a business index, a list of resident names and addresses, and a street index. With each address, the directory lists the name of the resident or, if a business is operated from this address, the name and type of business (if unclear from the name). While city directory coverage is comprehensive for major cities, it may be spotty for rural areas and small towns. ASTM E 1527-00 specifies that a "*review of city directories (standard historical sources) at less than approximately five year intervals is not required by this practice.*" (ASTM E 1527-00, Section 7.3.4, page 12.)

NAICS (North American Industry Classification System) Codes

NAICS is a unique, all-new system for classifying business establishments. Adopted in 1997 to replace the prior Standard Industry Classification (SIC) system, it is the system used by the statistical agencies of the United States. It is the first economic classification system to be constructed based on a single economic concept. To learn more about the background, the development and difference between NAICS and SIC, visit the following Census website: <http://www.census.gov/epcd/www/naicsdev.htm>.

Please call EDR Nationwide Customer Service at
1-800-352-0050 (8am-8pm EST)
with questions or comments about your report.
Thank you for your business!

Disclaimer

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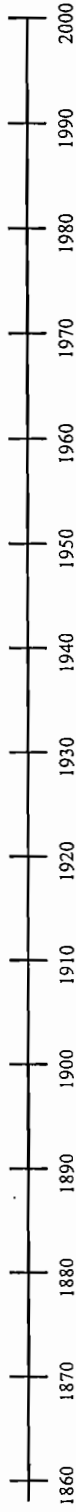
This report contains information from a variety of public and other sources. Environmental Data Resources, Inc. (EDR) has relied on the information provided to it from such sources. EDR has not reviewed and does not warrant or guarantee the completeness, accuracy, timeliness or authenticity of such information in preparing this report. THE INFORMATION AND METHODOLOGY USED TO COMPILE THIS REPORT, AND THE ANALYSIS AND SERVICES INTENDED TO BE PROVIDED BY THIS REPORT ARE PROVIDED "AS IS" WITHOUT WARRANTY OR GUARANTY OF ANY KIND. EDR DISCLAIMS ANY OTHER EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THIS REPORT AND ALL THE INFORMATION CONTAINED HEREIN, INCLUDING, WITHOUT LIMITATION, IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. In no event shall EDR be liable for any indirect, special, punitive or consequential damages, whether arising out of contract, tort or otherwise, arising out of this report and the information contained herein even if EDR has been advised of the possibility that such damages may arise.

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Prior Use Report® Timeline

Target Property



Legend:

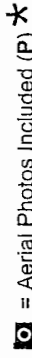
 = Historical Topographic Map (HT)

 = National Wetland Inventory Map (WT) *

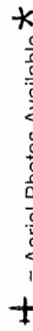
**Displayed on timeline when aerial photos, flood prone, FEMA, wetland maps, or Aerial Research Summary are purchased.*



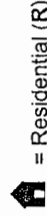
= Flood Prone/FEMA Maps (FP/FR) *



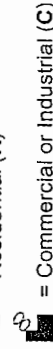
= Aerial Photos Included (P) *



= Aerial Photos Available *



= Residential (R)



= Commercial or Industrial (C)

Target Property: Lyons Canyon
Address: 24945 the Old Road
City/State/Zip: Santa Clarita, CA 91381

Customer: RBF Consulting
Contact: Richard Beck
Inquiry #: 1073218-8
Date: 11/3/2003

4. SUMMARY

- *City Directories:*

Business directories including city, cross reference and telephone directories were reviewed, if available, at approximately five year intervals for the years spanning 1935 through 2003. (These years are not necessarily inclusive.) A summary of the information obtained is provided in the text of this report.

Date EDR Searched Historical Sources:
 City Directories Nov 03, 2003

Target Property:
 24945 the Old Road
 Santa Clarita, CA 91381

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
-- 1935	Resource Not Available		Resource Not Available
-- 1940	Resource Not Available		Resource Not Available
-- 1945	Resource Not Available		Resource Not Available
-- 1950	Resource Not Available		Resource Not Available
-- 1955	Resource Not Available		Resource Not Available
-- 1960	Resource Not Available		Resource Not Available
-- 1965	Resource Not Available		Resource Not Available
-- 1970	Street not listed in research source.	N/A	Haines Criss-Cross Directory
-- 1975	Street not listed in research source.	N/A	Haines Criss-Cross Directory
-- 1980	Street not listed in research source.	N/A	Haines Criss-Cross Directory
-- 1985	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 1990	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 1995	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 1999	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
-- 2003	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory

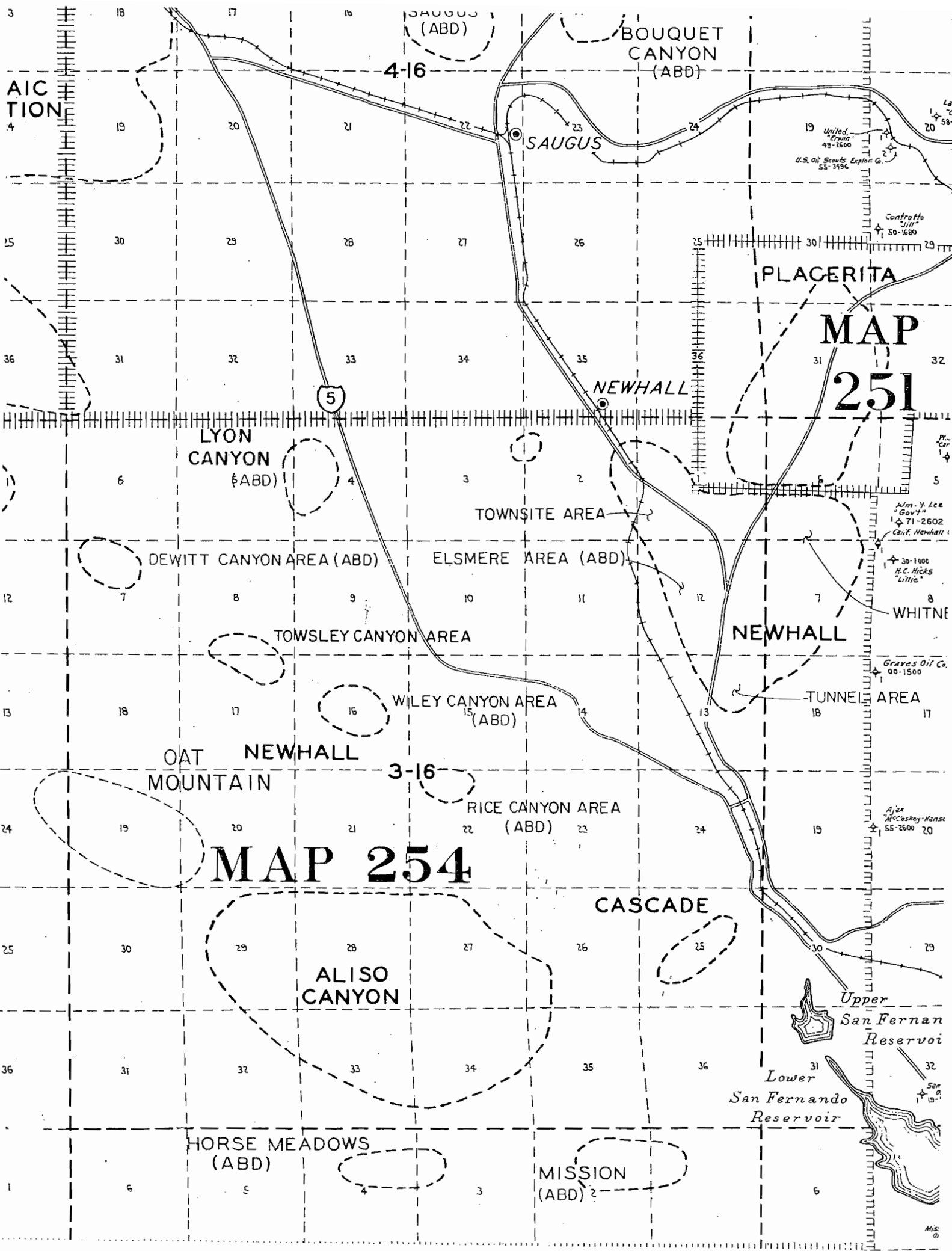
Adjoining Properties

SURROUNDING
 The Old Road
 Santa Clarita, CA 91381

Surrounding Area Property Log of Address Changes
 2003 The Old Road

<u>PUR ID</u> <u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
1935	Resource Not Available		Resource Not Available

<u>PUR ID</u>	<u>Year</u>	<u>Uses</u>	<u>NAICS</u>	<u>Source</u>
	1940	Resource Not Available		Resource Not Available
	1945	Resource Not Available		Resource Not Available
	1950	Resource Not Available		Resource Not Available
	1955	Resource Not Available		Resource Not Available
	1960	Resource Not Available		Resource Not Available
	1965	Resource Not Available		Resource Not Available
	1970	Street not listed in research source.	N/A	Haines Criss-Cross Directory
	1975	Street not listed in research source.	N/A	Haines Criss-Cross Directory
	1980	Street not listed in research source.	N/A	Haines Criss-Cross Directory
	1985	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
	1990	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory.
	1995	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
	1999	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory
	2003	Address not Listed in Research Source	N/A	Haines Criss-Cross Directory



AIC
TION

4-16

BOUQUET
CANYON
(ABD)

SAUGUS

United
Erwin
43-2600
U.S. Oil Scouts Explorer G.
55-3496

Contrafio
Jill
50-1680

PLACERITA

MAP
251

NEWHALL

LYON
CANYON
(ABD)

TOWNSITE AREA

DEWITT CANYON AREA (ABD)

ELSMERE AREA (ABD)

John Y. Lee
Govt
71-2602
Calif. Newhall

30-1000
H.C. Hicks
Little

WHITNE

NEWHALL

Graves Oil Co.
00-1500

TUNNEL AREA

TOWSLEY CANYON AREA

WILEY CANYON AREA
(ABD)

OAT
MOUNTAIN
NEWHALL

3-16

RICE CANYON AREA
(ABD)

Alex
McCaskey-Hense
55-2600

MAP 254

CASCADE

ALISO
CANYON

Upper
San Fernan
Reservoir

Lower
San Fernando
Reservoir

HORSE MEADOWS
(ABD)

MISSION
(ABD)

Misc.
0



Lee Denman
818-752-1451

FAX COVER SHEET

DATE 1/20/2004 FAX NUMBER 323-728-0217
 TO Custodian of Records COMPANY Public Health Investigation Office
 FROM Stephanie Melton TOTAL PAGES INCLUDING COVER SHEET 3
 SUBJECT Request for Hazardous Materials Information
 COMMENTS Please see attached.

JOB NAME Lyons Canyon JOB NUMBER 10-102810

PLEASE GIVE COPIES OF THIS TRANSMISSION TO _____

SEND RETURN FAX TO:

- | | | |
|--|---|--|
| <input type="checkbox"/> 949.472.8373
Corporate Management
Human Resources
Information Systems Services
Mapping
Special Services
Structural Engineering | <input type="checkbox"/> 949.454.8576
Construction Management
Education / Awards
Finance / Administration
Telecommunications | <input type="checkbox"/> 949.586.6531
Stormwater Management |
| <input type="checkbox"/> 949.472.3742
Business Development
Water Resources | <input type="checkbox"/> 949.472.8122
Central Files
Land Development | <input type="checkbox"/> 949.837.8007
Marketing
Media Services
Public Works-Transportation |
| | <input type="checkbox"/> 949.855.3635
Surveying | <input checked="" type="checkbox"/> 949.837.4122
Environmental Services
Planning
Urban Design Studio |

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If there are any questions, or if you do not receive all documents, please call us.



Mania

323-899-7801

January 20, 2004

LOS ANGELES COUNTY PUBLIC HEALTH INVESTIGATION OFFICE

Attention: Custodian of Records
14445 Olive View Drive
ValleyCare Education Building, Suite 241
Sylmar, CA 91342

5555 Ferguson Drive
Suite 120-04
Commerce, CA 90022

SUBJECT: Request for Hazardous Materials Information

Dear Custodian of Records:

RBF is currently conducting a Phase I Site Assessment for a 360-acre site in Newhall, California. This letter serves as a request for hazardous materials information regarding the following site:

The site is generally located west of Interstate 5, immediately south of Sagecrest Road. The subject site currently consists of open space. The one specific address for which hazardous materials information is needed is as follows:

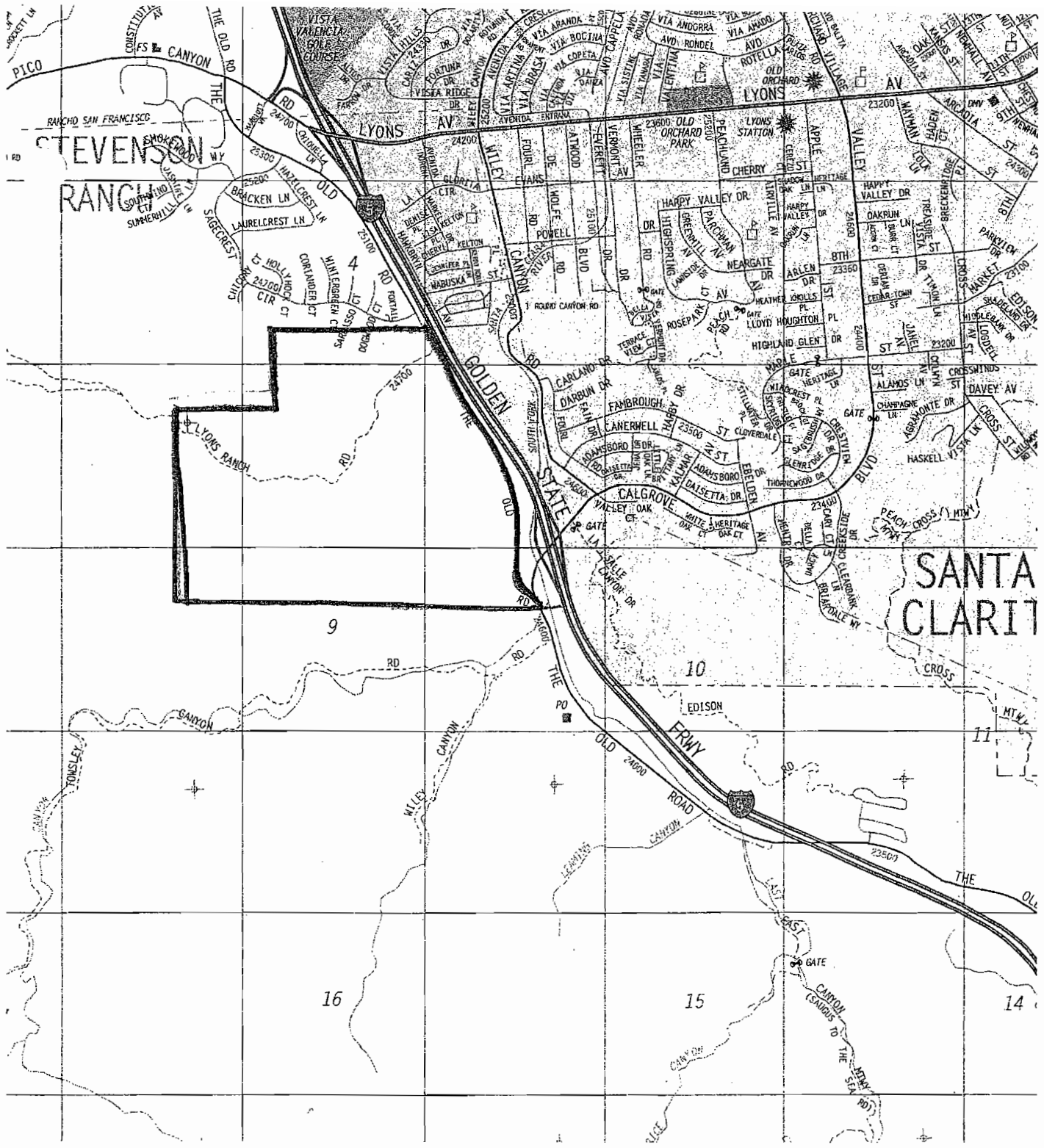
- ◆ 24945 The Old Road, Newhall, California 91321

Attached is a map of the site. Please let me know should you require additional information. Also, please contact me at (949) 855-7059 or Smelton@rbf.com with any questions you may have regarding this request.

Thank you,

Stephanie Melton
Environmental Analyst





Incoming Call

Job No. 10-102810

Outgoing Call

Date 1/19/04

Individual Contact Staff

By S. Melton

Title _____

Phone (323) 881-2444

Company / Agency LA County Fire Dept.

Project Name Lyons Canyon

Address _____

Subject of Contact Hazardous Materials on-site

24945 The Old Road, Newhall, CA 91321

Items Discussed No records for address.

Action to be Taken _____

Route To _____



PHONE LOG

_____ Incoming Call

Job No. 10-102810

X Outgoing Call

Date 1/20/04

Individual Contact Pim Smith

By S. Melton

Title _____

Phone (626) 458-3510

Company / Agency LA County Public Works

Project Name Lyons Canyon

Address _____

Subject of Contact Underground Storage tanks on-site
24445 The Old Road, Newhall, CA 91321

Items Discussed No records for address.

Action to be Taken _____

Route To _____

Incoming Call
 Outgoing Call

Job No. 10102810
Date 4-19-04

Individual Contact City / County staff
Title _____
Company / Agency City of Santa Clarita
Address _____

By Richard Beck
Phone (661) 255-4935
Project Name Lyons Canyon Tract 53653

Subject of Contact Building Department Records Search.

Items Discussed 1. Subject site address: 24945 The Old Road Newhall, CA 91321

2. RBF requested available building permits for the subject address. It was noted that the City maintains no such records, as the County of Los Angeles maintains all records for properties located west of Interstate 5. The County ref city refered RBF to County Building.

3. Upon contacting the County, it was noted that no files are maintained for the subject address.

Action to be Taken 661-222-2940. County of Los Angeles. Santa Clarita

Route To No further information available.

**C. Qualifications of
Environmental
Professionals**

QUALIFICATIONS AND EXPERIENCE

RBF Consulting, established in 1944, has over 55 years of experience in providing comprehensive land development services. Some, but not all of the services RBF Consulting provides includes:

- Construction Management
- Entitlement/Governmental Processing
- Environmental Services (CEQA/NEPA documents, permitting)
- Feasibility Studies/Due Diligence Reports
- Infrastructure Planning and Design (circulation, water, wastewater, flood control, dry utilities)
- Land Planning (Site Plans, Landscape Architecture, Specific Plans, Master Plans)
- Media Services (video, newsletters, presentation/marketing materials)
- ***Phase I Environmental Site Assessments***
- Site Engineering (Grading, Structures)
- Surveying, Mapping and Aerial Photogrammetry

FOCUS ON: Phase I Environmental Site Assessments (ESAs). Phase I ESA's prepared by RBF Consulting reflect the most current interpretations of industry standards which are the American Society for Testing & Materials (ASTM) standards for commercial real estate transactions (E1527-00 and E1528-00). The comprehensive in-house capabilities and professional experience in completing a wide range of projects allows RBF to effectively and efficiently complete Phase I Environmental Site Assessments for any type of property.

RBF REPRESENTATIVE PROJECTS

RBF Consulting's staff is uniquely qualified to effectively manage complex projects. RBF Consulting has prepared Phase I ESAs on vacant, residential, commercial, industrial and federal properties, for a wide range of clients. Our clients include, but are not limited to, the following:

- Avanti Investment Advisors (multiple sites)
- Bardeen Investment Company
- California Department of Transportation (multiple sites)
- City of Bell Gardens (multiple sites)
- City of Lake Elsinore
- City of Lynwood (multiple sites)
- City of Murrietta (multiple sites)
- City of Palm Desert
- City of Rancho Mirage
- City of Temecula
- City of Watsonville
- Community Southwest
- Kemper Real Estate
- Kredit Toronto Corporation (multiple sites)
- Lear Enterprises (multiple sites)
- Midland Properties (multiple sites)

KEY PERSONNEL

Projects are overseen by Mr. Bruce R. Grove Jr., Registered Environmental Assessor/Certified Environmental Inspector (REA/CEI) shall provide the quality assurance/quality control oversight of each Phase I ESA prepared. Document research and preparation will be provided by Mr. Richard Beck and Mr. William T. Rice II.

Bruce R. Grove Jr., REA #06865, CEI #14551

Senior Project Manager/Environmental Assessor-QA/QC, Environmental Services

Mr. Grove graduated from California State University, Chico, with a degree in Geography and Planning. Mr. Grove's professional environmental experience includes the management, review, and preparation of Phase I Environmental Site Assessments (ESAs), Initial Site Assessments (ISAs), and Environmental Baseline Surveys (EBSs) consistent with the American Society of Testing & Materials (ASTM) Standards for sites located throughout California, Nevada, and Arizona. In the past five years Mr. Grove has been involved in the preparation or review of well over 300 assessments. In addition Mr. Grove also serves as Field Analyst for several projects requiring conceptual analysis of flood control issues, including the assessment of existing wetland/habitat areas, opportunities for wetland habitat enhancement, and permit/regulatory services including acquisition of permits from the ACOE (404), CDFG (Streambed Alteration Agreements), and the State Water Quality Control Board (NPDES Dewatering, NPDES Stormwater Runoff, and Water Quality Certification).

Richard Beck

Mr. Beck assists in the preparation of environmental and planning studies for public and private sector clients. As an Environmental Analyst at RBF, Mr. Beck prepares Phase I Environmental Site Assessments, Initial Site Assessments for the California Department of Transportation (Caltrans), and Environmental Baseline Surveys for the Department of the Navy. In the past four years Mr. Beck has personally evaluated over 100 real properties in the southern California region.

Stephanie Melton

Ms. Melton assists in the preparation of environmental and planning studies for public and private sector clients. As an Environmental Analyst at RBF, Ms. Melton has been involved with 404/401/1600 permit processing, wetland delineation, field studies, permitting in accordance with the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA), and Phase I Environmental Site Assessments.



The EDR Radius Map with GeoCheck[®]

**Lyons Canyon
Calgrove Boulevard
Santa Clarita, CA 91321**

Inquiry Number: 1073218.3s

October 29, 2003

***The Source* For Environmental Risk Management Data**

3530 Post Road
Southport, Connecticut 06890

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc. (EDR). The report meets the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances are per ASTM standard or custom distances requested by the user.

TARGET PROPERTY INFORMATION

ADDRESS

CALGROVE BOULEVARD
SANTA CLARITA, CA 91321

COORDINATES

Latitude (North): 34.366100 - 34° 21' 58.0"
Longitude (West): 118.565000 - 118° 33' 54.0"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 356088.8
UTM Y (Meters): 3803663.5
Elevation: 1362 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: 2434118-C5 OAT MOUNTAIN, CA
Source: USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned
CORRACTS..... Corrective Action Report
RCRIS-TSD..... Resource Conservation and Recovery Information System
RCRIS-LQG..... Resource Conservation and Recovery Information System
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

AWP..... Annual Workplan Sites

EXECUTIVE SUMMARY

Cal-Sites	CalSites Database
Notify 65	Proposition 65 Records
Toxic Pits	Toxic Pits Cleanup Act Sites
SWF/LF	Solid Waste Information System
WMUDS/SWAT	Waste Management Unit Database
CA BOND EXP. PLAN	Bond Expenditure Plan
UST	List of Underground Storage Tank Facilities
VCP	Voluntary Cleanup Program Properties
INDIAN UST	Underground Storage Tanks on Indian Land
HIST UST	Hazardous Substance Storage Container Database

FEDERAL ASTM SUPPLEMENTAL

CONSENT	Superfund (CERCLA) Consent Decrees
ROD	Records Of Decision
Delisted NPL	National Priority List Deletions
FINDS	Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS	Hazardous Materials Information Reporting System
MLTS	Material Licensing Tracking System
MINES	Mines Master Index File
NPL Liens	Federal Superfund Liens
PADS	PCB Activity Database System
DOD	Department of Defense Sites
US BROWNFIELDS	A Listing of Brownfields Sites
RAATS	RCRA Administrative Action Tracking System
TRIS	Toxic Chemical Release Inventory System
TSCA	Toxic Substances Control Act
SSTS	Section 7 Tracking Systems
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST	Aboveground Petroleum Storage Tank Facilities
CLEANERS	Cleaner Facilities
CA WDS	Waste Discharge System
DEED	List of Deed Restrictions
SCH	School Property Evaluation Program
NFA	No Further Action Determination
EMI	Emissions Inventory Data
REF	Unconfirmed Properties Referred to Another Agency
NFE	Properties Needing Further Evaluation
CA SLIC	Spills, Leaks, Investigation & Cleanup Cost Recovery Listing
LOS ANGELES CO. HMS	HMS: Street Number List
LA Co. Site Mitigation	Site Mitigation List
AOCONCERN	San Gabriel Valley Areas of Concern

BROWNFIELDS DATABASES

US BROWNFIELDS	A Listing of Brownfields Sites
VCP	Voluntary Cleanup Program Properties

EDR PROPRIETARY HISTORICAL DATABASES

See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property. Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

FEDERAL ASTM STANDARD

RCRIS: Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

A review of the RCRIS-SQG list, as provided by EDR, and dated 09/10/2003 has revealed that there are 2 RCRIS-SQG sites within approximately 0.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
<i>VALENCIA OAKS RANCH</i>	<i>24945 THE OLD RD</i>	<i>1/8 - 1/4 NE</i>	<i>A2</i>	<i>7</i>
<i>CANYON PONTIAC BUICK</i>	<i>24640 N WILEY CYN RD</i>	<i>1/2 - 1 E</i>	<i>6</i>	<i>10</i>

STATE ASTM STANDARD

CHMIRS: The California Hazardous Material Incident Report System contains information on reported hazardous material incidents, i.e., accidental releases or spills. The source is the California Office of Emergency Services.

A review of the CHMIRS list, as provided by EDR, and dated 12/31/2002 has revealed that there are 6 CHMIRS sites within approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported	PICO CYN 1MI WEST OF I-	1 - 2 NW	24	28
<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported	OLD ROAD SOUTH OF LYONS	1/4 - 1/2 NNE	3	7
Not reported	I-5 .4 MI SOUTH SIERRA	1/2 - 1 ESE	5	9
Not reported	24500 LYONS AVENUE	1/2 - 1 N	B8	11

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
Not reported	24316 VISTA RIDGE	1 - 2 NNE	19	22
Not reported	25610 THE OLD RD.	1 - 2 NNW	25	29

CORTESE: This database identifies public drinking water wells with detectable levels of contamination, hazardous substance sites selected for remedial action, sites with known toxic material identified through the abandoned site assessment program, sites with USTs having a reportable release and all solid waste disposal facilities from which there is known migration. The source is the California Environmental Protection Agency/Office of Emergency Information.

A review of the Cortese list, as provided by EDR, has revealed that there are 11 Cortese sites within approximately 1.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MOBIL S.S. #11-KF3	25357 CHIQUELLA LN N	1/2 - 1 N	C15	18

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MOBIL	15357 CHIQUELLA LN N	1/2 - 1 N	7	10
EXXON #7-3393	24518 LYONS AVE W	1/2 - 1 N	B9	12
TEXACO	24440 LYONS	1/2 - 1 N	B10	14
UNOCAL SERVICE STATION 5881	24551 LYONS AVE	1/2 - 1 N	B12	15
CHEVRON #9-3787	24137 LYONS AVE W	1/2 - 1 NNE	D17	22
ARCO PRODUCTS COMPANY	24018 LYONS AVE	1 - 2 NNE	20	23
HIGH DESERT OIL CO, INC	23950 LYONS AVENUE	1 - 2 NE	21	25
NEWHALL SCHOOL DISTRICT	24800 PEACHLAND AVE	1 - 2 ENE	22	25
DALE POE DEV CORP OF CALI	25151 PICO CNYN	1 - 2 NNW	23	28
VISTA-VALENCIA GOLF COURS	24700 TREVINO	1 - 2 N	26	30

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the State Water Resources Control Board Leaking Underground Storage Tank Information System.

A review of the LUST list, as provided by EDR, and dated 04/02/2003 has revealed that there are 8 LUST sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
SHELL SERVICE STATION	25340 CHIQUELLA LANE	1/2 - 1 N	C14	17
MOBIL S.S. #11-KF3	25357 CHIQUELLA LN N	1/2 - 1 N	C15	18

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
MOBIL	15357 CHIQUELLA LN N	1/2 - 1 N	7	10
EXXON #7-3393	24518 LYONS AVE W	1/2 - 1 N	B9	12
TEXACO	24440 LYONS AVE W	1/2 - 1 N	B11	14
TOSCO STATION #5881	24551 LYONS AVE	1/2 - 1 N	B13	16
CHEVRON PRODUCTS SS#_93787	24137 LYONS AVE	1/2 - 1 NNE	D16	20
CHEVRON #9-3787	24137 LYONS AVE W	1/2 - 1 NNE	D18	22

EXECUTIVE SUMMARY

CA FID: The Facility Inventory Database contains active and inactive underground storage tank locations. The source is the State Water Resource Control Board.

A review of the CA FID UST list, as provided by EDR, has revealed that there is 1 CA FID UST site within approximately 0.75 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
CALIF HWY PATROL	25111 CHIQUELLA LN	1/4 - 1/2NNE	4	8

STATE OR LOCAL ASTM SUPPLEMENTAL

HAZNET: The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000-1,000,000 annually, representing approximately 350,000-500,000 shipments. Data from non-California manifests & continuation sheets are not included at the present time. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, & disposal method. The source is the Department of Toxic Substance Control is the agency

A review of the HAZNET list, as provided by EDR, has revealed that there is 1 HAZNET site within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Dist / Dir</u>	<u>Map ID</u>	<u>Page</u>
TIME WARNER ENTERTAINMENT COMP	24945 THE OLD RD	1/8 - 1/4NE	A1	6

EDR PROPRIETARY HISTORICAL DATABASES

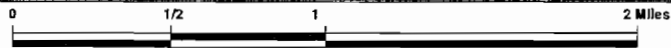
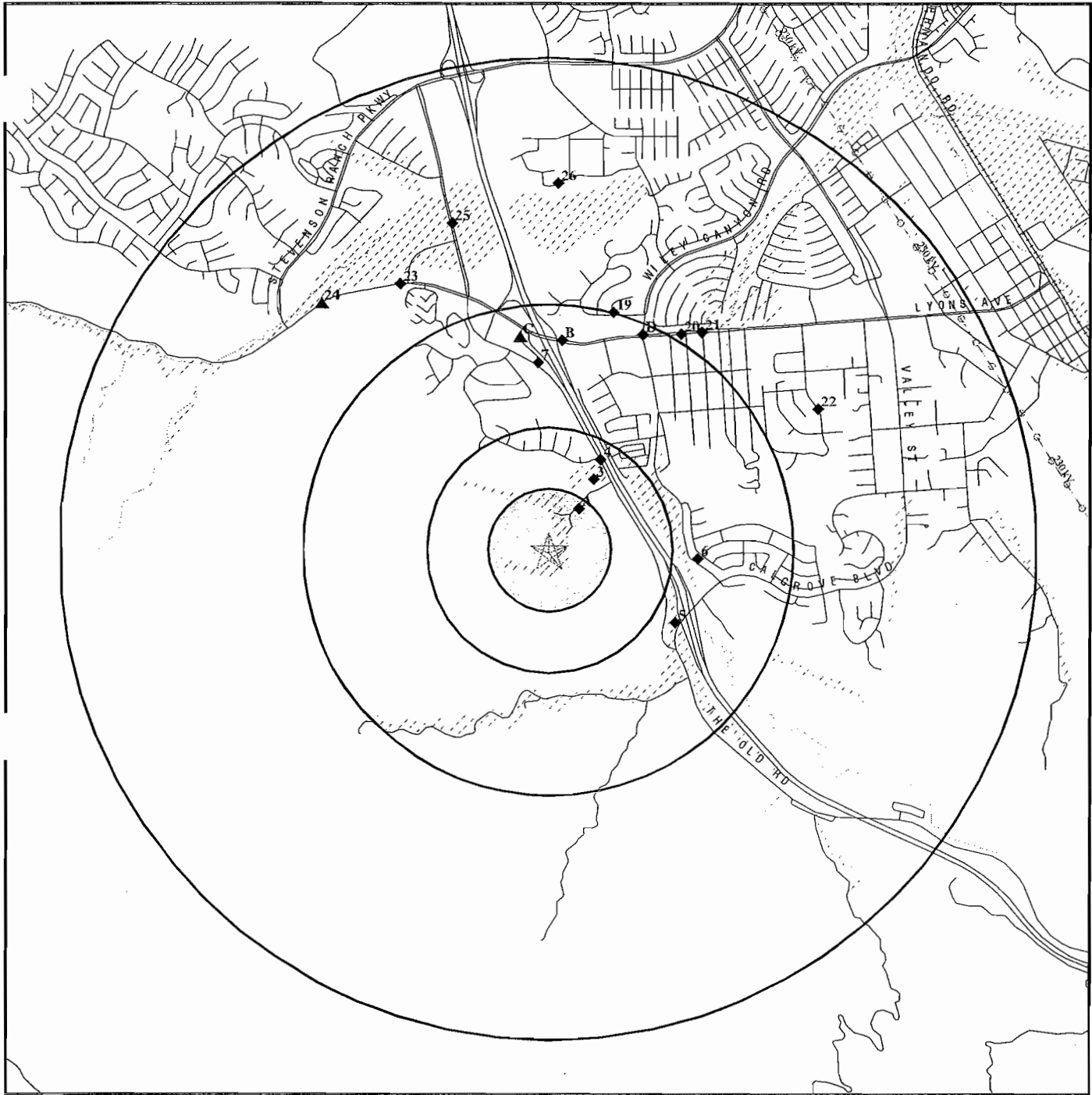
See the EDR Proprietary Historical Database Section for details

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped:

<u>Site Name</u>	<u>Database(s)</u>
PPG INDUSTRIES INC WORKS 24	RCRIS-SQG, RCRIS-TSD, FINDS, CORRACTS, CERC-NFRAP, LOS ANGELES CO. HMS
AMERICAN PACIFIC INTL	CERC-NFRAP
BILL SMALL'S MUD SUMP	SWF/LF
BILL SMALL'S MUD SUMP	SWF/LF
TEXACO INC GAS PLANT	CA FID UST, LOS ANGELES CO. HMS
FRIENDLY VALLEY ASSOCIATION 1	HAZNET
FRIENDLY VALLEY	HAZNET
ORTHOPEDIC & SPORTS MEDICINE	HAZNET
TEXACO REFINING AND MARKETING INC	HAZNET
LARRY EPSTEIN	HAZNET
FRIENDLY VALLEY HOMEOWNER'S ASSOC	HAZNET
TEXACO ENVIRONMENTAL SERVICES	HAZNET
LACDPW SOLEDAD CANYON RD BRIDG	HAZNET
MARCO HEATING AIR CONDITIONING INC	RCRIS-SQG, FINDS
BUSY BEE DRY CLEANERS	RCRIS-SQG, FINDS
END OF RYE CANYON RD. AT THE CONST	ERNS
NB I-5 AT LYONS OFFRAMP	ERNS
INT - 5 SOUTHBOUND WELDON CANYON	ERNS
X OF PLACERITA CANYON RD AND SIERR	ERNS
PICO CANYON W OF I-5, NEAR A STATE	ERNS
PLACERITA FIELD INTERSECTION OF PL	ERNS
RYE CANYON RD AT THE CONSTRUCTION	ERNS
SB SR 14; PLACENTA CANYON OFF RAMP	ERNS
WARMUTH CANYON RD **	ERNS
GOLDEN VALLEY RD. SANTA CLARITA	CA SLIC
SAND CANYON BRIDGE WIDENING	CA WDS
GOLDEN VALLEY HIGH SCHOOL	SCH
PHASE V SCHOOL SITE	SCH
SAND CANYON MOBIL SERVICE	LOS ANGELES CO. HMS
LYONS AUTO CENTER	LOS ANGELES CO. HMS
LYONS SHELL #120989	LOS ANGELES CO. HMS
CANYON AUTO ELECTRIC	LOS ANGELES CO. HMS
RAILROAD CANYON DISP SITE	LOS ANGELES CO. HMS
CANYON MOTORS INC.	LOS ANGELES CO. HMS

OVERVIEW MAP - 1073218.3s - RBF Consulting



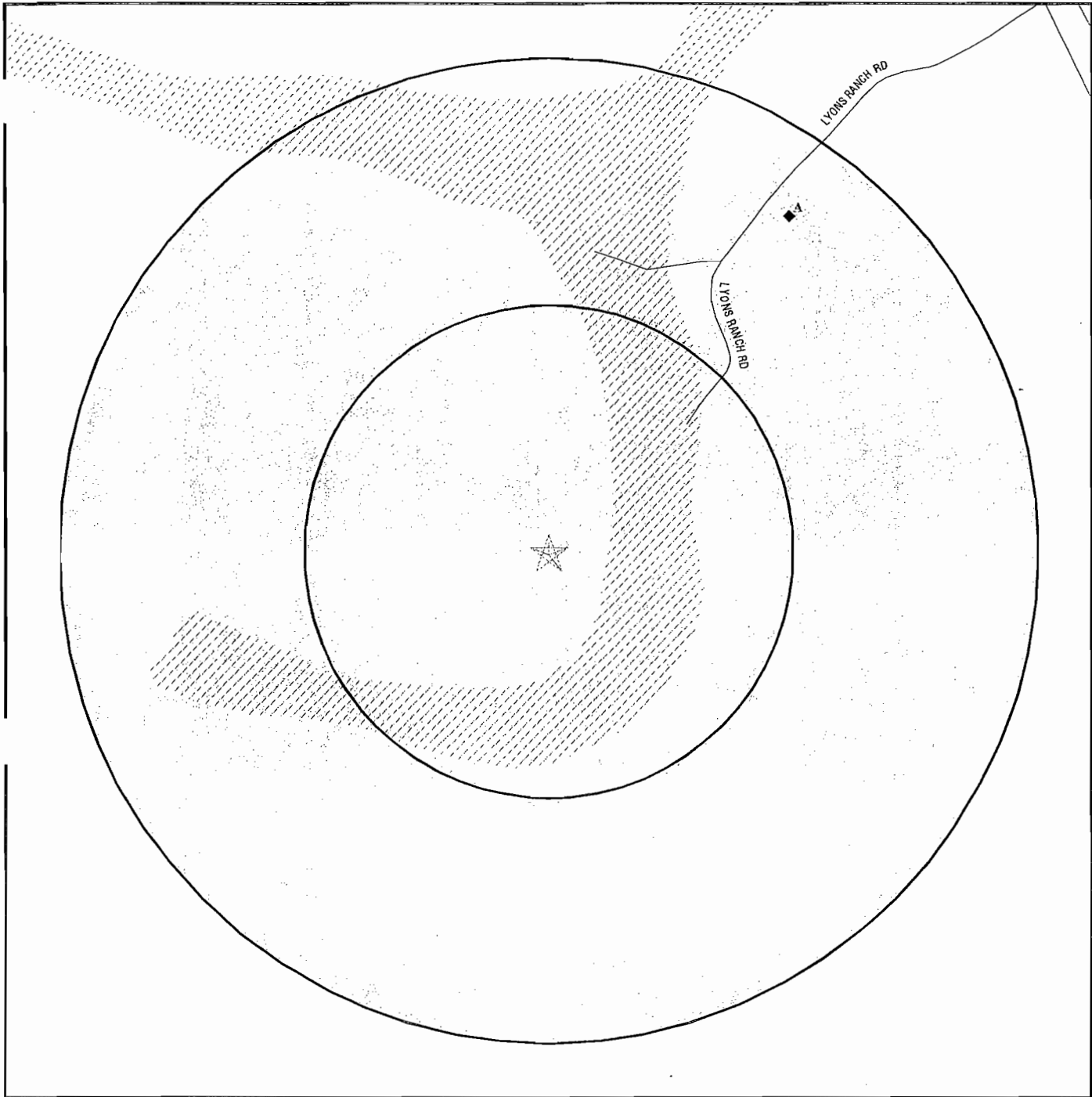
- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- ▨ National Priority List Sites
- ▩ Landfill Sites
- ▧ Dept. Defense Sites

- ⚡ Power transmission lines
- ⚡ Oil & Gas pipelines
- ▨ 100-year flood zone
- ▩ 500-year flood zone
- ▧ Areas of Concern

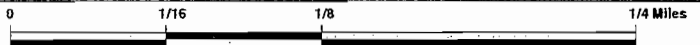


TARGET PROPERTY: Lyons Canyon ADDRESS: Calgrove Boulevard CITY/STATE/ZIP: Santa Clarita CA 91321 LAT/LONG: 34.3661 / 118.5650	CUSTOMER: RBF Consulting CONTACT: Richard Beck INQUIRY #: 1073218.3s DATE: October 29, 2003 12:28 pm
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DETAIL MAP - 1073218.3s - RBF Consulting



- ☆ Target Property
- ▲ Sites at elevations higher than or equal to the target property
- ◆ Sites at elevations lower than the target property
- ▲ Coal Gasification Sites
- Historical Gas Stations / Historical Dry Cleaners
See the EDR Proprietary Historical Map Findings
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites



- ▲ Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Areas of Concern



TARGET PROPERTY: Lyons Canyon ADDRESS: Calgrove Boulevard CITY/STATE/ZIP: Santa Clarita CA 91321 LAT/LONG: 34.3661 / 118.5650	CUSTOMER: RBF Consulting CONTACT: Richard Beck INQUIRY #: 1073218.3s DATE: October 29, 2003 12:30 pm
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MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
<u>FEDERAL ASTM STANDARD</u>								
NPL		1.500	0	0	0	0	0	0
Proposed NPL		1.500	0	0	0	0	0	0
CERCLIS		1.000	0	0	0	0	NR	0
CERC-NFRAP		0.750	0	0	0	0	NR	0
CORRACTS		1.500	0	0	0	0	0	0
RCRIS-TSD		1.000	0	0	0	0	NR	0
RCRIS Lg. Quan. Gen.		0.750	0	0	0	0	NR	0
RCRIS Sm. Quan. Gen.		0.750	0	1	0	1	NR	2
ERNS		0.500	0	0	0	NR	NR	0
<u>STATE ASTM STANDARD</u>								
AWP		1.500	0	0	0	0	0	0
Cal-Sites		1.500	0	0	0	0	0	0
CHMIRS		1.500	0	0	1	2	3	6
Cortese		1.500	0	0	0	6	5	11
Notify 65		1.500	0	0	0	0	0	0
Toxic Pits		1.500	0	0	0	0	0	0
State Landfill		1.000	0	0	0	0	NR	0
WMUDS/SWAT		1.000	0	0	0	0	NR	0
LUST		1.000	0	0	0	8	NR	8
CA Bond Exp. Plan		1.500	0	0	0	0	0	0
UST		0.750	0	0	0	0	NR	0
VCP		1.000	0	0	0	0	NR	0
INDIAN UST		0.750	0	0	0	0	NR	0
CA FID UST		0.750	0	0	1	0	NR	1
HIST UST		0.250	0	0	NR	NR	NR	0
<u>FEDERAL ASTM SUPPLEMENTAL</u>								
CONSENT		1.000	0	0	0	0	NR	0
ROD		1.000	0	0	0	0	NR	0
Delisted NPL		1.000	0	0	0	0	NR	0
FINDS		TP	NR	NR	NR	NR	NR	0
HMIRS		TP	NR	NR	NR	NR	NR	0
MLTS		TP	NR	NR	NR	NR	NR	0
MINES		0.250	0	0	NR	NR	NR	0
NPL Liens		TP	NR	NR	NR	NR	NR	0
PADS		TP	NR	NR	NR	NR	NR	0
DOD		1.000	0	0	0	0	NR	0
US BROWNFIELDS		0.500	0	0	0	NR	NR	0
RAATS		TP	NR	NR	NR	NR	NR	0
TRIS		TP	NR	NR	NR	NR	NR	0
TSCA		TP	NR	NR	NR	NR	NR	0
SSTS		TP	NR	NR	NR	NR	NR	0
FTTS		TP	NR	NR	NR	NR	NR	0
<u>STATE OR LOCAL ASTM SUPPLEMENTAL</u>								
AST		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
CLEANERS		0.250	0	0	NR	NR	NR	0
CA WDS	TP		NR	NR	NR	NR	NR	0
DEED	TP		NR	NR	NR	NR	NR	0
SCH		0.250	0	0	NR	NR	NR	0
NFA		0.250	0	0	NR	NR	NR	0
EMI	TP		NR	NR	NR	NR	NR	0
REF		0.250	0	0	NR	NR	NR	0
NFE		0.250	0	0	NR	NR	NR	0
CA SLIC		0.500	0	0	0	NR	NR	0
HAZNET		0.250	0	1	NR	NR	NR	1
Los Angeles Co. HMS	TP		NR	NR	NR	NR	NR	0
LA Co. Site Mitigation	TP		NR	NR	NR	NR	NR	0
AOCONCERN		1.000	0	0	0	0	NR	0

EDR PROPRIETARY HISTORICAL DATABASES

Gas Stations/Dry Cleaners		0.250	0	0	NR	NR	NR	0
Coal Gas		1.000	0	0	0	0	NR	0

BROWNFIELDS DATABASES

US BROWNFIELDS		0.500	0	0	0	NR	NR	0
VCP		1.000	0	0	0	0	NR	0

NOTES:

See the EDR Proprietary Historical Database Section for details

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

A1 TIME WARNER ENTERTAINMENT COMPANY, L.P. HAZNET S102808398
 NE 24945 THE OLD RD N/A
 1/8-1/4 NEWHALL, CA 91321
 1108 ft.

Site 1 of 2 in cluster A

Relative:
 Lower

Actual:
 1341 ft.

HAZNET:
 Gepaid: CAD982445124
 TSD EPA ID: CAD009007626
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 2.1070
 Waste Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Contact: TIME WARNER ENTERTAINMENT CO
 Telephone: (818) 954-6000
 Mailing Address: 4000 WARNER BLVD BLDG 44
 BURBANK, CA 91522 - 0001
 County Los Angeles
 Gepaid: CAD982445124
 TSD EPA ID: CAT000646117
 Gen County: Los Angeles
 Tsd County: Kings
 Tons: .0250
 Waste Category: Other empty containers 30 gallons or more
 Disposal Method: Disposal, Land Fill
 Contact: TIME WARNER ENTERTAINMENT CO
 Telephone: (818) 954-6000
 Mailing Address: 4000 WARNER BLVD BLDG 44
 BURBANK, CA 91522 - 0001
 County Los Angeles
 Gepaid: CAD982445124
 TSD EPA ID: CAD008302903
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 2293
 Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
 Disposal Method: Recycler
 Contact: TIME WARNER ENTERTAINMENT CO
 Telephone: (818) 954-6000
 Mailing Address: 4000 WARNER BLVD BLDG 44
 BURBANK, CA 91522 - 0001
 County Los Angeles
 Gepaid: CAD982445124
 TSD EPA ID: CAD008302903
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: .1750
 Waste Category: Unspecified sludge waste
 Disposal Method: Recycler
 Contact: TIME WARNER ENTERTAINMENT CO
 Telephone: (818) 954-6000
 Mailing Address: 4000 WARNER BLVD BLDG 44
 BURBANK, CA 91522 - 0001
 County Los Angeles

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

TIME WARNER ENTERTAINMENT COMPANY, L.P. (Continued)

EDR ID Number
EPA ID Number

Database(s)

S102808398

Gepaid: CAD982445124
TSD EPA ID: CAD008302903
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .2293
Waste Category: Unspecified organic liquid mixture
Disposal Method: Recycler
Contact: TIME WARNER ENTERTAINMENT CO
Telephone: (818) 954-6000
Mailing Address: 4000 WARNER BLVD BLDG 44
BURBANK, CA 91522 - 0001
County: Los Angeles

The CA HAZNET database contains 1 additional record for this site.
Please click here or contact your EDR Account Executive for more information.

A2
NE
1/8-1/4
1108 ft.

VALENCIA OAKS RANCH
24945 THE OLD RD
NEWHALL, CA 91321

RCRIS-SQG 1000473067
FINDS CAD982445124

Site 2 of 2 in cluster A

Relative:
Lower

RCRIS:
Owner: WARNER BROS INC
(415) 555-1212
EPA ID: CAD982445124
Contact: LOWELL MOORE
(818) 954-2890

Actual:
1341 ft.

Classification: Small Quantity Generator
TSDF Activities: Not reported
Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
Facility Registry System (FRS)
Resource Conservation and Recovery Act Information system (RCRAINFO)

3
NNE
1/4-1/2
1801 ft.

OLD ROAD SOUTH OF LYONS AVENUE
VALENCIA, CA

CHMIRS S100220548
N/A

Relative:
Lower

CHMIRS:
OES Control Number: 9013115
Chemical Name: Not reported
Extent of Release: Not reported
Property Use: 099
Incident Date: 24-SEP-90
Date Completed: 24-SEP-90
Time Completed: 1810
Agency Id Number: 19110
Agency Incident Number: 48
OES Incident Number: 9013115
Time Notified: 1433
Surrounding Area: 099
Estimated Temperature: 75

Actual:
1316 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100220548

Property Management : P
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Responding Agency Personnel # Of Injuries : 0
 Responding Agency Personnel # Of Fatalities : 0
 Resp Agency Personnel # Of Decontaminated : 0
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : Not reported
 Reporting Officer Name/ID : LYNN A MOHR #124351
 Report Date : 24-SEP-90
 Comments : Yes
 Facility Telephone Number : 213 267-2401
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported
 Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported
 Chemical 1 : Not Reported
 Chemical 2 : Not Reported
 Chemical 3 : Not Reported
 Date/Time : Not reported
 Evacuations : Not reported

4
 NNE
 1/4-1/2
 2239 ft.

CALIF HWY PATROL
 25111 CHIQUELLA LN
 NEWHALL, CA 91321

CA FID UST S101587120
 N/A

Relative:
 Lower

Actual:
 1305 ft.

FID:
 Facility ID: 19054903 Regulate ID: 00007677
 Reg By: Active Underground Storage Tank Location
 Cortese Code: Not reported SIC Code: Not reported
 Status: Active Facility Tel: (818) 000-0000
 Mail To: Not reported
 25111 CHIQUELLA LN
 NEWHALL, CA 91321
 Contact: Not reported Contact Tel: Not reported
 DUNs No: Not reported NPDES No: Not reported
 Creation: 10/22/93 Modified: 00/00/00
 EPA ID: Not reported
 Comments: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

CALIF HWY PATROL (Continued)

S101587120

5
ESE
1/2-1
3121 ft.

I-5 .4 MI SOUTH SIERRA HWY
LOS ANGELES, CA

CHMIRS S100280027
N/A

Relative:
Lower

Actual:
1329 ft.

CHMIRS:
 OES Control Number: 9099383
 Chemical Name: Not reported
 Extent of Release: Not reported
 Property Use: Freeway
 Incident Date: 25-JUL-90
 Date Completed: 25-JUL-90
 Time Completed : 415
 Agency Id Number : 66
 Agency Incident Number : 90145
 OES Incident Number : 9099383
 Time Notified : 110
 Surrounding Area : 961
 Estimated Temperature : Not reported
 Property Management : S
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Responding Agency Personnel # Of Injuries : 0
 Responding Agency Personnel # Of Fatalities : 0
 Resp Agncy Personnel # Of Decontaminated : 5
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : Not reported
 Reporting Officer Name/ID : CALLAHAN #8499
 Report Date : 26-JUL-90
 Comments : No
 Facility Telephone Number : 916 327-3310
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported
 Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported
 Chemical 1 : Not Reported
 Chemical 2 : Not Reported
 Chemical 3 : Not Reported
 Date/Time : Not reported
 Evacuations : Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

(Continued)

Database(s) EDR ID Number
 EPA ID Number

S100280027

6
 East
 1/2-1
 3196 ft.

CANYON PONTIAC BUICK
 24640 N WILEY CYN RD
 NEWHALL, CA 91321

RCRIS-SQG 1000441911
 FINDS CAD981689219

Relative:
 Lower

RCRIS:
 Owner: CANYON PONTIAC BUICK CORP
 (415) 555-1212

Actual:
 1320 ft.

EPA ID: CAD981689219
 Contact: ENVIRONMENTAL MANAGER
 (805) 254-2114

Classification: Small Quantity Generator
 TSDF Activities: Not reported

Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Facility Registry System (FRS)
 Resource Conservation and Recovery Act Information system (RCRAINFO)

7
 North
 1/2-1
 4043 ft.

MOBIL
 15357 CHIQUELLA LN N
 NEWHALL, CA 91321

LUST S102433468
 Cortese N/A

Relative:
 Lower

State LUST:
 Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number 123091-22
 Reg Board: 4
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency : 19000
 Case Type: Soil only
 Status: No Action
 Review Date: Not reported
 Workplan: 10/7/91
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: Not reported
 Release Date: 10/07/1991
 Cleanup Fund Id : Not reported
 Discover Date : 04/11/1991
 Enforcement Dt : Not reported
 Enf Type: Not reported
 Enter Date : 12/20/1991
 Funding: Not reported
 Staff Initials: Not reported
 How Discovered: Tank Closure
 How Stopped: Not reported
 Interim : Not reported
 Leak Cause: UNK
 Leak Source: UNK
 MTBE Date : / /

Confirm Leak: Not reported
 Prelim Assess: 10/7/91
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MOBIL (Continued)

S102433468

Max MTBE GW : 0 Parts per Billion
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : LUCAS, DEANNIE
Oversight Prgm: Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)
Oversight Prgm : LIA
Review Date : 11/06/1991
Stop Date : 04/11/1991
Work Suspended :Not reported
Responsible Party:MOBIL OIL CORP.
RP Address: 3800 W. ALAMEDA AVE., SUITE 700, BURBANK, 91505-4331
Global Id: T0603700219
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 10/7/1991
Lead Agency: Local Agency
Local Agency: 19000
Case Number: 123091-22
Substance: Gasoline
Case Type: Soil
Status: Preliminary site assessment underway
Region: 4
Staff: Not reported

CORTESE:

Reg Id: 123091-22
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

B8
North 24500 LYONS AVENUE
1/2-1 SANTA CLARITA, CA 91321
4454 ft.

CHMIRS S100220144
N/A

Site 1 of 6 in cluster B

Relative:
Lower

Actual:
1321 ft.

CHMIRS:
OES Control Number: 9011811
Chemical Name: Not reported
Extent of Release: Not reported
Property Use: Mercantile, Business
Incident Date: 12-JUL-90
Date Completed: 12-JUL-90
Time Completed : 1454

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100220144

Agency Id Number : 19110
 Agency Incident Number : 31
 OES Incident Number : 9011811
 Time Notified : 1209
 Surrounding Area : 500
 Estimated Temperature : Not reported
 Property Management : Not reported
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Responding Agency Personnel # Of Injuries : 0
 Responding Agency Personnel # Of Fatalities : 0
 Resp Agency Personnel # Of Decontaminated : 6
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : 1985 FORD F-350
 Vehicle License Number : 2L841489
 Vehicle State : CA
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : FIRESTONE TRUCK TIRE CO.
 Reporting Officer Name/ID : LYNN A. MOHR #124351
 Report Date : 12-JUL-90
 Comments : No
 Facility Telephone Number : 213 267-2401
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported
 Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported
 Chemical 1 : Not Reported
 Chemical 2 : Not Reported
 Chemical 3 : Not Reported
 Date/Time : Not reported
 Evacuations : Not reported

B9 **EXXON #7-3393**
North **24518 LYONS AVE W**
1/2-1 **NEWHALL, CA 91355**
4456 ft.

LUST **S102429426**
Cortese **N/A**

Site 2 of 6 in cluster B

Relative:
 Lower

Actual:
 1324 ft.

State LUST:
 Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number : I-11966
 Reg Board: 4
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency : 19000
 Case Type: Soil only

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

EXXON #7-3393 (Continued)

S102429426

Status: Case Closed
Review Date: Not reported
Workplan: Not reported
Pollution Char: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: 12/22/1992
Release Date: 07/18/1989
Cleanup Fund Id : Not reported
Discover Date : / /
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : 05/08/1990
Funding: Federal Funds
Staff Initials: Not reported
How Discovered: Not reported
How Stopped: Not reported
Interim : Not reported
Leak Cause: Not reported
Leak Source: Not reported
MTBE Date : / /
Max MTBE GW : 0 Parts per Billion
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : Not reported
Oversight Prgm: Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)
Oversight Prgm : LIA
Review Date : 12/22/1992
Stop Date : / /
Work Suspended Not reported
Responsible Party EXXON COMPANY U.S.A.
RP Address: P.O. BOX 19649, IRVINE, 92713-9649
Global Id: T0603703883
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 7/18/1989
Lead Agency: Local Agency
Local Agency: 19000
Case Number: I-11966
Substance: Gasoline
Case Type: Soil

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

EXXON #7-3393 (Continued)

S102429426

Status: Case Closed
 Region: 4
 Staff: Not reported

CORTESE:

Reg Id: I-11966
 Region: CORTESE
 Reg By: Leaking Underground Storage Tanks

B10
 North
 1/2-1
 4458 ft.

TEXACO
 24440 LYONS
 NEWHALL, CA

Cortese S105025214
 N/A

Site 3 of 6 in cluster B

Relative:
 Lower

CORTESE:

Reg Id: I-02149
 Region: CORTESE
 Reg By: Leaking Underground Storage Tanks

Actual:
 1314 ft.

B11
 North
 1/2-1
 4458 ft.

TEXACO
 24440 LYONS AVE W
 SANTA CLARITA, CA 91321

LUST S104164118
 N/A

Site 4 of 6 in cluster B

Relative:
 Lower

State LUST:

Cross Street: I-5
 Qty Leaked: Not reported
 Case Number: I-02149
 Reg Board: 4
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency: 19000
 Case Type: Soil only
 Status: Case Closed
 Review Date: Not reported
 Workplan: 11/13/90
 Pollution Char: 11/13/90
 Remed Action: 12/19/91
 Monitoring: 5/12/96
 Close Date: 07/30/1996
 Release Date: 01/08/1985
 Cleanup Fund Id: Not reported
 Discover Date: 01/08/1985
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: 12/31/1986
 Funding: Federal Funds
 Staff Initials: Not reported
 How Discovered: Tank Closure
 How Stopped: Not reported
 Interim: Not reported
 Leak Cause: Corrosion
 Leak Source: Tank
 MTBE Date: / /
 Max MTBE GW: 0 Parts per Billion
 MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
 Priority: Not reported

Confirm Leak: Not reported
 Prelim Assess: 11/13/90
 Remed Plan: 11/13/90

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TEXACO (Continued)

S104164118

Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : KIRBY, E.
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 09/24/1996
Stop Date : 01/24/1985
Work Suspended Not reported
Responsible Party TEXACO, INC.
RP Address: 10 UNIVERSAL CITY PLAZA, UNIVERSAL CITY, 91608 D
Global Id: T0603702833
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 1/8/1985
Lead Agency: Regional Board
Local Agency: 19000
Case Number: I-02149
Substance: Gasoline
Case Type: Soil
Status: Case Closed
Region: 4
Staff: Not reported

B12 UNOCAL SERVICE STATION 5881
North 24551 LYONS AVE
1/2-1 NEWHALL, CA 91321
4521 ft.

HAZNET S100947538
Cortese N/A

Relative:
Lower

Site 5 of 6 in cluster B

Actual:
1341 ft.

HAZNET:
Gepaid: CAD981647001
TSD EPA ID: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 3.8989
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Treatment, Tank
Contact: UNION OIL COMPANY OF CALIFORNI
Telephone: (714) 428-6560
Mailing Address: PO BOX 25376
SANTA ANA, CA 92799 - 5376
County Los Angeles

CORTESE:

Reg Id: I-06364
Region: CORTESE

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

UNOCAL SERVICE STATION 5881 (Continued)

EDR ID Number
 EPA ID Number

Database(s)

Reg By: Leaking Underground Storage Tanks

S100947538

**B13
 North
 1/2-1
 4521 ft.**

**TOSCO STATION #5881
 24551 LYONS AVE
 SANTA CLARITA, CA 91321**

**LUST S103945710
 N/A**

Site 6 of 6 in cluster B

**Relative:
 Lower**

**Actual:
 1341 ft.**

State LUST:

Cross Street:	I-5 FWY	Confirm Leak:	06/15/1992
Qty Leaked:	Not reported	Prelim Assess:	12/1/92
Case Number	I-06364	Remed Plan:	6/2/95
Reg Board:	4		
Chemical:	Waste Oil		
Lead Agency:	Regional Board		
Local Agency :	19000		
Case Type:	Soil only		
Status:	Case Closed		
Abate Method:	Vapor Extraction		
Review Date:	06/15/1992		
Workplan:	12/1/92		
Pollution Char:	6/2/95		
Remed Action:	Not reported		
Monitoring:	12/14/98		
Close Date:	08/27/1999		
Release Date:	04/14/1992		
Cleanup Fund Id :	Not reported		
Discover Date :	04/13/1992		
Enforcement Dt :	4/20/99		
Enf Type:	EF		
Enter Date :	05/26/1992		
Funding:	Not reported		
Staff Initials:	Not reported		
How Discovered:	Tank Closure		
How Stopped:	Not reported		
Interim :	Yes		
Leak Cause:	Corrosion		
Leak Source:	Tank		
MTBE Date :	/ /		
Max MTBE GW :	0 Parts per Billion		
MTBE Tested:	MTBE Detected. Site tested for MTBE & MTBE detected		
Priority:	3B		
Local Case # :	Not reported		
Beneficial:	Not reported		
Staff :	RN		
GW Qualifier :	Not reported		
Max MTBE Soil :	0.34 Parts per Million		
Soil Qualifier :	Not reported		
Hydr Basin #:	Not reported		
Operator :	Not reported		
Oversight Prgm:	RB Lead Underground Storage Tank		
Oversight Prgm :	UST		
Review Date :	02/29/2000		
Stop Date :	04/13/1992		
Work Suspended :	Not reported		
Responsible Party	TOSCO MARKETING COMPANY		
RP Address:	P.O. BOX 25376, SANTA ANA, CA 92799-5376		
Global Id:	T0603703203		
Org Name:	Not reported		

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

TOSCO STATION #5881 (Continued)

S103945710

Contact Person: Not reported
MTBE Conc: 1
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 4/14/1992
Lead Agency: Regional Board
Local Agency: 19000
Case Number: I-06364
Substance: Waste Oil
Case Type: Soil
Status: Case Closed
Region: 4
Staff: RN

C14
North
1/2-1
4560 ft.

SHELL SERVICE STATION
25340 CHIQUELLA LANE
NEWHALL, CA 91381

LUST S105180697
N/A

Site 1 of 2 in cluster C

Relative:
Higher

Actual:
1364 ft.

State LUST:

Cross Street: LYONS AVE
Qty Leaked: Not reported
Case Number: R-28467
Reg Board: 4
Chemical: Gasoline
Lead Agency: Local Agency
Local Agency : 0
Case Type: Soil only
Status: No Action
Review Date: Not reported
Workplan: 11/2/01
Pollution Char: Not reported
Remed Action: Not reported
Monitoring: Not reported
Close Date: Not reported
Release Date: 11/02/2001
Cleanup Fund Id : Not reported
Discover Date : / /
Enforcement Dt : Not reported
Enf Type: Not reported
Enter Date : / /
Funding: Not reported
Staff Initials: Not reported
How Discovered: OM
How Stopped: Not reported
Interim : Not reported
Leak Cause: UNK
Leak Source: UNK
MTBE Date : / /
Max MTBE GW : 0 Parts per Billion
MTBE Tested: Site NOT Tested for MTBE. Includes Unknown and Not Analyzed.
Priority: Not reported

Confirm Leak: Not reported
Prelim Assess: 11/2/01
Remed Plan: Not reported

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

SHELL SERVICE STATION (Continued)

S105180697

Local Case # : Not reported
 Beneficial: Not reported
 Staff : Not reported
 GW Qualifier : Not reported
 Max MTBE Soil : Not reported
 Soil Qualifier : Not reported
 Hydr Basin #: Not reported
 Operator : Not reported
 Oversight Prgm: Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)
 Oversight Prgm : LIA
 Review Date : Not reported
 Stop Date : / /
 Work Suspended :Not reported
 Responsible Party:Not reported
 RP Address: Not reported
 Global Id: T060379436
 Org Name: Not reported
 Contact Person: Not reported
 MTBE Conc: 0
 Mtbe Fuel: 1
 Water System Name: Not reported
 Well Name: Not reported
 Distance To Lust: 0
 Waste Discharge Global ID: Not reported
 Waste Disch Assigned Name: Not reported

C15
 North
 1/2-1
 4635 ft.

MOBIL S.S. #11-KF3
25357 CHIQUELLA LN N
NEWHALL, CA 91321

LUST S102433745
HAZNET N/A
Cortese

Site 2 of 2 in cluster C

Relative:
 Higher

Actual:
 1376 ft.

State LUST:
 Cross Street: PICO CYN RD.
 Qty Leaked: Not reported
 Case Number I-00245
 Reg Board: 4
 Chemical: Gasoline
 Lead Agency: Regional Board
 Local Agency : 19000
 Case Type: Soil only
 Status: Case Closed
 Review Date: Not reported
 Workplan: 11/18/91
 Pollution Char: Not reported
 Remed Action: 7/25/95
 Monitoring: Not reported
 Close Date: 10/10/1996
 Release Date: 11/18/1991
 Cleanup Fund Id : Not reported
 Discover Date : 08/15/1991
 Enforcement Dt : Not reported
 Enf Type: Not reported
 Enter Date : 12/20/1991
 Funding: Not reported
 Staff Initials: Not reported
 How Discovered: OM
 How Stopped: Not reported

Confirm Leak: Not reported
 Prelim Assess: 11/18/91
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

MOBIL S.S. #11-KF3 (Continued)

S102433745

Interim : Not reported
Leak Cause: UNK
Leak Source: UNK
MTBE Date : / /
Max MTBE GW : 0 Parts per Billion
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : BUSBY, TIM
Oversight Prgm: RB Lead Underground Storage Tank
Oversight Prgm : UST
Review Date : 07/24/1996
Stop Date : 08/15/1991
Work Suspended :Not reported
Responsible Party:MOBIL OIL CORP.
RP Address: 575 COUNTRY CLUB DRIVE, SUITE C #337, SIMI VALLEY CA 93065
Global Id: T0603702692
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 11/18/1991
Lead Agency: Regional Board
Local Agency: 19000
Case Number: I-00245
Substance: Gasoline
Case Type: Soil
Status: Case Closed
Region: 4
Staff: Not reported

HAZNET:

Gepaid: CAL000050576
TSD EPA ID: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 1.2510
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Not reported
Contact: MOBIL
Telephone: (703) 846-5734
Mailing Address: PO BOX 142667
AUSTIN, TX 78714 - 2667
County Los Angeles

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

MOBIL S.S. #11-KF3 (Continued)

S102433745

Gepaid: CAL000050576
 TSD EPA ID: CAT080013352
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 1.2510
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: MOBIL
 Telephone: (703) 846-5734
 Mailing Address: PO BOX 142667
 AUSTIN, TX 78714 - 2667
 County Los Angeles

Gepaid: CAL000050576
 TSD EPA ID: CAD028409019
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 0.0917
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Not reported
 Contact: MOBIL
 Telephone: (703) 846-5734
 Mailing Address: PO BOX 142667
 AUSTIN, TX 78714 - 2667
 County Los Angeles

CORTESE:

Reg Id: I-00245
 Region: CORTESE
 Reg By: Leaking Underground Storage Tanks

D16
 NNE
 1/2-1
 5048 ft.

CHEVRON PRODUCTS SS#_93787
24137 LYONS AVE
VALENCIA, CA 91355

HAZNET S105051430
LUST N/A

Site 1 of 3 in cluster D

Relative:
 Lower

Actual:
 1270 ft.

State LUST:

Cross Street: WILEY CANYON RD
 Qty Leaked: Not reported
 Case Number R-10663
 Reg Board: 4
 Chemical: Hydrocarbons
 Lead Agency: Local Agency
 Local Agency : 19000
 Case Type: Soil only
 Status: Case Closed
 Abate Method: Other Means
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 12/14/1999
 Release Date: 06/16/1998
 Cleanup Fund Id : Not reported
 Discover Date : 04/16/1998
 Enforcement Dt : Not reported
 Enf Type: Not reported

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

CHEVRON PRODUCTS SS#_93787 (Continued)

S105051430

Enter Date : 09/01/1998
Funding: Not reported
Staff Initials: Not reported
How Discovered: Tank Closure
How Stopped: Not reported
Interim : Not reported
Leak Cause: UNK
Leak Source: Other Source
MTBE Date : / /
Max MTBE GW : 0 Parts per Billion
MTBE Tested: Not Required to be Tested.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin #: Not reported
Operator : RICHARD THOMPSON
Oversight Prgm: Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)
Oversight Prgm : LIA
Review Date : 12/14/1999
Stop Date : 01/02/1998
Work Suspended :Not reported
Responsible Party:CHEVRON PRODUCTS CO
RP Address: P.O. BOX 2833, LA HABRA, CA 90632
Global Id: T0603704951
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 0
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

HAZNET:

Gepaid: CAL000169992
TSD EPA ID: CAD982484933
Gen County: Los Angeles
Tsd County: 7
Tons: .3250
Waste Category: Empty containers less than 30 gallons
Disposal Method: Disposal, Other
Contact: CHEVRON USA
Telephone: (925) 842-5931
Mailing Address: PO BOX 6004
SAN RAMON, CA 94583
County Los Angeles

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

CHEVRON PRODUCTS SS#_93787 (Continued)

S105051430

Gepaid: CAL000169992
 TSD EPA ID: CAD008302903
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 0.05
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Recycler
 Contact: KATHY NORRIS/
 Telephone: (925) 842-5931
 Mailing Address: PO BOX 6004
 SAN RAMON, CA 94583
 County: Los Angeles

D17
 NNE
 1/2-1
 5048 ft.

**CHEVRON #9-3787
 24137 LYONS AVE W
 NEWHALL, CA 90631**

**Cortese S103993947
 N/A**

Site 2 of 3 in cluster D

Relative:
 Lower

CORTESE:
 Reg Id: R-10663
 Region: CORTESE
 Reg By: Leaking Underground Storage Tanks

Actual:
 1270 ft.

D18
 NNE
 1/2-1
 5048 ft.

**CHEVRON #9-3787
 24137 LYONS AVE W
 NEWHALL, CA 91355**

**LUST S104793846
 N/A**

Site 3 of 3 in cluster D

Relative:
 Lower

LUST Region 4:
 Report Date: 6/16/1998
 Lead Agency: Local Agency
 Local Agency: 19000
 Case Number: R-10663
 Substance: Hydrocarbons
 Case Type: Soil
 Status: Case Closed
 Region: 4
 Staff: Not reported

Actual:
 1270 ft.

19
 NNE
 > 1
 5295 ft.

**24316 VISTA RIDGE
 VALENCIA, CA 91321**

**CHMIRS S100275893
 N/A**

Relative:
 Lower

CHMIRS:
 OES Control Number: 9012076
 Chemical Name: Not reported
 Extent of Release: Not reported
 Property Use: Vacant Lot
 Incident Date: 26-JUL-90
 Date Completed: 26-JUL-90
 Time Completed : 1130
 Agency Id Number : 19110
 Agency Incident Number : A-12
 OES Incident Number : 9012076

Actual:
 1299 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S100275893

Time Notified : 1026
 Surrounding Area : 400
 Estimated Temperature : 80
 Property Management : P
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Y
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Responding Agency Personnel # Of Injuries : 0
 Responding Agency Personnel # Of Fatalities : 0
 Resp Agncy Personnel # Of Decontaminated : 0
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : Not reported
 Reporting Officer Name/ID : MARTIN L. SCOTT #081235
 Report Date : 26-JUL-90
 Comments : Yes
 Facility Telephone Number : 213 267-2401
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported
 Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported
 Chemical 1 : Not Reported
 Chemical 2 : Not Reported
 Chemical 3 : Not Reported
 Date/Time : Not reported
 Evacuations : Not reported

20 ARCO PRODUCTS COMPANY
 NNE 24018 LYONS AVE
 > 1 NEWHALL, CA 91321
 5441 ft.

HAZNET S103645139
 Cortese N/A

Relative:
 Lower

HAZNET:

Actual:
 1258 ft.

Gepaid: CAL000031342
 TSD EPA ID: CAT080013352
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: .1876
 Waste Category: Hydrocarbon solvents (benzene, hexane, Stoddard, etc.)
 Disposal Method: Recycler
 Contact: ATLANTIC RICHFIELD COMPANY
 Telephone: (213) 486-0494
 Mailing Address: PO BOX 6038
 ARTESIA, CA 90702 - 6038
 County: Los Angeles

Map ID
Direction
Distance
Distance (ft.)
Elevation

MAP FINDINGS

ARCO PRODUCTS COMPANY (Continued)

EDR ID Number
EPA ID Number

Database(s)

S103645139

Gepaid: CAL000031342
TSD EPA ID: CAD008302903
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1750
Waste Category: Other organic solids
Disposal Method: Transfer Station
Contact: ATLANTIC RICHFIELD COMPANY
Telephone: (213) 486-0494
Mailing Address: PO BOX 6038
ARTESIA, CA 90702 - 6038
County Los Angeles

Gepaid: CAL000031342
TSD EPA ID: CAD008302903
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1750
Waste Category: Other organic solids
Disposal Method: Not reported
Contact: ATLANTIC RICHFIELD COMPANY
Telephone: (213) 486-0494
Mailing Address: PO BOX 6038
ARTESIA, CA 90702 - 6038
County Los Angeles

Gepaid: CAL000031342
TSD EPA ID: CAT080013352
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: 10.4250
Waste Category: Waste oil and mixed oil
Disposal Method: Recycler
Contact: ATLANTIC RICHFIELD COMPANY
Telephone: (213) 486-0494
Mailing Address: PO BOX 6038
ARTESIA, CA 90702 - 6038
County Los Angeles

Gepaid: CAL000031342
TSD EPA ID: CAD028409019
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .7714
Waste Category: Unspecified oil-containing waste
Disposal Method: Treatment, Tank
Contact: ATLANTIC RICHFIELD COMPANY
Telephone: (213) 486-0494
Mailing Address: PO BOX 6038
ARTESIA, CA 90702 - 6038
County Los Angeles

The CA HAZNET database contains 3 additional records for this site.
Please click here or contact your EDR Account Executive for more information.

CORTESE:

Reg Id: I-00897
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
 EPA ID Number

ARCO PRODUCTS COMPANY (Continued)

S103645139

21
NE
> 1
5712 ft.

HIGH DESERT OIL CO, INC
23950 LYONS AVENUE
NEWHALL, CA 91321

HAZNET S103644960
Cortese N/A

Relative:
Lower

HAZNET:
 Gepaid: CAL000002142
 TSD EPA ID: CAD028409019
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 1.2510
 Waste Category: Tank bottom waste
 Disposal Method: Treatment, Tank
 Contact: HIGH DESERT OIL CO. INC.
 Telephone: (805) 654-6784
 Mailing Address: PO BOX 1601
 OXNARD, CA 93032 - 1601
 County Los Angeles

Actual:
1252 ft.

CORTESE:
 Reg Id: R-09278
 Region: CORTESE
 Reg By: Leaking Underground Storage Tanks

22
ENE
> 1
6553 ft.

NEWHALL SCHOOL DISTRICT
24800 PEACHLAND AVE
NEWHALL, CA 91321

LUST U002283319
HAZNET N/A
Cortese
LOS ANGELES CO. HMS

Relative:
Lower

State LUST:
 Cross Street: Not reported
 Qty Leaked: Not reported
 Case Number I-10041
 Reg Board: 4
 Chemical: Gasoline
 Lead Agency: Local Agency
 Local Agency: 19000
 Case Type: Soil only
 Status: Case Closed
 Review Date: Not reported
 Workplan: Not reported
 Pollution Char: Not reported
 Remed Action: Not reported
 Monitoring: Not reported
 Close Date: 02/09/1990
 Release Date: 02/09/1990
 Cleanup Fund Id: Not reported
 Discover Date: / /
 Enforcement Dt: Not reported
 Enf Type: Not reported
 Enter Date: 02/05/1990
 Funding: Not reported
 Staff Initials: Not reported
 How Discovered: Not reported
 How Stopped: Not reported
 Interim: Not reported
 Leak Cause: Not reported
 Leak Source: Not reported

Actual:
1266 ft.

Confirm Leak: Not reported
 Prelim Assess: Not reported
 Remed Plan: Not reported

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

NEWHALL SCHOOL DISTRICT (Continued)

U002283319

MTBE Date : / /
Max MTBE GW : 0 Parts per Billion
MTBE Tested: Site NOT Tested for MTBE.Includes Unknown and Not Analyzed.
Priority: Not reported
Local Case # : Not reported
Beneficial: Not reported
Staff : JLC
GW Qualifier : Not reported
Max MTBE Soil : Not reported
Soil Qualifier : Not reported
Hydr Basin # : Not reported
Operator : Not reported
Oversight Prgm: Local Implementing Agency UST (includes non-LOP cases within LOP jurisdiction)
Oversight Prgm : LIA
Review Date : 02/16/1990
Stop Date : / /
Work Suspended Not reported
Responsible PartyNEWHALL SCHOOL DISTRICT
RP Address: 25375 ORCHARD VILLAGE ROAD, SUITE 200, VALENCIA, 91355
Global Id: T0603703560
Org Name: Not reported
Contact Person: Not reported
MTBE Conc: 0
Mtbe Fuel: 1
Water System Name: Not reported
Well Name: Not reported
Distance To Lust: 0
Waste Discharge Global ID: Not reported
Waste Disch Assigned Name: Not reported

LUST Region 4:

Report Date: 2/9/1990
Lead Agency: Local Agency
Local Agency: 19000
Case Number: I-10041
Substance: Gasoline
Case Type: Soil
Status: Case Closed
Region: 4
Staff: Not reported

HAZNET:

Gepaid: CAC000501384
TSD EPA ID: CAD000088252
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .1042
Waste Category: Off-specification, aged, or surplus organics
Disposal Method: Transfer Station
Contact: NEWHALL SCHOOL DIST
Telephone: (000) 000-0000
Mailing Address: 25375 ORCHARD VILLAGE ROAD 200
VALENCIA, CA 91355
County Los Angeles

Map ID
Direction
Distance
Distance (ft.)
Elevation Site

MAP FINDINGS

Database(s) EDR ID Number
EPA ID Number

NEWHALL SCHOOL DISTRICT (Continued)

U002283319

Gepaid: CAC000501384
TSD EPA ID: CAD000088252
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .0083
Waste Category:
Disposal Method: Transfer Station
Contact: NEWHALL SCHOOL DIST
Telephone: (000) 000-0000
Mailing Address: 25375 ORCHARD VILLAGE ROAD 200
VALENCIA, CA 91355
County Los Angeles

Gepaid: CAC000501384
TSD EPA ID: CAD000088252
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .2710
Waste Category: Unspecified aqueous solution
Disposal Method: Transfer Station
Contact: NEWHALL SCHOOL DIST
Telephone: (000) 000-0000
Mailing Address: 25375 ORCHARD VILLAGE ROAD 200
VALENCIA, CA 91355
County Los Angeles

Gepaid: CAL000098685
TSD EPA ID: CAT000613893
Gen County: Los Angeles
Tsd County: Los Angeles
Tons: .0959
Waste Category: Aqueous solution with less than 10% total organic residues
Disposal Method: Transfer Station
Contact: NEWHALL SCHOOL DISTRICT
Telephone: (661) 286-2200
Mailing Address: 25375 ORCHARD VILLAGE RD STE 200
VALENCIA, CA 91355
County Los Angeles

CORTESE:

Reg Id: I-10041
Region: CORTESE
Reg By: Leaking Underground Storage Tanks

HMS:

Facility Id: 010170-010041
Area: 7A
Facility Type: T0
Permit Number: 00004616T Permit Status: Removed
Facility Status: Removed
Region: Los Angeles County:

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s) EDR ID Number
 EPA ID Number

23 **DALE POE DEV CORP OF CALI**
NNW **25151 PICO CNYN**
> 1 **STEVENSON RANCH, CA 91381**
6560 ft.

Cortese **S105026755**
 N/A

Relative:
Lower

CORTESE:
 Reg Id: R-15862
 Region: CORTESE
 Reg By: Leaking Underground Storage Tanks

Actual:
1357 ft.

24 **PICO CYN 1MI WEST OF I-5**
NW **VALENCIA, CA**
> 1
7209 ft.

CHMIRS **S100279909**
 N/A

Relative:
Higher

CHMIRS:
 OES Control Number: 9013240
 Chemical Name: Not reported
 Extent of Release: Not reported
 Property Use: Vacant Lot
 Incident Date: 29-SEP-90
 Date Completed: 29-SEP-90
 Time Completed : 2000
 Agency Id Number : 19110
 Agency Incident Number : 66
 OES Incident Number : 9013240
 Time Notified : 1917
 Surrounding Area : 936
 Estimated Temperature : 68
 Property Management : U
 More Than Two Substances Involved? : N
 Special Studies 1 : Not reported
 Special Studies 2 : Not reported
 Special Studies 3 : Not reported
 Special Studies 4 : Not reported
 Special Studies 5 : Not reported
 Special Studies 6 : Not reported
 Responding Agency Personel # Of Injuries : 0
 Responding Agency Personel # Of Fatalities : 0
 Resp Agncy Personel # Of Decontaminated : 0
 Others Number Of Decontaminated : 0
 Others Number Of Injuries : 0
 Others Number Of Fatalities : 0
 Vehicle Make/year : Not reported
 Vehicle License Number : Not reported
 Vehicle State : Not reported
 Vehicle Id Number : Not reported
 CA/DOT/PUC/ICC Number : Not reported
 Company Name : Not reported
 Reporting Officer Name/ID : LYNN A. MOHR #124351
 Report Date : 29-SEP-90
 Comments : No
 Facility Telephone Number : 213 267-2401
 Waterway Involved : Not reported
 Waterway : Not reported
 Spill Site : Not reported
 Cleanup By : Not reported
 Containment : Not reported
 What Happened : Not reported
 Type : Not reported
 Other : Not reported

Actual:
1376 ft.

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S100279909

Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported
Date/Time :	Not reported
Evacuations :	Not reported

25
 NNW
 > 1
 7325 ft.

25610 THE OLD RD.
 VALENCIA, CA

CHMIRS S105884872
 N/A

Relative:
 Lower

Actual:
 1311 ft.

CHMIRS:

OES Control Number:	02-3004
Chemical Name:	Non PCB Mineral Oil
Extent of Release:	Not reported
Property Use:	Not reported
Incident Date:	Not reported
Date Completed:	Not reported
Time Completed :	Not reported
Agency Id Number :	Not reported
Agency Incident Number :	Not reported
OES Incident Number :	02-3004
Time Notified :	Not reported
Surrounding Area :	Not reported
Estimated Temperature :	Not reported
Property Management :	Not reported
More Than Two Substances Involved? :	Not reported
Special Studies 1 :	Not reported
Special Studies 2 :	Not reported
Special Studies 3 :	Not reported
Special Studies 4 :	Not reported
Special Studies 5 :	Not reported
Special Studies 6 :	Not reported
Responding Agency Personel # Of Injuries :	0
Responding Agency Personel # Of Fatalities :	0
Resp Agncy Personel # Of Decontaminated :	Not reported
Others Number Of Decontaminated :	Not reported
Others Number Of Injuries :	Not reported
Others Number Of Fatalities :	Not reported
Vehicle Make/year :	Not reported
Vehicle License Number :	Not reported
Vehicle State :	Not reported
Vehicle Id Number :	Not reported
CA/DOT/PUC/ICC Number :	Not reported
Company Name :	Not reported
Reporting Officer Name/ID :	Not reported
Report Date :	Not reported
Comments :	Not reported
Facility Telephone Number :	Not reported
Waterway Involved :	Yes
Waterway :	Flood Control Channel
Spill Site :	Road
Cleanup By :	Contractor
Containment :	Yes
What Happened :	Car struck pad mounted transformer causing this release. The Fire Department flushed the area with their fire hoses, causing product to enter into the nearby flood control channel. This channel feeds into a pond at a golf course. No drinking waters

MAP FINDINGS

Map ID
 Direction
 Distance
 Distance (ft.)
 Elevation

Site

Database(s) EDR ID Number
 EPA ID Number

(Continued)

S105884872

Type :	Gal(s)
Other :	Not reported
Chemical 1 :	Not Reported
Chemical 2 :	Not Reported
Chemical 3 :	Not Reported
Date/Time :	6/2/2002 0315
Evacuations :	0

26
 North
 > 1
 7875 ft.

VISTA-VALENCIA GOLF COURSE
 24700 TREVINO
 VALENCIA, CA 91355

Cortese S102440805
 N/A

Relative:
 Lower

CORTESE:

Reg Id: I-06255
 Region: CORTESE
 Reg By: Leaking Underground Storage Tanks

Actual:
 1282 ft.

MAP FINDINGS - EDR PROPRIETARY HISTORICAL DATABASES

YEAR	NAME	ADDRESS	CITY	ST	DIR.	DIST.	ELEV.	TYPE
------	------	---------	------	----	------	-------	-------	------

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.
EDR Historical Gas Station & Dry Cleaner Search: No mapped sites were found in EDR's search of the EDR Historical Gas Station & Dry Cleaner Database within 0.250 mile of the Target Property.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NEWHALL	S105085780	FRIENDLY VALLEY ASSOCIATION 1	19236 / 19161 AVE OF THE OAK	91321	HAZNET
NEWHALL	S104567913	FRIENDLY VALLEY	19234 AVE OF THE OAKS UNITS E,	91321	HAZNET
NEWHALL	1000176344	MARCO HEATING AIR CONDITIONING INC	FRIENDLY VALLEY TRACK	91321	RCRIS-SQG, FINDS
NEWHALL	S101582824	TEXACO INC GAS PLANT	23900 N GOLDEN STATE HWY	91321	CA FID UST, LOS ANGELES CO. HM:
NEWHALL	S103642745	ORTHOPEDIC & SPORTS MEDICINE	2206 LYONS AVENUE	91321	HAZNET
NEWHALL	S104576190	TEXACO REFINING AND MARKETING INC	24440 W LYONS	91321	HAZNET
NEWHALL	1003878612	AMERICAN PACIFIC INTL	TOWSLEY CYN	91321	CERC-NFRAP
NEWHALL	1000439615	BUSY BEE DRY CLEANERS	125235 WILEY CYN RD	91321	RCRIS-SQG, FINDS
SANTA CLARITA	S103974297	LARRY EPSTEIN	19153 / 19155 AVE OF THE OAK	91321	HAZNET
SANTA CLARITA	S103638807	FRIENDLY VALLEY HOMEOWNER'S ASSOC	19345 AVE OF THE OAKS	91321	HAZNET
SANTA CLARITA	U003060648	SAND CANYON MOBIL SERVICE	16411 W DE LONE ST		LOS ANGELES CO. HMS
SANTA CLARITA	91227352	END OF RYE CANYON RD. AT THE CONST	END OF RYE CANYON RD. AT THE C		ERNS
SANTA CLARITA	S103340303	BILL SMALL'S MUD SUMP	END OF AVENUE OF THE OAKS		SWFLF
SANTA CLARITA	S103340253	BILL SMALL'S MUD SUMP	AT END OF AVENUE OF THE OAKS		SWFLF
SANTA CLARITA	S104791966	GOLDEN VALLEY RD. SANTA CLARITA	GOLDEN VALLEY		CA SLIC
SANTA CLARITA	92292641	NB I-5 AT LYONS OFFRAMP		91321	ERNS
SANTA CLARITA	94407496	INT - 5 SOUTHBOUND WELDON CANYON	NB I-5 AT LYONS OFFRAMP		ERNS
SANTA CLARITA	S105696688	LYONS AUTO CENTER	INT - 5 SOUTHBOUND WELDON CANY		LOS ANGELES CO. HMS
SANTA CLARITA	S105696707	LYONS SHELL #120989	22520 W LYONS AVE #A		LOS ANGELES CO. HMS
SANTA CLARITA	S105033739	TEXACO ENVIRONMENTAL SERVICES	24440 W LYONS	91321	HAZNET
SANTA CLARITA	S103945451	CANYON AUTO ELECTRIC	24440 W LYONS		LOS ANGELES CO. HMS
SANTA CLARITA	91466411	X OF PLACERITA CANYON RD AND SIERR	26724 OAK AVE B		ERNS
SANTA CLARITA	943359308	PICO CANYON W OF I-5, NEAR A STATE	X OF PLACERITA CANYON RD AND S		ERNS
SANTA CLARITA	U003059999	RAILROAD CANYON DISP SITE	PICO CANYON W OF I-5, NEAR A S		ERNS
SANTA CLARITA	91205338	PLACERITA FIELD INTERSECTION OF PL	PINE ST		LOS ANGELES CO. HMS
SANTA CLARITA	S104549075	GOLDEN VALLEY HIGH SCHOOL	PLACERITA FIELD INTERSECTION O		ERNS
SANTA CLARITA	91466961	RYE CANYON RD AT THE CONSTRUCTION	PROPOSED GOLDEN VALLEY ROAD EX	91321	SCH
SANTA CLARITA	S103945199	CANYON MOTORS INC.	RYE CANYON RD AT THE CONSTRUCT		ERNS
SANTA CLARITA	S105774554	SAND CANYON BRIDGE WIDENING	24254 SAN FERNANDO RD A	91321	LOS ANGELES CO. HMS
SANTA CLARITA	94359256	SB SR 14; PLACENTA CANYON OFF RAMP	SAND CANYON RD / HIGHWAY 14		CA WDS
SANTA CLARITA	91217684	WARMUTH CANYON RD **	SB SR 14; PLACENTA CANYON OFF		ERNS
STEVENSON RANCH	S105628491	PHASE V SCHOOL SITE	WARMUTH CANYON RD **		ERNS
UNICORP-SOLEDAD	S105726237	LACDPW SOLEDAD CANYON RD BRIDG	INTERSTATE 5VALENCIA BOULEVAR	91381	SCH
VALENCIA	1000119892	PPG INDUSTRIES INC WORKS 24	OVER MAHER CREAK / SC RIVER	91321	HAZNET
			25663 W AVE STANFORD	91355	RCRIS-SQG, RCRIS-TSD, FINDS, CORRACTS, CERC-NFRAP, LOS ANGELES CO. HMS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List

Source: EPA

Telephone: N/A

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 07/22/03

Date Made Active at EDR: 08/26/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/04/03

Elapsed ASTM days: 22

Date of Last EDR Contact: 08/04/03

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)

Telephone: 202-564-7333

EPA Region 1

Telephone 617-918-1143

EPA Region 3

Telephone 215-814-5418

EPA Region 4

Telephone 404-562-8033

EPA Region 6

Telephone: 214-655-6659

EPA Region 8

Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites

Source: EPA

Telephone: N/A

Date of Government Version: 06/10/03

Date Made Active at EDR: 08/26/03

Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/04/03

Elapsed ASTM days: 22

Date of Last EDR Contact: 08/04/03

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System

Source: EPA

Telephone: 703-413-0223

CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 09/11/03

Date Made Active at EDR: 10/29/03

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/24/03

Elapsed ASTM days: 35

Date of Last EDR Contact: 09/24/03

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Source: EPA

Telephone: 703-413-0223

As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/11/03
Date Made Active at EDR: 10/29/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/24/03
Elapsed ASTM days: 35
Date of Last EDR Contact: 09/24/03

CORRACTS: Corrective Action Report

Source: EPA
Telephone: 800-424-9346

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 08/13/03
Date Made Active at EDR: 09/18/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 08/22/03
Elapsed ASTM days: 27
Date of Last EDR Contact: 09/08/03

RCRIS: Resource Conservation and Recovery Information System

Source: EPA
Telephone: 800-424-9346

Resource Conservation and Recovery Information System. RCRIS includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs): generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs): generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs): generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 09/10/03
Date Made Active at EDR: 10/01/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 09/11/03
Elapsed ASTM days: 20
Date of Last EDR Contact: 09/11/03

ERNS: Emergency Response Notification System

Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/02
Date Made Active at EDR: 02/03/03
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/03
Elapsed ASTM days: 7
Date of Last EDR Contact: 10/27/03

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System

Source: EPA/NTIS
Telephone: 800-424-9346

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01
Database Release Frequency: Biennially

Date of Last EDR Contact: 10/01/03
Date of Next Scheduled EDR Contact: 12/15/03

CONSENT: Superfund (CERCLA) Consent Decrees

Source: EPA Regional Offices
Telephone: Varies

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ROD: Records Of Decision

Source: EPA
Telephone: 703-416-0223

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 07/09/03
Database Release Frequency: Annually

Date of Last EDR Contact: 10/08/03
Date of Next Scheduled EDR Contact: 01/05/04

DELISTED NPL: National Priority List Deletions

Source: EPA
Telephone: N/A

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 07/22/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/04/03
Date of Next Scheduled EDR Contact: 11/03/03

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report

Source: EPA
Telephone: N/A

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 07/25/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/03
Date of Next Scheduled EDR Contact: 01/05/04

HMIRS: Hazardous Materials Information Reporting System

Source: U.S. Department of Transportation
Telephone: 202-366-4555

Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 03/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 10/23/03
Date of Next Scheduled EDR Contact: 01/19/04

MLTS: Material Licensing Tracking System

Source: Nuclear Regulatory Commission
Telephone: 301-415-7169

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 07/16/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/03
Date of Next Scheduled EDR Contact: 01/05/04

MINES: Mines Master Index File

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959

Date of Government Version: 08/27/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/01/03
Date of Next Scheduled EDR Contact: 12/29/03

NPL LIENS: Federal Superfund Liens

Source: EPA
Telephone: 202-564-4267

Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/25/03
Date of Next Scheduled EDR Contact: 11/24/03

PADS: PCB Activity Database System

Source: EPA

Telephone: 202-564-3887

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 06/30/03
Database Release Frequency: Annually

Date of Last EDR Contact: 08/13/03
Date of Next Scheduled EDR Contact: 11/10/03

DOD: Department of Defense Sites

Source: USGS

Telephone: 703-648-5920

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 04/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/15/03
Date of Next Scheduled EDR Contact: 11/10/03

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency

Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: 07/15/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/15/03
Date of Next Scheduled EDR Contact: 12/15/03

RAATS: RCRA Administrative Action Tracking System

Source: EPA

Telephone: 202-564-4104

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/08/03
Date of Next Scheduled EDR Contact: 12/08/03

TRIS: Toxic Chemical Release Inventory System

Source: EPA

Telephone: 202-260-1531

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/01
Database Release Frequency: Annually

Date of Last EDR Contact: 09/23/03
Date of Next Scheduled EDR Contact: 12/22/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

TSCA: Toxic Substances Control Act

Source: EPA

Telephone: 202-260-5521

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/98

Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 09/02/03

Date of Next Scheduled EDR Contact: 12/08/03

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA

Telephone: 202-564-2501

Date of Government Version: 08/21/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/03

Date of Next Scheduled EDR Contact: 12/22/03

SSTS: Section 7 Tracking Systems

Source: EPA

Telephone: 202-564-5008

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/01

Database Release Frequency: Annually

Date of Last EDR Contact: 10/20/03

Date of Next Scheduled EDR Contact: 01/19/04

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

Source: EPA/Office of Prevention, Pesticides and Toxic Substances

Telephone: 202-564-2501

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 08/21/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/23/03

Date of Next Scheduled EDR Contact: 12/22/03

STATE OF CALIFORNIA ASTM STANDARD RECORDS

AWP: Annual Workplan Sites

Source: California Environmental Protection Agency

Telephone: 916-323-3400

Known Hazardous Waste Sites. California DTSC's Annual Workplan (AWP), formerly BEP, identifies known hazardous substance sites targeted for cleanup.

Date of Government Version: 08/31/03

Date Made Active at EDR: 09/17/03

Database Release Frequency: Annually

Date of Data Arrival at EDR: 09/02/03

Elapsed ASTM days: 15

Date of Last EDR Contact: 09/02/03

CAL-SITES: Calsites Database

Source: Department of Toxic Substance Control

Telephone: 916-323-3400

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database.

Date of Government Version: 08/31/03

Date Made Active at EDR: 09/17/03

Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/02/03

Elapsed ASTM days: 15

Date of Last EDR Contact: 09/02/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CHMIRS: California Hazardous Material Incident Report System

Source: Office of Emergency Services
Telephone: 916-845-8400

California Hazardous Material Incident Reporting System. CHMIRS contains information on reported hazardous material incidents (accidental releases or spills).

Date of Government Version: 12/31/02
Date Made Active at EDR: 08/07/03
Database Release Frequency: Varies

Date of Data Arrival at EDR: 07/11/03
Elapsed ASTM days: 27
Date of Last EDR Contact: 08/25/03

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

Source: CAL EPA/Office of Emergency Information
Telephone: 916-323-9100

The sites for the list are designated by the State Water Resource Control Board (LUST), the Integrated Waste Board (SWF/LS), and the Department of Toxic Substances Control (Cal-Sites).

Date of Government Version: 04/01/01
Date Made Active at EDR: 07/26/01
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 05/29/01
Elapsed ASTM days: 58
Date of Last EDR Contact: 10/27/03

NOTIFY 65: Proposition 65 Records

Source: State Water Resources Control Board
Telephone: 916-445-3846

Proposition 65 Notification Records. NOTIFY 65 contains facility notifications about any release which could impact drinking water and thereby expose the public to a potential health risk.

Date of Government Version: 10/21/93
Date Made Active at EDR: 11/19/93
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 11/01/93
Elapsed ASTM days: 18
Date of Last EDR Contact: 10/20/03

TOXIC PITS: Toxic Pits Cleanup Act Sites

Source: State Water Resources Control Board
Telephone: 916-227-4364

Toxic PITS Cleanup Act Sites. TOXIC PITS identifies sites suspected of containing hazardous substances where cleanup has not yet been completed.

Date of Government Version: 07/01/95
Date Made Active at EDR: 09/26/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 08/30/95
Elapsed ASTM days: 27
Date of Last EDR Contact: 08/04/03

SWF/LF (SWIS): Solid Waste Information System

Source: Integrated Waste Management Board
Telephone: 916-341-6320

Active, Closed and Inactive Landfills. SWF/LF records typically contain an inventory of solid waste disposal facilities or landfills. These may be active or inactive facilities or open dumps that failed to meet RCRA Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 09/12/03
Date Made Active at EDR: 10/16/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/15/03
Elapsed ASTM days: 31
Date of Last EDR Contact: 09/15/03

WMUDS/SWAT: Waste Management Unit Database

Source: State Water Resources Control Board
Telephone: 916-227-4448

Waste Management Unit Database System. WMUDS is used by the State Water Resources Control Board staff and the Regional Water Quality Control Boards for program tracking and inventory of waste management units. WMUDS is composed of the following databases: Facility Information, Scheduled Inspections Information, Waste Management Unit Information, SWAT Program Information, SWAT Report Summary Information, SWAT Report Summary Data, Chapter 15 (formerly Subchapter 15) Information, Chapter 15 Monitoring Parameters, TPCA Program Information, RCRA Program Information, Closure Information, and Interested Parties Information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/01/00
Date Made Active at EDR: 05/10/00
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/10/00
Elapsed ASTM days: 30
Date of Last EDR Contact: 09/12/03

LUST: Leaking Underground Storage Tank Information System

Source: State Water Resources Control Board
Telephone: 916-341-5740

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 04/02/03
Date Made Active at EDR: 04/25/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/16/03
Elapsed ASTM days: 9
Date of Last EDR Contact: 10/14/03

CA BOND EXP. PLAN: Bond Expenditure Plan

Source: Department of Health Services
Telephone: 916-255-2118

Department of Health Services developed a site-specific expenditure plan as the basis for an appropriation of Hazardous Substance Cleanup Bond Act funds. It is not updated.

Date of Government Version: 01/01/89
Date Made Active at EDR: 08/02/94
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 07/27/94
Elapsed ASTM days: 6
Date of Last EDR Contact: 05/31/94

CA UST:

UST: Active UST Facilities

Source: SWRCB
Telephone: 916-341-5700
Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 04/02/03
Date Made Active at EDR: 04/30/03
Database Release Frequency: Semi-Annually

Date of Data Arrival at EDR: 04/16/03
Elapsed ASTM days: 14
Date of Last EDR Contact: 10/14/03

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 08/31/03
Date Made Active at EDR: 09/17/03
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 09/02/03
Elapsed ASTM days: 15
Date of Last EDR Contact: 09/02/03

INDIAN UST: Underground Storage Tanks on Indian Land

Source: EPA Region 9
Telephone: 415-972-3368

Date of Government Version: N/A
Date Made Active at EDR: N/A
Database Release Frequency: Varies

Date of Data Arrival at EDR: N/A
Elapsed ASTM days: 0
Date of Last EDR Contact: N/A

CA FID UST: Facility Inventory Database

Source: California Environmental Protection Agency
Telephone: 916-445-6532

The Facility Inventory Database (FID) contains a historical listing of active and inactive underground storage tank locations from the State Water Resource Control Board. Refer to local/county source for current data.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 10/31/94
Date Made Active at EDR: 09/29/95
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 09/05/95
Elapsed ASTM days: 24
Date of Last EDR Contact: 12/28/98

HIST UST: Hazardous Substance Storage Container Database

Source: State Water Resources Control Board
Telephone: 916-341-5700

The Hazardous Substance Storage Container Database is a historical listing of UST sites. Refer to local/county source for current data.

Date of Government Version: 10/15/90
Date Made Active at EDR: 02/12/91
Database Release Frequency: No Update Planned

Date of Data Arrival at EDR: 01/25/91
Elapsed ASTM days: 18
Date of Last EDR Contact: 07/26/01

STATE OF CALIFORNIA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Petroleum Storage Tank Facilities

Source: State Water Resources Control Board
Telephone: 916-341-5712

Registered Aboveground Storage Tanks.

Date of Government Version: 07/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/04/03
Date of Next Scheduled EDR Contact: 11/03/03

CLEANERS: Cleaner Facilities

Source: Department of Toxic Substance Control
Telephone: 916-225-0873

A list of drycleaner related facilities that have EPA ID numbers. These are facilities with certain SIC codes: power laundries, family and commercial; garment pressing and cleaner's agents; linen supply; coin-operated laundries and cleaning; drycleaning plants, except rugs; carpet and upholster cleaning; industrial launderers; laundry and garment services.

Date of Government Version: 03/11/03
Database Release Frequency: Annually

Date of Last EDR Contact: 10/20/03
Date of Next Scheduled EDR Contact: 01/05/04

CA WDS: Waste Discharge System

Source: State Water Resources Control Board
Telephone: 916-657-1571

Sites which have been issued waste discharge requirements.

Date of Government Version: 09/22/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/24/03
Date of Next Scheduled EDR Contact: 12/22/03

DEED: List of Deed Restrictions

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

The use of recorded land use restrictions is one of the methods the DTSC uses to protect the public from unsafe exposures to hazardous substances and wastes.

Date of Government Version: 10/07/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/08/03
Date of Next Scheduled EDR Contact: 01/05/04

NFA: No Further Action Determination

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

This category contains properties at which DTSC has made a clear determination that the property does not pose a problem to the environment or to public health.

Date of Government Version: 08/31/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/02/03
Date of Next Scheduled EDR Contact: 12/01/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EMI: Emissions Inventory Data

Source: California Air Resources Board

Telephone: 916-322-2990

Toxics and criteria pollutant emissions data collected by the ARB and local air pollution agencies.

Date of Government Version: 12/31/01

Database Release Frequency: Varies

Date of Last EDR Contact: 10/20/03

Date of Next Scheduled EDR Contact: 01/19/04

REF: Unconfirmed Properties Referred to Another Agency

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

This category contains properties where contamination has not been confirmed and which were determined as not requiring direct DTSC Site Mitigation Program action or oversight. Accordingly, these sites have been referred to another state or local regulatory agency.

Date of Government Version: 08/31/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/02/03

Date of Next Scheduled EDR Contact: 12/01/03

SCH: School Property Evaluation Program

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

This category contains proposed and existing school sites that are being evaluated by DTSC for possible hazardous materials contamination. In some cases, these properties may be listed in the CalSites category depending on the level of threat to public health and safety or the environment they pose.

Date of Government Version: 08/31/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/02/03

Date of Next Scheduled EDR Contact: 12/01/03

NFE: Properties Needing Further Evaluation

Source: Department of Toxic Substances Control

Telephone: 916-323-3400

This category contains properties that are suspected of being contaminated. These are unconfirmed contaminated properties that need to be assessed using the PEA process. PEA in Progress indicates properties where DTSC is currently conducting a PEA. PEA Required indicates properties where DTSC has determined a PEA is required, but not currently underway.

Date of Government Version: 08/31/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/02/03

Date of Next Scheduled EDR Contact: 12/01/03

HAZNET: Hazardous Waste Information System

Source: California Environmental Protection Agency

Telephone: 916-255-1136

Facility and Manifest Data. The data is extracted from the copies of hazardous waste manifests received each year by the DTSC. The annual volume of manifests is typically 700,000 - 1,000,000 annually, representing approximately 350,000 - 500,000 shipments. Data are from the manifests submitted without correction, and therefore many contain some invalid values for data elements such as generator ID, TSD ID, waste category, and disposal method.

Date of Government Version: 12/31/01

Database Release Frequency: Annually

Date of Last EDR Contact: 08/12/03

Date of Next Scheduled EDR Contact: 11/10/03

LOCAL RECORDS**ALAMEDA COUNTY:****Local Oversight Program Listing of UGT Cleanup Sites**

Source: Alameda County Environmental Health Services

Telephone: 510-567-6700

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/27/03
Date of Next Scheduled EDR Contact: 01/26/04

Underground Tanks

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700

Date of Government Version: 07/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/27/03
Date of Next Scheduled EDR Contact: 01/26/04

CONTRA COSTA COUNTY:

Site List

Source: Contra Costa Health Services Department
Telephone: 925-646-2286

List includes sites from the underground tank, hazardous waste generator and business plan/2185 programs.

Date of Government Version: 09/04/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/02/03
Date of Next Scheduled EDR Contact: 12/01/03

FRESNO COUNTY:

CUPA Resources List

Source: Dept. of Community Health
Telephone: 559-445-3271

Certified Unified Program Agency. CUPA's are responsible for implementing a unified hazardous materials and hazardous waste management regulatory program. The agency provides oversight of businesses that deal with hazardous materials, operate underground storage tanks or aboveground storage tanks.

Date of Government Version: 10/07/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 07/21/03
Date of Next Scheduled EDR Contact: 11/10/03

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Kern County Sites and Tanks Listing.

Date of Government Version: 07/25/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/08/03
Date of Next Scheduled EDR Contact: 12/08/03

LOS ANGELES COUNTY:

List of Solid Waste Facilities

Source: La County Department of Public Works
Telephone: 818-458-5185

Date of Government Version: 06/03/03
Database Release Frequency: Varies

Date of Last EDR Contact: 08/18/03
Date of Next Scheduled EDR Contact: 11/17/03

City of El Segundo Underground Storage Tank

Source: City of El Segundo Fire Department
Telephone: 310-524-2236

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/11/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/18/03
Date of Next Scheduled EDR Contact: 11/17/03

City of Long Beach Underground Storage Tank

Source: City of Long Beach Fire Department
Telephone: 562-570-2543

Date of Government Version: 05/30/02
Database Release Frequency: Annually

Date of Last EDR Contact: 08/29/03
Date of Next Scheduled EDR Contact: 11/24/03

City of Torrance Underground Storage Tank

Source: City of Torrance Fire Department
Telephone: 310-618-2973

Date of Government Version: 09/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/18/03
Date of Next Scheduled EDR Contact: 11/17/03

City of Los Angeles Landfills

Source: Engineering & Construction Division
Telephone: 213-473-7869

Date of Government Version: 03/01/02
Database Release Frequency: Varies

Date of Last EDR Contact: 09/15/03
Date of Next Scheduled EDR Contact: 12/15/03

HMS: Street Number List

Source: Department of Public Works
Telephone: 626-458-3517
Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 04/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/18/03
Date of Next Scheduled EDR Contact: 11/17/03

Site Mitigation List

Source: Community Health Services
Telephone: 323-890-7806
Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/07/03
Database Release Frequency: Annually

Date of Last EDR Contact: 08/18/03
Date of Next Scheduled EDR Contact: 11/17/03

San Gabriel Valley Areas of Concern

Source: EPA Region 9
Telephone: 415-972-3178
San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 12/31/98
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 07/06/99
Date of Next Scheduled EDR Contact: N/A

MARIN COUNTY:

Underground Storage Tank Sites

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Currently permitted USTs in Marin County.

Date of Government Version: 08/19/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/04/03
Date of Next Scheduled EDR Contact: 11/03/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NAPA COUNTY:

Sites With Reported Contamination

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 10/02/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/03
Date of Next Scheduled EDR Contact: 12/29/03

Closed and Operating Underground Storage Tank Sites

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269

Date of Government Version: 10/02/03
Database Release Frequency: Annually

Date of Last EDR Contact: 09/30/03
Date of Next Scheduled EDR Contact: 12/29/03

ORANGE COUNTY:

List of Underground Storage Tank Cleanups

Source: Health Care Agency
Telephone: 714-834-3446

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 07/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/11/03
Date of Next Scheduled EDR Contact: 12/08/03

List of Underground Storage Tank Facilities

Source: Health Care Agency
Telephone: 714-834-3446

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 07/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/11/03
Date of Next Scheduled EDR Contact: 12/08/03

List of Industrial Site Cleanups

Source: Health Care Agency
Telephone: 714-834-3446
Petroleum and non-petroleum spills.

Date of Government Version: 10/24/00
Database Release Frequency: Annually

Date of Last EDR Contact: 09/11/03
Date of Next Scheduled EDR Contact: 12/08/03

PLACER COUNTY:

Master List of Facilities

Source: Placer County Health and Human Services
Telephone: 530-889-7312

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 07/17/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/23/03
Date of Next Scheduled EDR Contact: 12/22/03

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Source: Department of Public Health
Telephone: 909-358-5055

Riverside County Underground Storage Tank Cleanup Sites (LUST).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/03/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/20/03
Date of Next Scheduled EDR Contact: 01/19/04

Underground Storage Tank Tank List

Source: Health Services Agency
Telephone: 909-358-5055

Date of Government Version: 05/30/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/20/03
Date of Next Scheduled EDR Contact: 01/19/04

SACRAMENTO COUNTY:

CS - Contaminated Sites

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Date of Government Version: 07/17/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/04/03
Date of Next Scheduled EDR Contact: 11/03/03

ML - Regulatory Compliance Master List

Source: Sacramento County Environmental Management
Telephone: 916-875-8406

Any business that has hazardous materials on site - hazardous material storage sites, underground storage tanks, waste generators.

Date of Government Version: 07/17/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/04/03
Date of Next Scheduled EDR Contact: 11/03/03

SAN BERNARDINO COUNTY:

Hazardous Material Permits

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041

This listing includes underground storage tanks, medical waste handlers/generators, hazardous materials handlers, hazardous waste generators, and waste oil generators/handlers.

Date of Government Version: 09/30/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/09/03
Date of Next Scheduled EDR Contact: 12/08/03

SAN DIEGO COUNTY:

Solid Waste Facilities

Source: Department of Health Services
Telephone: 619-338-2209
San Diego County Solid Waste Facilities.

Date of Government Version: 08/01/00
Database Release Frequency: Varies

Date of Last EDR Contact: 08/25/03
Date of Next Scheduled EDR Contact: 11/24/03

Hazardous Materials Management Division Database

Source: Hazardous Materials Management Division
Telephone: 619-338-2268

The database includes: HE58 - This report contains the business name, site address, business phone number, establishment 'H' permit number, type of permit, and the business status. HE17 - In addition to providing the same information provided in the HE58 listing, HE17 provides inspection dates, violations received by the establishment, hazardous waste generated, the quantity, method of storage, treatment/disposal of waste and the hauler, and information on underground storage tanks. Unauthorized Release List - Includes a summary of environmental contamination cases in San Diego County (underground tank cases, non-tank cases, groundwater contamination, and soil contamination are included.)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 03/31/02
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/03
Date of Next Scheduled EDR Contact: 01/05/04

SAN FRANCISCO COUNTY:

Local Oversight Facilities

Source: Department Of Public Health San Francisco County
Telephone: 415-252-3920

Date of Government Version: 09/11/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/08/03
Date of Next Scheduled EDR Contact: 12/08/03

Underground Storage Tank Information

Source: Department of Public Health
Telephone: 415-252-3920

Date of Government Version: 09/11/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/08/03
Date of Next Scheduled EDR Contact: 12/08/03

SAN MATEO COUNTY:

Fuel Leak List

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

Date of Government Version: 07/21/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/27/03
Date of Next Scheduled EDR Contact: 01/26/04

Business Inventory

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921

List includes Hazardous Materials Business Plan, hazardous waste generators, and underground storage tanks.

Date of Government Version: 06/16/03
Database Release Frequency: Annually

Date of Last EDR Contact: 10/13/03
Date of Next Scheduled EDR Contact: 01/12/04

SANTA CLARA COUNTY:

Fuel Leak Site Activity Report

Source: Santa Clara Valley Water District
Telephone: 408-265-2600

Date of Government Version: 07/02/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/03
Date of Next Scheduled EDR Contact: 12/29/03

Hazardous Material Facilities

Source: City of San Jose Fire Department
Telephone: 408-277-4659

Date of Government Version: 12/11/02
Database Release Frequency: Annually

Date of Last EDR Contact: 09/08/03
Date of Next Scheduled EDR Contact: 12/08/03

SOLANO COUNTY:

Leaking Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/21/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/15/03
Date of Next Scheduled EDR Contact: 12/15/03

Underground Storage Tanks

Source: Solano County Department of Environmental Management
Telephone: 707-421-6770

Date of Government Version: 08/21/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/15/03
Date of Next Scheduled EDR Contact: 12/15/03

SONOMA COUNTY:

Leaking Underground Storage Tank Sites

Source: Department of Health Services
Telephone: 707-565-6565

Date of Government Version: 07/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/27/03
Date of Next Scheduled EDR Contact: 01/26/04

SUTTER COUNTY:

Underground Storage Tanks

Source: Sutter County Department of Agriculture
Telephone: 530-822-7500

Date of Government Version: 07/01/01
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/27/03
Date of Next Scheduled EDR Contact: 01/05/04

VENTURA COUNTY:

Inventory of Illegal Abandoned and Inactive Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 09/01/02
Database Release Frequency: Annually

Date of Last EDR Contact: 08/26/03
Date of Next Scheduled EDR Contact: 11/24/03

Listing of Underground Tank Cleanup Sites

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 09/26/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/15/03
Date of Next Scheduled EDR Contact: 12/15/03

Underground Tank Closed Sites List

Source: Environmental Health Division
Telephone: 805-654-2813
Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 07/30/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/16/03
Date of Next Scheduled EDR Contact: 01/12/04

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

Source: Ventura County Environmental Health Division
Telephone: 805-654-2813
The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/02/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/15/03
Date of Next Scheduled EDR Contact: 12/15/03

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Source: Yolo County Department of Health
Telephone: 530-666-8646

Date of Government Version: 06/19/03
Database Release Frequency: Annually

Date of Last EDR Contact: 10/20/03
Date of Next Scheduled EDR Contact: 01/19/04

California Regional Water Quality Control Board (RWQCB) LUST Records

LUST REG 1: Active Toxic Site Investigation

Source: California Regional Water Quality Control Board North Coast (1)
Telephone: 707-576-2220

Del Norte, Humboldt, Lake, Mendocino, Modoc, Siskiyou, Sonoma, Trinity counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 02/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/25/03
Date of Next Scheduled EDR Contact: 11/24/03

LUST REG 2: Fuel Leak List

Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Date of Government Version: 03/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/03
Date of Next Scheduled EDR Contact: 01/12/04

LUST REG 3: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Date of Government Version: 05/19/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 08/18/03
Date of Next Scheduled EDR Contact: 11/17/03

LUST REG 4: Underground Storage Tank Leak List

Source: California Regional Water Quality Control Board Los Angeles Region (4)
Telephone: 213-266-6600

Los Angeles, Ventura counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 08/09/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/30/03
Date of Next Scheduled EDR Contact: 12/29/03

LUST REG 5: Leaking Underground Storage Tank Database

Source: California Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-255-3125

Date of Government Version: 07/01/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/16/03
Date of Next Scheduled EDR Contact: 01/05/04

LUST REG 6L: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Lahontan Region (6)
Telephone: 916-542-5424

For more current information, please refer to the State Water Resources Control Board's LUST database.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 09/09/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 09/08/03
Date of Next Scheduled EDR Contact: 12/08/03

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Telephone: 760-346-7491

Date of Government Version: 05/29/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/07/03
Date of Next Scheduled EDR Contact: 01/05/04

LUST REG 7: Leaking Underground Storage Tank Case Listing

Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Telephone: 760-346-7491

Date of Government Version: 07/02/02
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 09/30/03
Date of Next Scheduled EDR Contact: 12/29/03

LUST REG 8: Leaking Underground Storage Tanks

Source: California Regional Water Quality Control Board Santa Ana Region (8)
Telephone: 909-782-4498

California Regional Water Quality Control Board Santa Ana Region (8). For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 09/16/03
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 08/11/03
Date of Next Scheduled EDR Contact: 11/10/03

LUST REG 9: Leaking Underground Storage Tank Report

Source: California Regional Water Quality Control Board San Diego Region (9)
Telephone: 858-467-2980

Orange, Riverside, San Diego counties. For more current information, please refer to the State Water Resources Control Board's LUST database.

Date of Government Version: 03/01/01
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 10/20/03
Date of Next Scheduled EDR Contact: 01/19/04

California Regional Water Quality Control Board (RWQCB) SLIC Records

SLIC REG 1: Active Toxic Site Investigations

Source: California Regional Water Quality Control Board, North Coast Region (1)
Telephone: 707-576-2220

Date of Government Version: 04/03/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/25/03
Date of Next Scheduled EDR Contact: 11/24/03

SLIC REG 2: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Telephone: 510-286-0457

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 03/28/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/14/03
Date of Next Scheduled EDR Contact: 01/12/04

SLIC REG 3: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board Central Coast Region (3)
Telephone: 805-549-3147

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 09/16/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 08/18/03
Date of Next Scheduled EDR Contact: 11/17/03

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 4: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Region Water Quality Control Board Los Angeles Region (4)

Telephone: 213-576-6600

Any contaminated site that impacts groundwater or has the potential to impact groundwater.

Date of Government Version: 07/01/03

Database Release Frequency: Quarterly

Date of Last EDR Contact: 10/27/03

Date of Next Scheduled EDR Contact: 01/26/04

SLIC REG 5: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board Central Valley Region (5)

Telephone: 916-855-3075

Unregulated sites that impact groundwater or have the potential to impact groundwater.

Date of Government Version: 07/02/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/07/03

Date of Next Scheduled EDR Contact: 01/05/04

SLIC REG 6L: SLIC Sites

Source: California Regional Water Quality Control Board, Lahontan Region

Telephone: 530-542-5574

Date of Government Version: 09/09/03

Database Release Frequency: Varies

Date of Last EDR Contact: 09/08/03

Date of Next Scheduled EDR Contact: 12/08/03

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: Regional Water Quality Control Board, Victorville Branch

Telephone: 619-241-6583

Date of Government Version: 05/08/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/07/03

Date of Next Scheduled EDR Contact: 01/05/04

SLIC REG 7: SLIC List

Source: California Regional Quality Control Board, Colorado River Basin Region

Telephone: 760-346-7491

Date of Government Version: 05/29/03

Database Release Frequency: Varies

Date of Last EDR Contact: 09/08/03

Date of Next Scheduled EDR Contact: 11/24/03

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Region Water Quality Control Board Santa Ana Region (8)

Telephone: 909-782-3298

Date of Government Version: 04/01/03

Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 10/20/03

Date of Next Scheduled EDR Contact: 01/05/04

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

Source: California Regional Water Quality Control Board San Diego Region (9)

Telephone: 858-467-2980

Date of Government Version: 09/08/03

Database Release Frequency: Annually

Date of Last EDR Contact: 09/02/03

Date of Next Scheduled EDR Contact: 12/01/03

EDR PROPRIETARY HISTORICAL DATABASES

EDR Historical Gas Station and Dry Cleaners: EDR has searched select national collections of business directories and has collected listings of potential dry cleaner and gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning and gas station/filling station/service station establishments. The categories reviewed included, but were not limited to: *gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, dry cleaner, cleaners, laundry, laundromat, cleaning/laundry, wash & dry, etc.*

This information is meant to assist and complement environmental professionals in their conduct of environmental site assessments, and is not meant to be a substitute for a full historical investigation as defined in ASTM E1527. The information provided in this proprietary database may or may not be complete; i.e., the absence of a dry cleaner or gas station/filling station/service station site does not necessarily mean that such a site did not exist in the area covered by this report.

(A note on "dry cleaning" sites: it is not possible for EDR to differentiate between establishments that use PERC on-site as a cleaning solvent and sites that function simply as drop-off and pick-up locations or that are traditional wet cleaning/laundry facilities. Therefore, it is essential for environmental professionals to incorporate professional judgment in the evaluation of each site.)

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. ©Copyright 1993 Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

Disclaimer Provided by Real Property Scan, Inc.

The information contained in this report has predominantly been obtained from publicly available sources produced by entities other than Real Property Scan. While reasonable steps have been taken to insure the accuracy of this report, Real Property Scan does not guarantee the accuracy of this report. Any liability on the part of Real Property Scan is strictly limited to a refund of the amount paid. No claim is made for the actual existence of toxins at any site. This report does not constitute a legal opinion.

BROWNFIELDS DATABASES

VCP: Voluntary Cleanup Program Properties

Source: Department of Toxic Substances Control
Telephone: 916-323-3400

Contains low threat level properties with either confirmed or unconfirmed releases and the project proponents have request that DTSC oversee investigation and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Date of Government Version: 08/31/03
Database Release Frequency: Quarterly

Date of Last EDR Contact: 09/02/03
Date of Next Scheduled EDR Contact: 12/01/03

US BROWNFIELDS: A Listing of Brownfields Sites

Source: Environmental Protection Agency
Telephone: 202-566-2777

Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become BCRLF cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: N/A
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: PennWell Corporation
Telephone: (800) 823-6277

This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

LYONS CANYON
CALGROVE BOULEVARD
SANTA CLARITA, CA 91321

TARGET PROPERTY COORDINATES

Latitude (North):	34.366100 - 34° 21' 58.0"
Longitude (West):	118.565002 - 118° 33' 54.0"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	356088.8
UTM Y (Meters):	3803663.5
Elevation:	1362 ft. above sea level

EDR's GeoCheck Physical Setting Source Addendum has been developed to assist the environmental professional with the collection of physical setting source information in accordance with ASTM 1527-00, Section 7.2.3. Section 7.2.3 requires that a current USGS 7.5 Minute Topographic Map (or equivalent, such as the USGS Digital Elevation Model) be reviewed. It also requires that one or more additional physical setting sources be sought when (1) conditions have been identified in which hazardous substances or petroleum products are likely to migrate to or from the property, and (2) more information than is provided in the current USGS 7.5 Minute Topographic Map (or equivalent) is generally obtained, pursuant to local good commercial or customary practice, to assess the impact of migration of recognized environmental conditions in connection with the property. Such additional physical setting sources generally include information about the topographic, hydrologic, hydrogeologic, and geologic characteristics of a site, and wells in the area.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata. EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

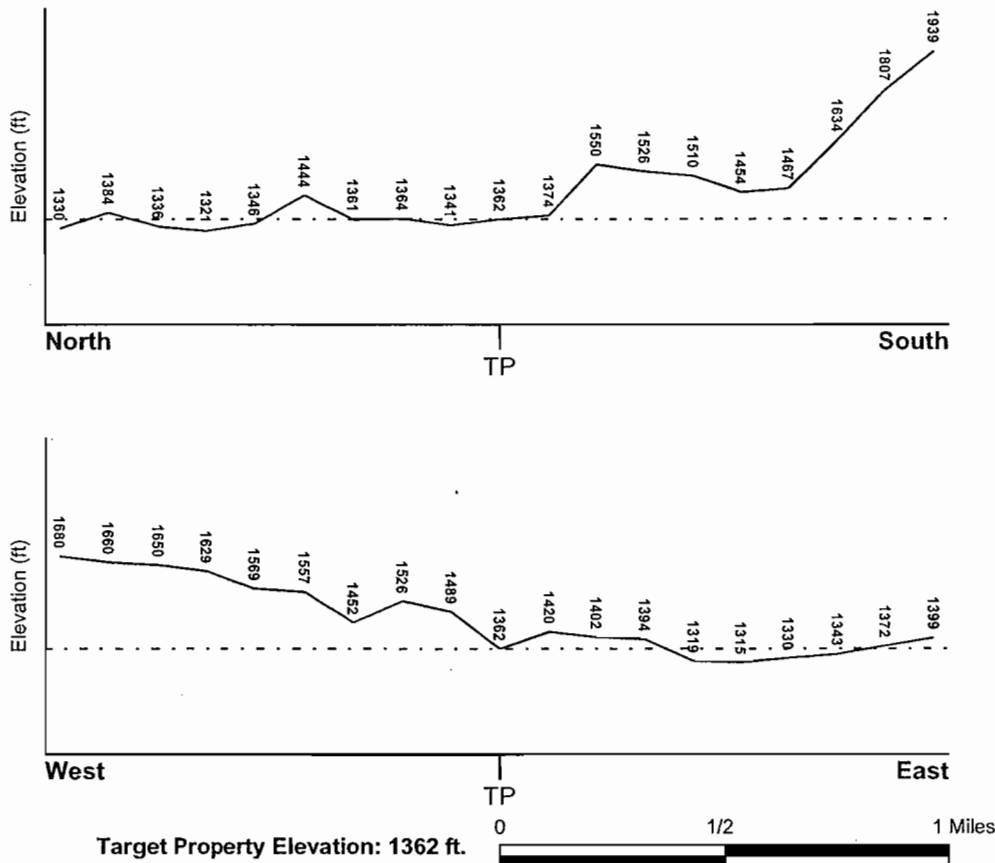
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

USGS Topographic Map: 2434118-C5 OAT MOUNTAIN, CA
 General Topographic Gradient: General NE
 Source: USGS 7.5 min quad index

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u> LOS ANGELES, CA	<u>FEMA Flood Electronic Data</u> YES - refer to the Overview Map and Detail Map
Flood Plain Panel at Target Property:	0650430460B
Additional Panels in search area:	0607290460C

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u> OAT MOUNTAIN	<u>NWI Electronic Data Coverage</u> Not Available
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HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
Not Reported		

* ©1996 Site-specific hydrogeological data gathered by CERCLIS Alerts, Inc., Bainbridge Island, WA. All rights reserved. All of the information and opinions presented are those of the cited EPA report(s), which were completed under a Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) investigation.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Cenozoic
System: Tertiary
Series: Pliocene
Code: Tp (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: CIENEBA
Soil Surface Texture: loam
Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.
Soil Drainage Class: Somewhat excessive. Soils have high hydraulic conductivity and low water holding capacity. Depth to water table is more than 6 feet.
Hydric Status: Soil does not meet the requirements for a hydric soil.
Corrosion Potential - Uncoated Steel: MODERATE
Depth to Bedrock Min: > 4 inches
Depth to Bedrock Max: > 20 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	10 inches	loam	Silt-Clay Materials (more than 35 pct. passing No. 200), Silty Soils.	COARSE-GRAINED SOILS, Sands, Sands with fines, Silty Sand.	Max: 6.00 Min: 2.00	Max: 7.30 Min: 5.10
2	10 inches	14 inches	weathered bedrock	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: gravelly - sandy loam
silty clay loam
unweathered bedrock
very gravelly - sandy loam
gravelly - loam
very gravelly - silt loam
very fine sandy loam
sandy loam

Surficial Soil Types: gravelly - sandy loam
silty clay loam
unweathered bedrock
very gravelly - sandy loam
gravelly - loam
very gravelly - silt loam
very fine sandy loam
sandy loam

Shallow Soil Types: very gravelly - silt loam

Deeper Soil Types: unweathered bedrock

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

According to ASTM E 1527-00, Section 7.2.2, "one or more additional state or local sources of environmental records may be checked, in the discretion of the environmental professional, to enhance and supplement federal and state sources... Factors to consider in determining which local or additional state records, if any, should be checked include (1) whether they are reasonably ascertainable, (2) whether they are sufficiently useful, accurate, and complete in light of the objective of the records review (see 7.1.1), and (3) whether they are obtained, pursuant to local, good commercial or customary practice." One of the record sources listed in Section 7.2.2 is water well information. Water well information can be used to assist the environmental professional in assessing sources that may impact groundwater flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

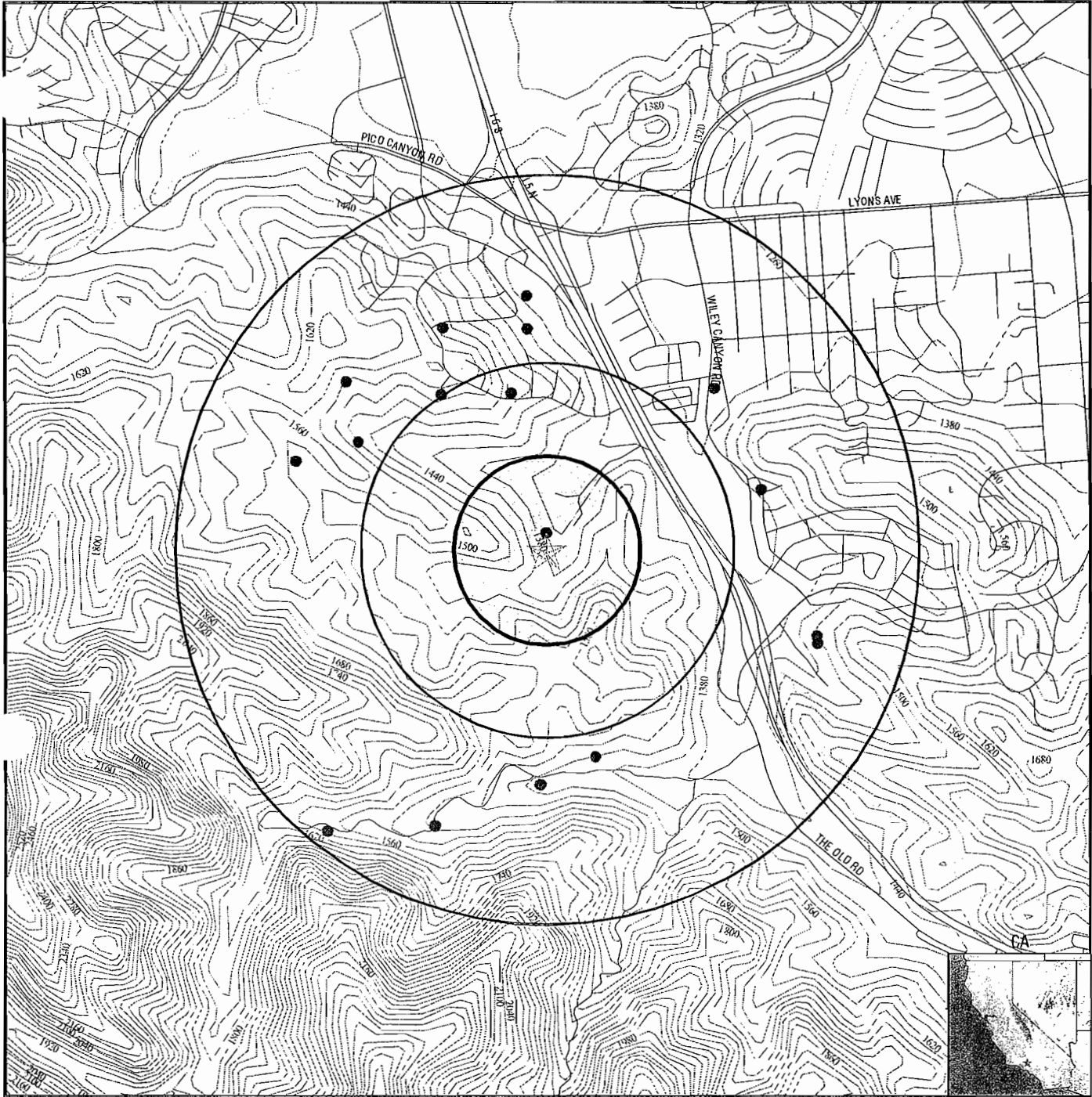
STATE DATABASE WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

STATE OIL/GAS WELL INFORMATION

<u>DISTANCE FROM TP (Miles)</u>	<u>DISTANCE FROM TP (Miles)</u>
1/2 - 1 Mile NNW	1/2 - 1 Mile NW
1/2 - 1 Mile NNW	1/2 - 1 Mile WNW
1/4 - 1/2 Mile NE	1/4 - 1/2 Mile NNW
1/2 - 1 Mile NW	1/2 - 1 Mile WNW
1/2 - 1 Mile West	1/4 - 1/2 Mile East
0 - 1/8 Mile WSW	1/2 - 1 Mile ESE
1/2 - 1 Mile ESE	1/2 - 1 Mile South
1/2 - 1 Mile South	1/2 - 1 Mile SSW
1 - 2 Miles SW	

PHYSICAL SETTING SOURCE MAP - 1073218.3s



- | | | | |
|--|--|--|--|
| | County Boundary | | 0 1/4 1/2 1 Miles |
| | Major Roads | | Groundwater Flow Direction |
| | Contour Lines | | Indeterminate Groundwater Flow at Location |
| | Earthquake Fault Lines | | Groundwater Flow Varies at Location |
| | Earthquake epicenter, Richter 5 or greater | | Closest Hydrogeological Data |
| | Water Wells | | Oil, gas or related wells |
| | Public Water Supply Wells | | |
| | Cluster of Multiple Icons | | |

TARGET PROPERTY: Lyons Canyon
ADDRESS: Calgrove Boulevard
CITY/STATE/ZIP: Santa Clarita CA 91321
LAT/LONG: 34.3661 / 118.5650

CUSTOMER: RBF Consulting
CONTACT: Richard Beck
INQUIRY #: 1073218.3s
DATE: October 29, 2003 12:30 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Direction
Distance

Database EDR ID Number

NNW
1/2 - 1 Mile

OIL_GAS CA00010275

Well Number:	1	Status:	Plugged and abandoned-dry hole
API Number:	03705851	Operator:	Schroeder Oil Syndicate
Latitude:	34.375938	Longitude:	-118.564989
Region:	2	Lease:	Well No.
Section:	04	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

NW
1/2 - 1 Mile

OIL_GAS CA00012603

Well Number:	24X-4	Status:	Plugged and abandoned oil
API Number:	03720942	Operator:	Lyon Canyon Oil Corporation
Latitude:	34.374714	Longitude:	-118.568978
Region:	2	Lease:	Well No.
Section:	04	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

NNW
1/2 - 1 Mile

OIL_GAS CA00012605

Well Number:	35X-4	Status:	Plugged and abandoned oil
API Number:	03720738	Operator:	Lyon Canyon Oil Corporation
Latitude:	34.374668	Longitude:	-118.564961
Region:	2	Lease:	Well No.
Section:	04	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

WNW
1/2 - 1 Mile

OIL_GAS CA00012555

Well Number:	86X-5	Status:	Plugged and abandoned-dry hole
API Number:	03720921	Operator:	Macpet
Latitude:	34.372633	Longitude:	-118.573527
Region:	2	Lease:	Blinn
Section:	05	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Direction
Distance Database EDR ID Number

NE
1/4 - 1/2 Mile OIL_GAS CA00012557

Well Number:	76X-4	Status:	Plugged and abandoned oil
API Number:	03720828	Operator:	Macpet
Latitude:	34.372373	Longitude:	-118.556219
Region:	2	Lease:	Sorenson
Section:	04	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

NNW
1/4 - 1/2 Mile OIL_GAS CA00012642

Well Number:	36X-4	Status:	Plugged and abandoned-dry hole
API Number:	03720885	Operator:	Little Four Limited
Latitude:	34.372187	Longitude:	-118.565722
Region:	2	Lease:	Well No.
Section:	04	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

NW
1/2 - 1 Mile OIL_GAS CA00012604

Well Number:	26X-4	Status:	Plugged and abandoned oil
API Number:	03720815	Operator:	Lyon Canyon Oil Corporation
Latitude:	34.372131	Longitude:	-118.569046
Region:	2	Lease:	Well No.
Section:	04	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

WNW
1/2 - 1 Mile OIL_GAS CA00006138

Well Number:	1	Status:	Plugged and abandoned-dry hole
API Number:	03706268	Operator:	Young Napoleon Oil Company
Latitude:	34.370303	Longitude:	-118.572946
Region:	2	Lease:	Well No.
Section:	05	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Direction
Distance _____ Database _____ EDR ID Number _____

West
1/2 - 1 Mile

OIL_GAS CA00012556

Well Number:	67X-5	Status:	Plugged and abandoned-dry hole
API Number:	03720994	Operator:	Macpet
Latitude:	34.369562	Longitude:	-118.575860
Region:	2	Lease:	Gross et al
Section:	05	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

East
1/4 - 1/2 Mile

OIL_GAS CA00010279

Well Number:	44-1	Status:	Plugged and abandoned-dry hole
API Number:	03713221	Operator:	Scope Industries
Latitude:	34.368447	Longitude:	-118.554087
Region:	2	Lease:	Lassalle
Section:	03	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

WSW
0 - 1/8 Mile

OIL_GAS CA00008685

Well Number:	1	Status:	Plugged and abandoned-dry hole
API Number:	03706017	Operator:	The Sun Drilling Company
Latitude:	34.366780	Longitude:	-118.564101
Region:	2	Lease:	Ayers
Section:	09	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

ESE
1/2 - 1 Mile

OIL_GAS CA00015701

Well Number:	1	Status:	Plugged and abandoned-dry hole
API Number:	03721079	Operator:	Argosy Oil Company
Latitude:	34.362793	Longitude:	-118.551410
Region:	2	Lease:	Scott-Lassalle
Section:	10	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Direction
Distance Database EDR ID Number

ESE
1/2 - 1 Mile

OIL_GAS CA00006243

Well Number:	1	Status:	Plugged and abandoned-dry hole
API Number:	03712840	Operator:	Von Glahn Oil Co., Inc
Latitude:	34.362500	Longitude:	-118.551384
Region:	2	Lease:	Lassalle
Section:	10	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

South
1/2 - 1 Mile

OIL_GAS CA00008686

Well Number:	1	Status:	Plugged and abandoned-dry hole
API Number:	03712829	Operator:	The Sun Drilling Company
Latitude:	34.358106	Longitude:	-118.561817
Region:	2	Lease:	Lassalle
Section:	09	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

South
1/2 - 1 Mile

OIL_GAS CA00008687

Well Number:	2	Status:	Plugged and abandoned-dry hole
API Number:	03712830	Operator:	The Sun Drilling Company
Latitude:	34.357033	Longitude:	-118.564365
Region:	2	Lease:	Lassalle
Section:	09	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

SSW
1/2 - 1 Mile

OIL_GAS CA00010349

Well Number:	1	Status:	Plugged and abandoned-dry hole-directional
API Number:	03729967	Operator:	Samedan Oil Corporation
Latitude:	34.355429	Longitude:	-118.569352
Region:	2	Lease:	Chevron-Towsley
Section:	09	Township:	03N
Range:	16W	Map Number:	254
Base and Meridian:	San Bernardino	Total Depth:	Not Reported
Spud Date:	Not Reported	Abandonment Date:	Not Reported

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Direction
Distance

Database EDR ID Number

SW
1 - 2 Miles

OIL_GAS CA00012073

Well Number: 1
API Number: 03721372
Latitude: 34.355228
Region: 2
Section: 08
Range: 16W
Base and Meridian: San Bernardino
Spud Date: Not Reported

Status: Plugged and abandoned-dry hole
Operator: Montara Petroleum Company
Longitude: -118.574412
Lease: Patric-Pet-Towsley Canyon
Township: 03N
Map Number: 254
Total Depth: Not Reported
Abandonment Date: Not Reported

**GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON**

AREA RADON INFORMATION

Federal EPA Radon Zone for LOS ANGELES County: 2

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 91321

Number of sites tested: 1

<u>Area</u>	<u>Average Activity</u>	<u>% <4 pCi/L</u>	<u>% 4-20 pCi/L</u>	<u>% >20 pCi/L</u>
Living Area - 1st Floor	-0.800 pCi/L	100%	0%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	Not Reported	Not Reported	Not Reported	Not Reported

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002. 7.5-Minute DEMs correspond to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

ADDITIONAL ENVIRONMENTAL RECORD SOURCES

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water
Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water
Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STATE RECORDS

California Drinking Water Quality Database

Source: Department of Health Services
Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

California Oil and Gas Well Locations for District 2, 3, 5 and 6

Source: Department of Conservation
Telephone: 916-323-1779

RADON

Area Radon Information

Source: USGS
Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA
Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities

Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater

Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
NEWHALL	S105085780	FRIENDLY VALLEY ASSOCIATION 1	19236 / 19161 AVE OF THE OAKS	91321	HAZNET
NEWHALL	S104567913	FRIENDLY VALLEY	19234 AVE OF THE OAKS UNITS E,F,G,H	91321	HAZNET
NEWHALL	1000176344	MARCO HEATING AIR CONDITIONING INC	FRIENDLY VALLEY TRACK	91321	RCRIS-SQG, FINDS
NEWHALL	S101582824	TEXACO INC GAS PLANT	23900 N GOLDEN STATE HWY	91321	CA FID UST, LOS ANGELES CO. HMI;
NEWHALL	S103642745	ORTHOPEDIC & SPORTS MEDICINE	2206 LYONS AVENUE	91321	HAZNET
NEWHALL	S104576190	TEXACO REFINING AND MARKETING INC	24440 W LYONS	91321	HAZNET
NEWHALL	1003878612	AMERICAN PACIFIC INTL	TOWSLEY CYN	91321	CERC-NFRAP
NEWHALL	1000439615	BUSY BEE DRY CLEANERS	125235 WILEY CYN RD	91321	RCRIS-SQG, FINDS
SANTA CLARITA	S103974297	LARRY EPSTEIN	19153 / 19155 AVE OF THE OAKS	91321	HAZNET
SANTA CLARITA	S103638807	FRIENDLY VALLEY HOMEOWNER'S ASSOC	19345 AVE OF THE OAKS	91321	HAZNET
SANTA CLARITA	U003060648	SAND CANYON MOBIL SERVICE	16411 W DE LONE ST	91321	HAZNET
SANTA CLARITA	91227352	END OF RYE CANYON RD. AT THE CONSTRUCTION SITE.	END OF RYE CANYON RD. AT THE CONSTRUCTION SITE.	ERNS	LOS ANGELES CO. HMS
SANTA CLARITA	S103340303	BILL SMALL'S MUD SUMP	END OF AVENUE OF THE OAKS		SWFLF
SANTA CLARITA	S103340253	BILL SMALL'S MUD SUMP	AT END OF AVENUE OF THE OAKS		SWFLF
SANTA CLARITA	S104791966	GOLDEN VALLEY RD. SANTA CLARITA	GOLDEN VALLEY		CA SLIC
SANTA CLARITA	92292641	NB I-5 AT LYONS OFFRAMP	NB I-5 AT LYONS OFFRAMP	91321	ERNS
SANTA CLARITA	94407496	INT - 5 SOUTHBOUND WELDON CANYON	INT - 5 SOUTHBOUND WELDON CANYON		ERNS
SANTA CLARITA	S105696688	LYONS AUTO CENTER	22520 W LYONS AVE #A		LOS ANGELES CO. HMS
SANTA CLARITA	S105696707	LYONS SHELL #120989	24440 W LYONS AVE		LOS ANGELES CO. HMS
SANTA CLARITA	S105033739	TEXACO ENVIRONMENTAL SERVICES	24440 W LYONS	91321	HAZNET
SANTA CLARITA	S103945451	CANYON AUTO ELECTRIC	26724 OAK AVE B		LOS ANGELES CO. HMS
SANTA CLARITA	91466411	X OF PLACERITA CANYON RD AND SIERRA HWY	X OF PLACERITA CANYON RD AND SIERRA HW		ERNS
SANTA CLARITA	94359308	PICO CANYON W OF I-5, NEAR A STATE PARK INFO CTR.	PICO CANYON W OF I-5, NEAR A STATE PARK INFO CTR.		ERNS
SANTA CLARITA	U003059999	RAILROAD CANYON DISP SITE	PINE ST		LOS ANGELES CO. HMS
SANTA CLARITA	91205338	PLACERITA FIELD INTERSECTION OF PLACERITA CANYON RD / SIERRA	PLACERITA FIELD INTERSECTION OF PLACERITA CANYON RD / SIERRA		ERNS
SANTA CLARITA	S104549075	GOLDEN VALLEY HIGH SCHOOL	PROPOSED GOLDEN VALLEY ROAD EXTENSION	91321	SCH
SANTA CLARITA	91466961	RYE CANYON RD AT THE CONSTRUCTION SITE	RYE CANYON RD AT THE CONSTRUCTION SIT		ERNS
SANTA CLARITA	S103945199	CANYON MOTORS INC.	24254 SAN FERNANDO RD A		LOS ANGELES CO. HMS
SANTA CLARITA	S105774554	SAND CANYON BRIDGE WIDENING	SAND CANYON RD / HIGHWAY 14	91321	CA WDS
SANTA CLARITA	94359256	SB SR 14; PLACENTA CANYON OFF RAMP	SB SR 14; PLACENTA CANYON OFF RAMP		ERNS
SANTA CLARITA	91217684	WARMUTH CANYON RD **	WARMUTH CANYON RD **		ERNS
STEVENSON RANCH	S105628491	PHASE V SCHOOL SITE	INTERSTATE 5VALENCIA BOULEVARD	91381	SCH
UNICORP-SOLEDAD VALENCIA	S105726237	LACDPW SOLEDAD CANYON RD BRIDG	OVER MAHER CREAK / SC RIVER	91321	HAZNET
	1000119892	PPG INDUSTRIES INC WORKS 24	25663 W AVE STANFORD	91355	RCRIS-SQG, RCRIS-TSD, FINDS, CORRACTS, CERC-NFRAP, LOS ANGELES CO. HMS

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
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FRIENDLY VALLEY ASSOCIATION 1
19236 / 19161 AVE OF THE OAKS
NEWHALL, CA 91321

HAZNET S105085780
N/A

HAZNET:
 Gepaid: CAC002252625
 TSD EPA ID: AZC950823111
 Gen County: Los Angeles
 Tsd County: 99
 Tons: 5.0568
 Waste Category: Asbestos-containing waste
 Disposal Method: Not reported
 Contact: FRIENDLY VALLEY ASSOCIATION 1
 Telephone: (661) 268-8450
 Mailing Address: 19253 SIERRA HWY
 AGUA DULCE, CA 91350
 County: Los Angeles

FRIENDLY VALLEY
19234 AVE OF THE OAKS UNITS E,F,G,H
NEWHALL, CA 91321

HAZNET S104567913
N/A

HAZNET:
 Gepaid: CAC001434348
 TSD EPA ID: CAD009007626
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 1.7698
 Waste Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Contact: JIM STRICKLAND
 Telephone: (661) 252-3223
 Mailing Address: 19345 AVE OF THE OAKS
 NEWHALL, CA 91321
 County: Los Angeles

MARCO HEATING AIR CONDITIONING INC
FRIENDLY VALLEY TRACK
NEWHALL, CA 91321

RCRIS-SQG 1000176344
FINDS CAD981623986

RCRIS:
 Owner: NOT REQUIRED
 (415) 555-1212
 EPA ID: CAD981623986
 Contact: Not reported
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

FINDS:
 Other Pertinent Environmental Activity Identified at Site:
 Facility Registry System (FRS)
 Resource Conservation and Recovery Act Information system (RCRAINFO)

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number	EPA ID Number
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TEXACO INC GAS PLANT 23900 N GOLDEN STATE HWY NEWHALL, CA 91321	CA FID UST LOS ANGELES CO. HMS	S101582824	N/A
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FID:

Facility ID:	19001580	Regulate ID:	00041676
Reg By:	Active Underground Storage Tank Location		
Cortese Code:	Not reported	SIC Code:	Not reported
Status:	Active	Facility Tel:	\(818\) 000-0000
Mail To:	Not reported		
	BOX		
	NEWHALL, CA 91321		
Contact:	Not reported	Contact Tel:	Not reported
DUNs No:	Not reported	NPDES No:	Not reported
Creation:	10/22/93	Modified:	00/00/00
EPA ID:	Not reported		
Comments:	Not reported		

HMS:

Facility Id:	009037-004677		
Area:	7		
Facility Type:	T0		
Permit Number:	00000340T	Permit Status:	Removed
Facility Status:	Removed		
Region:	Los Angeles County:		

ORTHOPEDIC & SPORTS MEDICINE 2206 LYONS AVENUE NEWHALL, CA 91321	HAZNET	S103642745	N/A
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HAZNET:

Gepaid:	CAL000129964
TSD EPA ID:	CAL000121946
Gen County:	Los Angeles
Tsd County:	Marin
Tons:	.0400
Waste Category:	Photochemicals/photoprocessing waste
Disposal Method:	Recycler
Contact:	SHAIK M SAHEB MD
Telephone:	\(000\) 000-0000
Mailing Address:	23206 LYONS AVE #110 NEWHALL, CA 91321 - 4108
County	Los Angeles

TEXACO REFINING AND MARKETING INC 24440 W LYONS NEWHALL, CA 91321	HAZNET	S104576190	N/A
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HAZNET:

Gepaid:	CAL000043235
TSD EPA ID:	CAD028409019
Gen County:	Los Angeles
Tsd County:	Los Angeles
Tons:	2.5103
Waste Category:	Aqueous solution with less than 10% total organic residues
Disposal Method:	Treatment, Tank
Contact:	TEXACO REFINING AND MARKETING
Telephone:	\(818\) 505-2802
Mailing Address:	10 UNIVERSAL CITY PLAZA 7TH FLOOR UNIVERSAL CITY, CA 91608 - 1009

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
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TEXACO REFINING AND MARKETING INC (Continued)		S104576190
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County Los Angeles
 Gepaid: CAL000043235
 TSD EPA ID: CAD028409019
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 2.5103
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Not reported
 Contact: TEXACO REFINING AND MARKETING
 Telephone: (818) 505-2802
 Mailing Address: 10 UNIVERSAL CITY PLAZA 7TH FLOOR
 UNIVERSAL CITY, CA 91608 - 1009
 County Los Angeles
 Gepaid: CAL000043235
 TSD EPA ID: CAT080010101
 Gen County: Los Angeles
 Tsd County: San Diego
 Tons: .3336
 Waste Category: Unspecified oil-containing waste
 Disposal Method: Transfer Station
 Contact: TEXACO REFINING AND MARKETING
 Telephone: (818) 505-2802
 Mailing Address: 10 UNIVERSAL CITY PLAZA 7TH FLOOR
 UNIVERSAL CITY, CA 91608 - 1009
 County Los Angeles

AMERICAN PACIFIC INTL TOWSLEY CYN NEWHALL, CA 91321	CERC-NFRAP	1003878612 CAD980735799
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CERCLIS-NFRAP Classification Data:
 Site Incident Category: Not reported
 Non NPL Code: NFRAP
 Ownership Status: Unknown
 Federal Facility: Not a Federal Facility
 NPL Status: Not on the NPL
 CERCLIS-NFRAP Assessment History:
 Assessment: DISCOVERY Completed: 12/01/1979
 Assessment: PRELIMINARY ASSESSMENT Completed: 07/01/1980
 Assessment: SITE INSPECTION Completed: 09/01/1984
 Assessment: ARCHIVE SITE Completed: 05/09/1990
 Assessment: SITE INSPECTION Completed: 05/09/1990
 CERCLIS-NFRAP Alias Name(s):
 TOWSLEY OIL FIELD

BUSY BEE DRY CLEANERS 125235 WILEY CYN RD NEWHALL, CA 91321	RCRIS-SQG FINDS	1000439615 CAD982466708
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DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
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BUSY BEE DRY CLEANERS \ (Continued\)

1000439615

RCRIS:

Owner: DENNY LEE
 \ (415\) 555-1212
 EPA ID: CAD982466708
 Contact: ENVIRONMENTAL MANAGER
 \ (805\) 254-3275
 Classification: Small Quantity Generator
 TSDF Activities: Not reported
 Violation Status: No violations found

FINDS:

Other Pertinent Environmental Activity Identified at Site:
 Facility Registry System \ (FRS\)
 Resource Conservation and Recovery Act Information system \ (RCRAINFO\)

LARRY EPSTEIN
19153 / 19155 AVE OF THE OAKS
SANTA CLARITA, CA 91321

HAZNET S103974297
N/A

HAZNET:

Gepaid: CAC001462648
 TSD EPA ID: CAD009007626
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 1.3484
 Waste Category: Asbestos-containing waste
 Disposal Method: Not reported
 Contact: LARRY ESPTEIN
 Telephone: \ (714\) 771-5260
 Mailing Address: 19345 AVE OF THE OAKS
 SANTA CLARITA, CA 91321
 County: Los Angeles

FRIENDLY VALLEY HOMEOWNER'S ASSOC
19345 AVE OF THE OAKS
SANTA CLARITA, CA 91321

HAZNET S103638807
N/A

HAZNET:

Gepaid: CAC000769512
 TSD EPA ID: CAL000027741
 Gen County: Los Angeles
 Tsd County: 5
 Tons: 6.7424
 Waste Category: Asbestos-containing waste
 Disposal Method: Disposal, Land Fill
 Contact: FRIENDLY VALLEY HOMEOWNER'S
 Telephone: \ (000\) 000-0000
 Mailing Address: 19345 AVE OF THE OAKS
 SANTA CLARITA, CA 91321
 County: Los Angeles

DETAILED ORPHAN LISTING

Site _____ Database(s) _____ EDR ID Number
 _____ EPA ID Number _____

SAND CANYON MOBIL SERVICE **LOS ANGELES CO. HMS** **U003060648**
16411 W DE LONE ST **N/A**
SANTA CLARITA, CA

HMS:
 Facility Id: 004465-I04634
 Area: 7A
 Facility Type: I01
 Permit Number: 000009983 Permit Status: Removed
 Facility Status: Removed
 Region: Los Angeles County:

END OF RYE CANYON RD. AT THE CONSTRUCTION SITE. **ERNS** **91227352**
END OF RYE CANYON RD. AT THE CONSTRUCTION SITE. **N/A**
SANTA CLARITA, CA

Site ID: 91227352
 Site Location: END OF RYE CANYON RD. AT THE CONSTRUCTION SITE.
 SANTA CLARITA, CA
 LOS ANGELES County
 Report No: 83039
 EPA Region: 09
 Spill Date: 08/07/1991
 Spill Time: 06:00
 Medium Desc: Land
 Damage/Amt: Yes / \$0.00
 Evacuation: No Injured: None
 Fatalities: None Disch Org: UNOCAL
 Notes: SOIL SURFACED TANK CONTAINMENT
 Disch Add: 13707 SOUTH BROADWAY
 LOS ANGELES, CA 90061
 Disch County: Not reported C.G. Unit: Not reported
 Cause: Not reported

Spilled Material	Total Qty	In Water	Undot	Cas	Qty
OIL, FUEL: NO. 2	20.00 GAL	0.00 NON	Not reported	Not reported	146.00 lbs.

Description: ABOVEGROUND STORAGE TANK / DRIVER ACCIDENTALLY OVERFILLED THE TANK.
 Resp Action: SPILL WAS CONTAINED IN THE TANKS SECONDARY CONTAINMENT. SAND WAS
 SPREAD ON THE OIL WHICH WAS THEN SHOVELLED UP INTO DRUMS FOR DISPOSAL.
 Misc. Info: WILL NOTIFY CA OES.
 Location: END OF RYE CANYON RD. AT THE CONSTRUCTION SITE.

BILL SMALL'S MUD SUMP **SWF/LF** **S103340303**
END OF AVENUE OF THE OAKS **N/A**
SANTA CLARITA, CA

LF:
 Facility ID: 19-AQ-5065
 Operator: Not reported
 Operator Phone: Not reported
 Operator Addr: Not reported
 Owner: Not reported
 Owner Address: Not reported
 Not reported
 Owner Telephone: Not reported
 Activity: Solid Waste Disposal Site
 Operator's Status: Closed
 Regulation Status: To Be Determined
 Region: STATE
 Lat/Long: 34 / -119

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
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BILL SMALL'S MUD SUMP \{(Continued)\}

S103340303

Permit Date:	Not reported
Accepted Waste:	
Restrictions:	
Status :	Not reported
Swisnumber :	Not reported
Site Type :	Not reported
Aka :	Not reported
Type Of Waste :	Not reported
Disposal Area :	Not reported
SWFP Date :	Not reported
WDR Number :	Not reported
Dates Of Operation :	Not reported
Closure Approved :	Not reported
Date Of Field Units :	Not reported
Surface Condition :	Not reported
Landfill Gas :	Not reported
Leachate :	Not reported
Emergency Response :	Not reported
Other Recommendation :	Not reported
Reassess Site :	Not reported
Priority For Site Assessment :	Not reported
Lea Date :	Not reported
Explanation:	Not Reported
No Further Action:	Not Reported
Permitted Throughput with Units:	0
Permitted Throughput with Units:	0
Permitted Throughput with Units:	0
Actual Throughput with Units:	Not reported
Actual Capacity with Units:	0
Permitted Capacity with Units:	0
Remaining Capacity with Units:	Not reported
Permitted Total Acreage:	0
Inspection Frequency:	Quarterly
Landuse Name:	Not reported
GIS Source:	Place
Permit Status:	Not reported
Category:	Disposal
Unit Number:	01
Last Waste Tire Inspection Count :	0
Last Waste Tire Inspection Date:	Not reported
Original Waste Tire Count:	0
Original Waste Tire Count Date:	Not reported
Closure Date:	/ /
Closure Type:	Not reported
Disposal Acreage:	0
Remaining Capacity:	0

**BILL SMALL'S MUD SUMP
AT END OF AVENUE OF THE OAKS
SANTA CLARITA, CA**

**SWF/LF S103340253
N/A**

LF:

Facility ID:	19-AA-5364
Operator:	Not reported
Operator Phone:	Not reported
Operator Addr:	
Owner:	Several Land Owners \{(Home Owners)\}
Owner Address:	Not reported

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
BILL SMALL'S MUD SUMP \ (Continued\)		S103340253
		Not reported
Owner Telephone:	Not reported	
Activity:	Solid Waste Disposal Site	
Operator's Status:	Closed	
Regulation Status:	Pre-regulations	
Region:	STATE	
Lat/Long:	34 / -119	
Permit Date:	Not reported	
Accepted Waste:		
Restrictions:		
Status :	Not reported	
Swisnumber :	Not reported	
Site Type :	Not reported	
Aka :	Not reported	
Type Of Waste :	Not reported	
Disposal Area :	Not reported	
SWFP Date :	Not reported	
WDR Number :	Not reported	
Dates Of Operation :	Not reported	
Closure Approved :	Not reported	
Date Of Field Units :	Not reported	
Surface Condition :	Not reported	
Landfill Gas :	Not reported	
Leachate :	Not reported	
Emergency Response :	Not reported	
Other Recommendation :	Not reported	
Reassess Site :	Not reported	
Priority For Site Assessment :	Not reported	
Lea Date :	Not reported	
Explanation:	Not Reported	
No Further Action:	Not Reported	
Permitted Throughput with Units:	0	
Permitted Throughput with Units:	0	
Permitted Throughput with Units:	0	
Actual Throughput with Units:	Not reported	
Actual Capacity with Units:	0	
Permitted Capacity with Units:	0	
Remaining Capacity with Units:	Not reported	
Permitted Total Acreage:	0	
Inspection Frequency:	Quarterly	
Landuse Name:	Not reported	
GIS Source:	Not reported	
Permit Status:	Not reported	
Category:	Disposal	
Unit Number:	01	
Last Waste Tire Inspection Count :	0	
Last Waste Tire Inspection Date:	Not reported	
Original Waste Tire Count:	0	
Original Waste Tire Count Date:	Not reported	
Closure Date:	/ /	
Closure Type:	Not reported	
Disposal Acreage:	0	
Remaining Capacity:	0	

DETAILED ORPHAN LISTING

Site _____ Database(s) _____ EDR ID Number _____
 EPA ID Number _____

**GOLDEN VALLEY RD. SANTA CLARITA
 GOLDEN VALLEY
 SANTA CLARITA, CA**

**CA SLIC S104791966
 N/A**

SLIC Region 4:
 Facility Status: Post Remediation Monitoring
 Region: 4
 SLIC: 0971
 Staff: John Gerach
 Substance: TPH

**NB I-5 AT LYONS OFFRAMP
 NB I-5 AT LYONS OFFRAMP
 SANTA CLARITA, CA 91321**

**ERNS 92292641
 N/A**

Site ID: 92292641
 Site Location: NB I-5 AT LYONS OFFRAMP
 SANTA CLARITA, CA 91321-
 LOS ANGELES County

Report No: Not reported
 EPA Region: 09
 Spill Date: 10/26/1992
 Spill Time: 12:40
 Medium Desc: Land
 Damage/Amt: Yes / \$0.00
 Evacuation: No
 Fatalities: None

Injured: None
 Disch Org: UNKNOWN

Notes: ENTERED STORM DRAIN - RAINING

Disch Add: Not reported
 Not reported

Disch County: Not reported C.G. Unit: Not reported
 Cause: Not reported

Spilled Material	Total Qty	In Water	Undot	Cas	Qty
DIESEL	20.00 GAL	0.00 UNK	UN1270	6833430	140.00 lbs.

Description: UNKNOWN CAUSE/ LEAKING TRUCK FUEL TANK-DIESEL IN STORM DRAIN
 Resp Action: CHP ON SCENE
 Misc. Info: Not reported
 Location : NB I-5 AT LYONS OFFRAMP

**INT - 5 SOUTHBOUND WELDON CANYON
 INT - 5 SOUTHBOUND WELDON CANYON
 SANTA CLARITA, CA**

**ERNS 94407496
 N/A**

Site ID: 94407496
 Site Location: INT - 5 SOUTHBOUND WELDON CANYON
 SANTA CLARITA, CA
 LOS ANGELES County

Report No: 274286
 EPA Region: 09, 09
 Spill Date: 12/25/1994
 Spill Time: 04:01
 Medium Desc: Water
 Damage/Amt: Yes / \$0.00
 Evacuation: No
 Fatalities: None

Injured: 2
 Disch Org: Not reported

Notes: STORM DRAINS

Disch Add: Not reported
 Not reported

Disch County: Not reported C.G. Unit: Not reported
 Cause: Not reported

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
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INT - 5 SOUTHBOUND WELDON CANYON (Continued) 94407496

Spilled Material	Total Qty	In Water	Undot	Cas	Qty
OIL: DIESEL	100.00 GAL	0.00 UNK	Not reported	Not reported	700.00 lbs.
Description: TRACTOR TRAILER/SADDLE TANK RUPTURED DUE TO A TWO VEHICLE ACCIDENT					
Resp Action: CREWS ON SITE					
Misc. Info: INJURIES TO DRIVER OF VEHICLES/INT-5 SOUTHBOUND CLOSED FOR CLEANUP/ EST TO OPEN 0700 PST					
Location : INT - 5 SOUTHBOUND WELDON CANYON					

LYONS AUTO CENTER **LOS ANGELES CO. HMS** **S105696688**
22520 W LYONS AVE #A **N/A**
SANTA CLARITA, CA

HMS:
 Facility Id: 014207-014734
 Area: 7A
 Facility Type: T0
 Permit Number: 00005782T Permit Status: Closed
 Facility Status: Closed
 Region: Los Angeles County:

LYONS SHELL #120989 **LOS ANGELES CO. HMS** **S105696707**
24440 W LYONS AVE **N/A**
SANTA CLARITA, CA

HMS:
 Facility Id: 002072-026146
 Area: 7A
 Facility Type: T0
 Permit Number: 000227319 Permit Status: Permit
 Facility Status: Permit
 Region: Los Angeles County:

TEXACO ENVIRONMENTAL SERVICES **HAZNET** **S105033739**
24440 W LYONS **N/A**
SANTA CLARITA, CA 91321

HAZNET:
 Gepaid: CAL000047463
 TSD EPA ID: CAD028409109
 Gen County: Los Angeles
 Tsd County: 0
 Tons: .1668
 Waste Category: Aqueous solution with less than 10% total organic residues
 Disposal Method: Treatment, Tank
 Contact: TEXACO-REFING & MRKET
 Telephone: (000) 000-0000
 Mailing Address: 10 UNIVERSAL CITY PLAZA 7TH F
 UNIVERSAL CITY, CA 91608
 County: Los Angeles

DETAILED ORPHAN LISTING

Site	Database(s)	EDR ID Number EPA ID Number
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TEXACO ENVIRONMENTAL SERVICES \ (Continued\)

S105033739

Gepaid: CAL000047463
 TSD EPA ID: CAT080013352
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 2.5020
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: TEXACO-REFING & MRKET
 Telephone: \ (000\) 000-0000
 Mailing Address: 10 UNIVERSAL CITY PLAZA 7TH F
 UNIVERSAL CITY, CA 91608
 County Los Angeles

Gepaid: CAL000047463
 TSD EPA ID: CAD980883177
 Gen County: Los Angeles
 Tsd County: Kern
 Tons: .7089
 Waste Category: Waste oil and mixed oil
 Disposal Method: Recycler
 Contact: TEXACO-REFING & MRKET
 Telephone: \ (000\) 000-0000
 Mailing Address: 10 UNIVERSAL CITY PLAZA 7TH F
 UNIVERSAL CITY, CA 91608
 County Los Angeles

Gepaid: CAL000047463
 TSD EPA ID: CAD028409019
 Gen County: Los Angeles
 Tsd County: Los Angeles
 Tons: 6.3801
 Waste Category: Waste oil and mixed oil
 Disposal Method: Treatment, Tank
 Contact: TEXACO-REFING & MRKET
 Telephone: \ (000\) 000-0000
 Mailing Address: 10 UNIVERSAL CITY PLAZA 7TH F
 UNIVERSAL CITY, CA 91608
 County Los Angeles

CANYON AUTO ELECTRIC
26724 OAK AVE B
SANTA CLARITA, CA

LOS ANGELES CO. HMS S103945451
N/A

HMS:

Facility Id: 020050-028581
 Area: 7A
 Facility Type: Not reported
 Permit Number: Not reported Permit Status: Not reported
 Facility Status: OPEN
 Region: Los Angeles County: