DRAFT

Initial Site Assessment

US-101 / PALO COMADO CANYON ROAD INTERCHANGE IMPROVEMENT PROJECT

AGOURA HILLS, CALIFORNIA
07-LA-101 PM 33.0/34.4

Prepared for:

City of Agoura Hills

February 2009

Prepared by:

PARSONS
100 West Walnut Street, Pasadena, CA 91124

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CERTIFICATION

Parsons has conducted this Phase I Environmental Site Assessment in accordance with the American Society for Testing and Materials Standard Practice E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process*. This Phase I Environmental Site Assessment was conducted for the following site:

- U.S. 101/Palo Comado Canyon Road Interchange Improvement Project in the City of Agoura Hills

Parsons has reviewed all appropriate records and relevant data made available, and conducted a visual site inspection of the project site. The information contained within this report is based on records and data made available and, to the best of Parsons' knowledge, is correct and current as of June 2008. This Phase I Environmental Site Assessment carries no warranty for any purpose.

Prepared By: Angela K Schnaas 2/26/09
Date

Certified By: Paul Farmanian 26 FEB 09
Date

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1. SUMMARY

Parsons conducted a Phase I Initial Site Assessment in conformance with the American Society of Testing and Materials (ASTM) Standard Practice E 1527-05 for the following site:

- U.S. 101/Chesebro Road Interchange Improvement Project in the City of Agoura Hills

Exhibit 1, Project Location Map, presents the general location of the site.

The site is located in Agoura Hills, California. The City of Agoura Hills (City) in cooperation with the California Department of Transportation (Caltrans) District 7 proposes to improve the US-101 Palo Comado Canyon Road Interchange and the Palo Comado Canyon Road/Chesebro Road Intersection adjacent to the interchange, in Los Angeles County. The proposed work includes the widening of the US-101 Palo Comado Canyon Road Overcrossing (OC) from 1-lane to 2-lanes in each direction with median and sidewalks and the modification of the northbound on-ramps and the modification of signalized intersections to facilitate the increased volume of traffic using the interchange, improve flow, and enhance safety.

Three build project alternatives have been identified in addition to the No Build alternative. Alternative 1, The No Build Alternative, will maintain the configuration of the US-101 Palo Comado Canyon Road interchange and the Palo Comado Canyon Road/Canwood Street Intersection.

Alternative 2 proposes to maintain the existing tight diamond configuration of the northbound ramps and widen the entire length of Palo Comado Canyon Road and the existing overcrossing from 2 lanes to 4 lanes. The project will provide access to the Heschel School. The project will eliminate the five legged intersection at Palo Comado Canyon Road, Northbound Ramps, and Canwood Street that is proposed as part of the school project. Canwood Street east of Palo Comado Canyon Road will be closed. The northbound ramps intersection will be modified to provide a standard approach angles at the intersection and signals.

Alternative 3 proposes to reconfigure the northbound off ramp to a partial Type L-6 hook ramp and widen the entire length of Palo Comado Canyon Road and the existing overcrossing from 2 lanes to 4 lanes. This alternative will widen the existing overcrossing and its approaches from 2 lanes to 4 lanes similar to Alternative 2. The existing northbound tight diamond on ramp will be modified to provide a standard approach angle at the intersection with Palo Comado Canyon Road.

Alternative 4 proposes to widen the entire length of Palo Comado Canyon Road from 2 lanes to 4 lanes and construct a roundabout at the intersection of Palo Comado Canyon Road, Canwood Street and the northbound ramps. This alternative will replace the existing two-lane Palo Comado Canyon Road overcrossing with a four-lane overcrossing with median, shoulders and sidewalk.

Available information for the site and surroundings was collected and evaluated to identify Recognized Environmental Conditions. According to the ASTM Standard Practice E 1527-05, the term Recognized Environmental Conditions (RECs) means "the presence or likely presence

of 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."

Based on the definition of a REC in the ASTM Standard Practice E 1527-05, the following RECs were identified or discovered for the project site:

- Facilities located at 5221 and 5226 North Palo Comado Canyon Road have had leaking underground storage tanks, which have discharged gasoline, contaminating soil and groundwater. It is recommended that soil and groundwater sampling for petroleum hydrocarbons be conducted prior to excavation activities. This sampling should be conducted in any of the right of way areas being transferred to Caltrans including any acquisitions in the area of the gas stations. Soil samples should be obtained starting at the surface and continuing down to the depth of first encountered groundwater or maximum depth of construction. Groundwater samples should be obtained at the depth of first encountered groundwater.
- Pole-top transformers with PCB-containing liquids may be present along the project location. It is recommended that the pole-top transformers be properly managed if they are to be removed or relocated.
- Asbestos-containing material (ACM) may be in the joint compound used on the overcrossing. It is recommended that the joint compound be tested for ACM prior to construction activities.
- Lane striping may contain lead-based paint. It is recommended that the paint be tested for LBP prior to removal activities.
- Aerially deposited lead (ADL) may be present along the shoulders of U.S. 101. It is recommended that soil sampling be conducted for ADL in areas along the shoulders of U.S. 101.
- Herbicides and pesticides may have been used along the shoulders of U.S. 101 in the past. It is recommended that soil sampling be conducted for herbicides and pesticides in areas along the shoulders of U.S. 101.

No other environmental concerns were visually identified during a site reconnaissance conducted on June 23, 2008.

A Phase I Initial Site Assessment does not include any sampling and analysis of potentially contaminated materials. The scope of work of this Phase I Initial Site Assessment did not specifically include sampling and analysis, therefore no independent soil or groundwater or other sampling and analyses were conducted.

2. INTRODUCTION

2.1 Purpose

Parsons conducted a Phase I Initial Site Assessment in conformance with the ASTM Standard Practice E 1527-05 for the purpose of identifying RECs at the following site:

- U.S. 101/Chesebro Road Interchange Improvement Project in the City of Agoura Hills

Exhibit 2 provides the approximate location of the site on a United States Geological Survey (USGS) topographic map.

The term REC, as defined in ASTM Standard Practice E 1527-05, means 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 applicable laws. The term is not intended to include *de minimis* conditions that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

2.2 Phase I Tasks

Parsons performed the following tasks:

2.2.1 Records Review

Available current and historical documents pertinent to environmental activities conducted in or near the site were reviewed. Topics of interest include chemical usage or inventories, waste management records, Resource Conservation and Recovery Act (RCRA) or Comprehensive Environmental Response Compensation and Liability Act (CERCLA) activities.

2.2.2 Site Reconnaissance and Interviews

Site reconnaissance of the site to visually and physically observe and document conditions on the property was performed. Interviews were conducted in keeping with the requirements of ASTM Standard Practice E 1527-05, § 7.1 – 7.2.

2.2.3 File Search and Records Review

A search of federal, state, and local regulatory agency electronic databases was performed. This database search identifies locations that are regulated under various environmental laws, notably CERCLA, RCRA, and Toxic Substances Control Act (TSCA). It also identifies locations where a release of hazardous substances has occurred or is suspected.

2.2.4 Historical Records Review

Available historical aerial photographs were reviewed to identify all obvious uses from the

present back to the first developed use or 1940, whichever is earlier.

2.2.5 Evaluate Data and Prepare Report

Significant findings from the above-stated tasks were summarized, RECs were identified, and recommendations were made for additional site assessment activities, if needed.

2.3 Special Terms and Conditions

- The information and conclusions presented in this report are valid only for the circumstances of the site investigated as described in this report as it existed during the June 23, 2008 investigation time period.
- This report does not constitute a warranty, guarantee, or representation of the absolute absence of hazardous or otherwise harmful substances or conditions found on the site or, if such substances and conditions are on the site, that the investigation accurately defined the degree and extent of possible contamination of the site.
- Parsons evaluated the reasonableness and completeness of the available relevant information but does not assume responsibility for the truth or accuracy of any information provided to Parsons by others or for the lack of information that is intentionally, unintentionally, or negligently withheld from Parsons by others.
- After acceptance of this report, if Parsons obtains information that it believes warrants further exploration and development, Parsons will endeavor to provide that information, but Parsons will not be liable for not doing so.
- This report is neither a legal opinion nor compliance with any environmental law, "innocent landowner defense," or "due diligence inquiry." Only legal counsel involved in the property transaction is competent to determine the legal implications of information or conclusions contained in this report.
- Parsons is not responsible for any effect upon the property owner(s)' or others' legal rights, obligations, or liabilities; or for any effect upon the financeability, marketability, or value of the property; or for the occurrence or nonoccurrence of any transaction involving the property based upon the information stated in this report.

2.4 Limitations and Exceptions of Assessment

To achieve the study objectives stated in this report, Parsons based its conclusions on the best information available during the period of the investigation and within the limits prescribed by the ASTM Standard.

No investigative method can completely eliminate the possibility of obtaining partially imprecise or incomplete information. Professional judgment was exercised in gathering and evaluating the information obtained, and Parsons commits itself to the usual care, thoroughness, and competence of the engineering profession.

2.5 Limiting Conditions and Methodology Used

The ISA investigations were limited to a records review (i.e., federal/state environmental databases, historic topographic maps, and historic aerial photographs) and a site reconnaissance. The site investigation did not include detailed surveys of the project site, such as a radon gas survey, analysis of potable water, a wetlands study, or environmental sampling (e.g., soil and groundwater sampling and analysis). The Phase I Initial Site Assessment investigations were completed in accordance with the ASTM Standard Practice E 1527-05.

2.6 User Reliance

This report was prepared for the City of Agoura Hills. It may be relied upon by the City of Agoura Hills.

3. SITE DESCRIPTION

3.1 Location of Property

The U.S. 101/Chesebro Interchange Improvement Project is located at Latitude (North) 34.143214, Longitude (West) –118.73872. The site is located in Agoura Hills, California.

3.2 Site and Vicinity Characteristics

Table 3-1 provides a description of the properties directly adjacent to the site.

Table 3-1
Adjacent Properties

Direction	Description of Adjacent Properties
North Northeast	The northeast quadrant of the proposed project area is mostly undeveloped land. The Heschel West School will be located in this quadrant by the time the proposed project is built. An Arco service station is also located in this quadrant. Immediately north of the proposed project location is a row of single-family residences extending further to the north.
Southeast	The majority of the area to the south of the project site is commercial. Along Dorothy Drive to the east of Palo Comado Canyon Road, commercial facilities line Dorothy Drive. Law offices, insurance companies, interior design firms and other commercial facilities are located along Dorothy Drive.
Southwest	Along Dorothy Drive to the west of Palo Comado Canyon Road, commercial facilities line Dorothy Drive. Between Chesebro Road and Palo Comado Canyon Road, these facilities are mostly automotive related businesses with a Shell service station on the north corner of Chesebro Road and Dorothy Drive.
Northwest	The northwest quadrant of the proposed project area contains a variety of land uses. Immediately adjacent to the proposed project is a Chevron service station. Further west of the Chevron station, east of Chesebro Road, there is an apartment/condo complex with 10 – 20 units and the Stuart Rose Air Conditioning facility. West of Chesebro Road and south of Driver Avenue is a preschool, multi-family housing, and a Senior Retreat facility. Further south along Chesebro Road/Canwood Street are two furniture stores – La Z Boy and Bassett. West along Drive Street is a kindergarten and a Montessori school. North of Driver and west of Chesebro is Old Agoura Park. A horse arena is immediately adjacent to the proposed project limits.

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

U.S. 101 contains four through lanes and one off-ramp and one on-ramp lane in the northbound and southbound direction. The interior and exterior shoulders are paved with a three-foot concrete median. The northbound off-ramp is one lane, which splits into two turning lanes at Palo Comado Canyon Road. The northbound on-ramp is two lanes, which merge into one lane on U.S. 101. The southbound off-ramp is one lane and ends as one lane at Chesebro Road and Dorothy Drive. The southbound on-ramp is two lanes, which merge into one lane on U.S. 101. The overcrossing has one northbound and one southbound lane.

Commercial property surrounds the majority of the proposed project location. Commercial property is located to the south, southeast, southwest, west and northeast of the proposed project location. North of the proposed project location are single-family residences, and a public park with horse arena facilities. In addition, school facilities are located at the intersection of Palo Comado Canyon Drive, Chesebro Road and Driver Avenue.

3.4 Information Reported by User Regarding Environmental Liens or Specialized Knowledge or Experience

3.4.1 Title Records

Depending on which alternative is chosen, there will possibly be industrial facilities acquired. None of these title records have been reviewed. The rest of the project location property is currently owned by Caltrans District 7.

3.4.2 Environmental Liens

A chain of title was not obtained for the project location.

3.4.3 Specialized Knowledge or Experience

Other than the information contained herein, no specialized knowledge or experience was reported or discovered for the project.

3.4.4 Commonly Known or Reasonably Ascertainable Information

Other than the information contained herein, no information was reported concerning commonly known or reasonably ascertainable information.

3.4.5 Valuation Reduction for Environmental Issues

Valuation reduction was not available at the time of this report.

3.4.6 Owner, Property Manager, and Occupant Information

Other than the information contained herein, no information was reported concerning the owner, property manager, and occupants.

3.4.7 Reason for Performing Phase I

The Initial Site Assessment is being conducted as part of the California Environmental Quality Act (CEQA) process.

3.4.8 Other

No other information of environmental interest was provided by Caltrans District 7.

3.5 Current Uses of the Property

The majority of the proposed project location is currently being used as U.S. 101 and Palo Comado Canyon Road. U.S. 101 consists of four lanes and on/off-ramps in each direction (north- and southbound), with paved inside and outside shoulders. The majority of the property surrounding the proposed project is currently commercial use facilities. North of the proposed project is single-family residential, park space and school facilities. East of the proposed project location is undeveloped land where the Heschel West School will be located.

3.6 Past Uses of the Property

Based on available aerial photographs (see Section 4.4.1), the project site has been designated as roadway as far back as 1951. Although the topographical maps had US 101 identified as early as 1944, U.S. 101 was not visible in the 1944 aerial photograph. Undeveloped land has also been in the immediate vicinity of the project area, as well as commercial and residential use. There have been no major changes in land use from 1970 to 2002. The commercial areas have become more densely populated. Residential areas have developed further west and south of the proposed project – beyond the commercial developments. Present day US 101 is visible in the 1951 aerial photograph.

3.7 Current and Past Uses of the Adjoining Properties

Table 3-1 provides a description of the current uses of the adjoining properties. The 1928, 1944, 1953, and 1961 historical aerial photos show the adjacent properties to consist of undeveloped land, residential and commercial use. The majority of the current structures, adjacent to the project location, have been present since the early 1990s.

4. RECORDS REVIEW

This section presents information concerning the site and the surroundings from various recorded sources. Electronic databases representing standard environmental record sources and physical setting sources were reviewed. Information pertinent to the site is summarized in this section.

4.1 Standard Environmental Record Sources, Federal and State

Parsons has retained the services of an environmental database company to search applicable regulatory agency lists and standard environmental record sources to identify locations of potential concern within the ASTM Standard Practice E 1527-05 (Standard) minimum search distances. The following summarizes the environmental database reports, dated June 13, 2008 (TIS, 2008a). Appendix A presents the complete environmental data reports. The report includes maps indicating the search distance of 0.25-mile from the boundary of the project site area.

The following subsections summarize sites listed within the 0.25-mile database search distance. A search of the respective environmental databases identified 35 sites within the 0.25-mile search distance. There were 5 sites not mapped by Environmental FirstSearch™ due to poor or inadequate location information. Exhibit 3 presents the location of the mapped sites relative to the site.

Some sites may be listed in more than one database. While a site may not constitute an REC in one database, that same site may constitute an REC in another database. Sites that constitute RECs for any databases are discussed further in Section 4.2, Environmental Agency Records.

4.1.1 Federal ASTM Records

National Priorities List

The National Priorities List (NPL) listing, also known as the Superfund list, is a subset of the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) database. The NPL database identifies over 1,200 sites nationwide for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As a result, the environmental database company provides coverage for over 1,000 NPL site boundaries produced by the United States Environmental Protection Agency (USEPA) Environmental Photographic Interpretation Center.

Currently, there are no listed NPL sites located within the 0.25-mile search distance from the project location.

National Priorities List Delisted

The National Priorities List Delisted (NPL Delisted) listing is a database which identifies NPL sites which are no longer listed as NPL sites.

Currently, there are no NPL Delisted sites located within the 0.25-mile search distance from the project location.

Comprehensive Environmental Response, Compensation, and Liability Information System

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

Currently, there are no listed CERCLIS sites located within the 0.25-mile search distance from the project location.

CERCLIS – No Further Remedial Action Planned

Beginning in February 1995, CERCLIS site designated No Further Remedial Action Planned (NFRAP) have been removed from the CERCLIS database. 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. USEPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived these as historical records so that USEPA does not needlessly repeat the investigations in the future.

Currently, there are no listed CERCLIS - NFRAP sites located within the 0.25-mile search distance from the project location.

Resource Conservation and Recovery Act / Corrective Action Report

The Corrective Action Report (RCRA COR ACT) database identifies hazardous waste handlers with RCRA action activity. The database shows which nationally defined corrective action core events have occurred for every handler that has currently or previously had corrective action activity.

Currently, there are no listed RCRA COR ACT sites located within the 0.25-mile search distance from the project location.

Resource Conservation and Recovery Act information System/Treatment, Storage, and/or Disposal

The Resource Conservation and Recovery Act Information System/ Treatment, Storage and/or Disposal (RCRA TSD) database list identifies those facilities or locations that have notified

USEPA of their activities relative to their onsite treatment, storage, and/or disposal of hazardous wastes. A listed site does not necessarily indicate environmental problems at the site but rather that the site is (or was) engaged in hazardous waste activities; therefore, it may have the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.

Currently, there are no RCRA TSD sites within the 0.25-mile search distance from the project location.

Resource Conservation and Recovery Act / Quantity Generators

The Resource Conservation and Recovery Act Information System Sites / Quantity Generators (RCRA GEN) is a database of facilities that generate or transport hazardous waste or meet other RCRA requirements. Two categories of RCRA GEN are usually considered. Large Quantity Generators (LQGs) list identifies those facilities or locations that have notified USEPA that they generate (or have generated) at least 2,200 lbs (998 kg) of non-acutely hazardous wastes and/or 2.2 lbs (1 kg) of acutely hazardous waste, monthly. Small Quantity Generators (SQGs) list identifies those facilities or locations that have notified USEPA that they generate (or have generated) less than 2,200 lbs (998 kg) of non-acutely hazardous wastes and/or 2.2 lbs (1 kg) of acutely hazardous waste, monthly. A listed site does not necessarily indicate environmental problems on the site, but rather that the site is (or was) engaged in hazardous waste activities; therefore, it may have the potential to cause environmental degradation if hazardous wastes have been mishandled or otherwise released in an uncontrolled manner.

Currently, there are three listed RCRA GEN sites within the 0.25-mile search distance from the project location. All three sites are small quantity generators with no reported violations. These sites are: the Chevron Station No. 99693, located at 5221 Palo Comado Canyon Road; K C Auto Repair, located at 28118 Dorothy Drive, Bays 7 and 8; and Paisano Publications, Inc., located at 28216 Dorothy Drive. None of these RCRA GEN sites constitutes an REC for the project location.

One RCRA GEN site was not mapped due to poor or inadequate location information. This site, the Texaco Service Station, located at 5226 Palo Comado Canyon Road, is a small quantity generator with no reported violations. This RCRA GEN site does not constitute an REC for the project location.

Resource Conservation and Recovery Act / No Longer Report

The Resource Conservation and Recovery Act Information Sites / No Longer Report (RCRA NLR) is a database of facilities not currently classified by the USEPA but is still included in the RCRIS database. The reasons for non classification are: (1) Failure to report in a timely matter; (2) No longer in business at the listed address, and/or (3) No longer generating hazardous waste materials in quantities which require reporting.

Currently, there are three listed RCRA NLR sites within the 0.25-mile search distance from the

project site. These sites are: the Chevron Station No. 99693, located at 5221 Palo Comado Canyon; K C Auto Repair, located at 28118 Dorothy Drive, Bays 7 and 8; and Paisano Publications, Inc., located at 28216 Dorothy Drive. No additional information or searches on the EPA's website provide any additional details regarding these sites. Additionally, there have been no violations reported for these sites. These RCRA NLR sites do not constitutes an REC for the project location.

Federal Institutional Controls/Engineering Controls (IC/EC)

The federal IC/EC database describes Superfund sites that have either engineering or institutional controls. The data includes the control and the media contaminated.

Currently, there are no listed federal IC/EC sites within the 0.25-mile search distance from the project location.

Emergency Response Notification System

The Emergency Response Notification System (ERNS) in an USEPA national computer database system that is used to store information on the sudden and/or accidental release of hazardous substances, including petroleum, into the environment. The ERNS reporting system contains preliminary information on specific releases, including the spill location, the substance released, and the responsible party. The ERNS report only includes releases from 1988 to the most recent quarterly update.

Currently, there is one ERNS site within the 0.25-mile search distance from the project location. This site is called Los Angeles County PW B Hawthorne, and it located at Dorothy Drive and Lewis Road. No details are available for this site. The last update for this site was in 2001. This ERNS site does not constitute an REC for the project location.

There is one ERNS site that was not mapped due to poor or inadequate location information. This site is the P.D.I. site located at 8203 Dorothy Drive. In 1993, approximately 70 gallons of gasoline was discharged due to equipment failure and contaminated land only. RP – Petroleum Delivery Inc. conducted clean up at the time of the discharge. This ERNS site does not constitute an REC for the project.

Tribal Lands

The Tribal Lands database lists Indian lands of the United States. The database lists areas with boundaries established by treaty, statute, and (or) executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States may layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are federally administered lands within a reservation which may or may not be considered part of the reservation.

Currently, there are no Tribal Land sites within the 0.25-mile search distance from the project location.

4.1.2 State of California ASTM Records

State/Tribal Sites

The DTSC has developed an electronic database system with information about sites that are known to be contaminated with hazardous substances, as well as information on uncharacterized properties where further studies may reveal problems. The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The first four categories are listed as database type STATE. The last two categories are listed as database type OTHER. The categories are:

1. CalSite properties (CS)
2. School Property Evaluation Program properties (SCH)
3. Voluntary Cleanup Program properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where No Further Action Determination has been made (NFA).

Pursuant to Government Code Section 65962.5, the Hazardous Waste and Substances Sites List (CORTESE List) has been compiled by the California Environmental Protection Agency (Cal-EPA), Hazardous Materials Data Management Program. The Cal-EPA DTSC compiles information from subsets of the following databases to make up the CORTESE List:

1. The DTSC – contaminated or potentially contaminated hazardous waste sites listed in the CalSites database. Sites formerly known as ASPIS are included. These are listed as SPL in the report.
2. The California State Water Resources Control Board – listing of LUSTs is included. These are listed as LUST in the report.
3. The California Integrated Waste Management Board – Sanitary landfills that have evidence of groundwater contamination or known migration of hazardous materials (formerly WB-LF, now AB 3750). These are listed as SWL in the report.

Currently, there are no State/Tribal sites within the 0.25-mile search distance from the project location. However, one site could not be properly mapped due to poor or inadequate location information. The Carter Tract Site, located at Moraga Court and Victor Street, was being investigated as a proposed school location. State law requires that all proposed school sites be investigated, regardless of the prior use or history of the proposed site. A Preliminary

Endangerment Assessment was approved by the Department of Toxic Substance Control (DTSC). DTSC concurred that no further environmental investigation or cleanup was required at the site in order for a school to be built on this location. This State/Tribal site does not constitute an REC for the project location.

State Spills 90

The California Regional Water Quality Control Boards (RWQCB) maintain reports of sites that have records of spills, leaks, investigations, and cleanups.

Currently, there are no State Spills 90 sites within the 0.25-mile search distance from the project site.

State/Tribal Solid Waste Landfill (SWL)

This category is comprised of two types of sites: Solid Waste Information System (SWIS) sites and Waste Management Unit Database System (WMUDS) sites. The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California. The types of facilities found in this database include landfills, transfer stations, material recovery facilities, composting sites, transformation facilities, waste tire sites, and closed disposal sites. These are the SWIS sites.

The State Water Resources Control Board maintained the Waste Management Unit Database System. It is no longer updated. It tracked management units for several regulatory programs related to waste management and its potential impact on groundwater. The WMUDS System contains information from the following agency databases: Facility, Waste Management Unit (WMU), Waste Discharger System (WDS), SWAT, Chapter 15, TPCA, RCRA, Inspections, Violations, and Enforcements.

Currently, there are no State/Tribal SWL sites within the 0.25-mile search distance from the project location.

State/Tribal Leaking Underground Storage Tanks (LUST)

The State Water Resources Control Board maintains a database of sites with confirmed or unconfirmed leaking underground storage tanks.

Currently, there are three State/Tribal LUST sites within the 0.25-mile search distance from the project location. Texaco Service Station (formerly Shell) is located at 5226 Palo Comado Canyon Road. In 2004, hydrocarbons were discharged at the site. Pollution characterization is ongoing. Section 4.2, Environmental Agency Records, has more details on this site. This site constitutes an REC for the project location.

Tosco 76 Station 7426 is located at 28203 Dorothy Drive West. In 1994, gasoline was discharged. This site has a remediation plan in place to address contamination at the site. This

site does not constitute an REC for the project location because the contamination associated with this site is outside of the project limits.

A Hydro West facility is located at 28215 Agoura Road. In 1989, gasoline was discharged at the site. The case was closed in 1991. This site does not constitute an REC for the project location.

There is one State/Tribal LUST site that was not mapped due to poor or inadequate location information. This site is the Chevron 9-9693 station, located at 5221 North Palo Comado Canyon Road. In 1997, gasoline was discharged. Only soil was impacted. It is reported that this site is currently undergoing pollution characterization. Section 4.2, Environmental Agency Records, has more details on this site. This site constitutes an REC for the project location.

State/Tribal Underground/Above Ground Storage Tanks (UST/AST)

The Underground Storage Tanks (REG UST/AST) is a database identifying underground and aboveground storage tanks in the state of California. This database is maintained by Certified Unified Program Agencies in the state of California.

Currently, there are ten State/Tribal UST/AST sites within the 0.25-mile search distance from the project location. Of these ten, five are within the project location footprint. These are five are: Agoura Hills Texaco Inc., located at 5226 North Palo Comado Canyon Road; Texaco Oil Corp and the Chevron USA service station 9693 have also been located at 5226 North Palo Comado Canyon Road; Baldeep's Bhullar Chevron located at 5221 North Palo Comado Canyon Road; and the U-Haul Co 711-061 located at 28650 West Canwood Street.

The sites located at 5226 North Palo Comado Canyon Road and 5221 North Palo Comado Canyon Road have had reports of discharges and are discussed further in Section 4.2, Environmental Agency Records have identified these sites as RECs for the project location. The U-Haul site has not had any violations or reports of discharges and does not constitute RECs for the project location.

The other five UST sites within 0.25-miles from the project location, but outside the project location footprint are: Amins Mobil located at 5116 Chesebro Road; the Agoura Mobil Mini Mart also located at 5116 Chesebro Road;; the UNOCAL service station 7426 located at 28203 Dorothy Road; the Circle K Stores 5730 located also at 28203 Dorothy Road; and Hydro West located 28244 Dorothy Road. None of these sites constitutes an REC for the project location.

State/Tribal Engineering Controls (EC)

The California Environmental Protection Agency's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

Currently, there are no State/Tribal EC sites within the 0.25-mile search distance from the project location.

State/Tribal Institutional Controls (IC)

The California Environmental Protection Agency's Department of Toxic Substances Control Board maintains a list of deed-restricted sites, properties where DTSC has placed limits or requirements on the future use of the property due to varying levels of cleanup possible, practical or necessary at the site.

Currently, there are no State/Tribal IC sites within the 0.25-mile search distance from the project location.

State/Tribal Voluntary Clean Up Program (VCP)

The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The first four categories are listed as database type STATE. The last two categories are listed as database type OTHER. The categories are:

1. CalSite properties (CS)
2. School Property Evaluation Program properties (SCH)
3. Voluntary Cleanup Program properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where No Further Action Determination has been made (NFA).

Currently, there are no State/Tribal VCP sites within the 0.25-mile search distance from the project location.

State/Tribal Brownfields

The Brownfield Management System (BMS) is a database designed to assist USEPA in collecting, tracking, and updating information, as well as reporting on the major activities and accomplishments of the various Brownfield grant programs.

Currently, there are no State/Tribal Brownfield sites within the 0.25-mile search distance from the project location.

State Permits

The HE 17/58 database tracks establishments issued permits and the status of their permits in relation to compliance with federal, state, and local regulations that the County oversees.

Currently, there are a total of sixteen State Permit sites within the 0.25-mile search distance from the project location. One of these sites is within the project location footprint: the Agoura Hills

Texaco located at 5226 Palo Comado Canyon Road. Another site, U-Haul Co of California, Inc, located at 28650 Canwood Street, was incorrectly identified as being within the footprint of the proposed project; however, the facility is within the 0.25-mile search distance. The other fourteen State Permits sites are as follows: Auto Bahn West, Free Flow, The Service Station, and Vega Works, all located at 28118 Dorothy Drive; Tire Man Agoura Inc, located at 28115 Dorothy Drive; Daniel C Smith DDS, located at 29040 Dorothy Drive; Danny's Automotive, Revolution Motorsport Inc, and Chris Auto Repair, all located at 28236 Dorothy Drive; Kayo Oil Co, located at 28230 Dorothy Drive; Barbara Friedman DDS, located at 28222 Agoura Road; and Road Bear RV, Coast RV Center, and Hector S Trailer Repair, all located at 28404 Dorothy Drive. All of these facilities have active hazardous material permits. No violations were listed in association with the permits. These sites do not constitute RECs as a result of having State Permits.

There are two State Permit sites that were not mapped due to poor or inadequate location information. These two sites are: Hippo Petroleum Corporation, located at 5221 North Palo Comado Canyon Road and LVUSD located at 28545 West Driver Avenue. Both of these facilities have active hazardous material permits. No violations were listed in association with the permits. These sites do not constitute RECs as a result of having State Permits.

The sites located at 5226 North Palo Comado Canyon Road and 5221 North Palo Comado Canyon Road have had reports of discharges and are discussed further in Section 4.2, Environmental Agency Records. These sites have already been identified as RECs for the project location.

State Other

The Site Mitigation and Brownfields Reuse Program Database (SMBRPD), also known as CalSites, is used primarily by DTSC's staff as an informational tool to evaluate and track activities at properties that may have been affected by the release of hazardous substances. The SMBRPD displays information in six categories. The first four categories are listed as database type STATE. The last two categories are listed as database type OTHER. The categories are:

1. CalSite properties (CS)
2. School Property Evaluation Program properties (SCH)
3. Voluntary Cleanup Program properties (VCP)
4. Unconfirmed Properties Needing Further Evaluation (RFE)
5. Unconfirmed Properties Referred to Another Local or State Agency (REF)
6. Properties where No Further Action Determination has been made (NFA).

Currently, there are no State Other sites within the 0.25-mile search distance from the project location.

4.1.3 Non-ASTM Supplemental Records

Radon

The USEPA collected radon data from the 1990-1991 national radon project. This project collected data for a variety of zip codes across the United States. The radon data listed here is based on the radon data collected for this site's zip code.

Radon information for the state of California indicates that the USEPA has categorized the project location as Zone 2 for radon; however, the project location is near the border of Ventura County, which is a Zone 1 for radon. A Zone 1 classification is for areas with indoor average radon levels greater than 4 picoCuries/liter (pCi/L). The database report did not report any radon information for this site. A Zone 2 classification is below the USEPA radon recommended action level (RAL) of 4 pCi/L. This does not constitute an REC for the project location.

4.2 Environmental Agency Records

Findings from the environmental database review revealed RECs resulting in the need for further review of agency records. These facilities are described below.

5221 North Palo Comado Canyon Road (several gas station designations)

In February 1987, an unauthorized release of petroleum hydrocarbons from a 4,000-gallon UST was discovered. In 1988, the leaking UST was removed. In 1996, monitoring confirmed petroleum hydrocarbons impacting onsite soils. The affected areas were over-excavated at maximum depths from 3 to 7 below ground surface. A "No Further Action" letter (Permit No. 140960) was issued for the site in May 1996.

In 2003 and 2004, an exploratory soil investigation was conducted at the site. The soil was found to be contaminated with petroleum hydrocarbons. Some example photographs of the soil boring locations can be found in Appendix B (#15 and #16). The site is still undergoing a site assessment. The soil contamination appears to be within the site boundary of the facility.

No groundwater has been encountered during previous soil sampling. No groundwater contamination is suspected; although a groundwater monitoring well has been installed onsite (Appendix B, Photo #12). However, during the installation of this groundwater monitoring well, groundwater was encountered during drilling activities at approximately 8 feet bgs. The contractor that conducted a Site Assessment at this site concluded that based on the fact that groundwater has never been encountered in any of the prior borings at the site, the presence of water at the CB-2/MW-1 location appears to be anomalous (SAIC, 2007). Two tank monitoring wells have also been installed (Appendix B, Photos #13 and 14).

Exhibit 4 illustrates the extent of site assessment conducted at this location.

5226 North Palo Comado Canyon Road (several gas station designations)

Contamination was found during UST removal in 2004. An on-site assessment was conducted in 2004. Soil was excavated and disposed. In 2005, remediation using soil vapor extraction was initiated. Groundwater is contaminated with methyl tert-butyl ether (MTBE) and tert-butyl alcohol (TBA). The current groundwater gradient is 0.14 ft/ft in a southwesterly direction. The latest monitoring data available is from October 2008 (Delta, 2008a). Groundwater at this location ranged from 10.5 feet to 26.25 feet bgs (Delta, 2008b).

There are five monitoring wells onsite (W-11, -12, -13, -14, and -15). Two of these monitoring wells reported no groundwater impacts above detection limits (W-11 and W-15). The other three monitoring wells reported MTBE contamination levels between 1.5 microgram per liter (ug/L) and 4.8 ug/L and TBA concentrations levels between non-detectable limits and 380 ug/L. W-12 and W-13 also reported a 54 ug/L and 65 ug/L concentration of total petroleum hydrocarbons as gasoline. W-15 reported a 56 ug/L concentration of total petroleum hydrocarbons as diesel (Delta, 2008a).

Five monitoring wells are located off-site. Four of these monitoring wells are located along Palo Comado Canyon Road (W-16, -17, -18, and -19) and one is located along Canwood Street (W-20). Three of these monitoring wells reported no groundwater impacts above detection limits (W-16, -18 and -20). W- 17 reported a MTBE concentration of 16 ug/L, a TBA concentration of 1,400 ug/L and a 120 ug/L concentration of total petroleum hydrocarbons as gasoline. W- 19 reported a MTBE concentration of 11 ug/L, and a TBA concentration of 28 ug/L (Delta, 2008a).

The five monitoring wells located off-site are within the project footprint. Exhibit 5 illustrates the locations of all groundwater monitoring wells for 5226 Palo Comado Canyon Road. Any construction/demolition activities will affect these groundwater wells. Coordination between project engineering and the monitoring well owners will be required to determine the best course of action to prevent damage to the groundwater wells. Photo #7 in Appendix B shows monitoring well #20, which is located in Canwood Street. During the course of the site reconnaissance, traffic was too heavy to obtain photos of monitoring wells located in Palo Comado Canyon Road.

Exhibit 5 illustrates the extent of site assessment conducted at this location.

4.3 Physical Setting Source(s)

Exhibit 2 presents the location of the site on a USGS topographic map.

4.3.1 USGS Topographic Map

The project site is located within the Calabasas USGS 7.5-minute Topographic Quadrangle. Figure 3-1 presents the location of the project site on a topographic map. Historical topographic maps were reviewed (see Section 4.4.2). The general topographic gradient in the project area is to the southeast (TIS, 2008c). The project site is located over elevations of approximately 895 to 915 ft above sea level.

4.3.2 Geologic, Hydrogeologic, and Meteorological Review

Geology

The proposed project is located in the south central portion of California's Transverse Ranges. The Transverse Ranges near the proposed project are characterized by connected valleys, low hills, and undulating terrain bounded on the south by the Santa Monica Mountains and on the north by Mountclef Ridge, Conejo Ridge, and the Simi Hills. As stated in the City's Seismic Safety Element (1992), geologic conditions in the City primarily include Miocene-age (six million to sixteen million year old) volcanic and marine sedimentary formations that underlie the City and surrounding areas. These are identified as Conejo Volcanics. Conjeco Volcanics are a wide spread formation in the refion and generally consist of basalt and andesite. (City of Agoura Hills, 1992).

Hydrogeology

The site is located in the South Coast Hydrologic Region, near the boundary of the Malibu Hydrologic Unit and the Los Angeles – San Gabriel Hydrologic Unit. The nearest recognized groundwater basin is the Russell Valley Groundwater Basin. The principal water-bearing formation in the basin is Holocene age alluvium, although groundwater is also present in volcanic deposits in the area (SAIC, 2006). During the 2008 Second Quarter Groundwater Monitoring event, groundwater at 5226 Palo Comado Canyon Road ranged from 6.76 feet bgs to 18.55 feet bgs (Delta, 2008a); however, based on the information in the 2008 Fourth Quarter Groundwater Monitoring Report, depth to groundwater ranged from 10.3 feet to 26.25 feet bgs (Delta, 2008b). Based on information in the Site Assessment Report for 5221 Palo Comado Canyon Road, groundwater was encountered at 8 feet bgs; however, based on the fact that groundwater has never been encountered during any other prior borings at this location, the presence of groundwater appeared to be an anomaly (SAIC, 2007).

Meteorology

The project location is located in Agoura Hills, California. Agoura Hills is located in southern California with an arid to semi-arid climate. Precipitation data exist for the Thousand Oaks monitoring station; however, the closest temperature data were obtained from the Oxnard monitoring station. Temperature data from the Oxnard weather station indicate that the average high temperature is approximately 75 degrees Fahrenheit (^{o}F) and occur during the summer months. The average low temperature is approximately 44 ^{o}F which occur during the winter months. The average annual temperature is approximately 70 ^{o}F. According to the weather station located in Thousand Oaks, very little or no rainfall occurs during the summer months of June through August. Rainfall typically occurs from November through April, providing an average annual rainfall of 14.7 inches of rain (WRCC, 2008).

4.4 Historical Use Information

4.4.1 Aerial Photographs

Copies of aerial photographs of the subject site and surrounding areas were obtained for the years 1928, 1944, 1953, 1961, 1970, 1981, 1994, and 2002 (TIS, 2008b). Appendix D presents these photographs.

In 1928, the project location appears to be rural residential. Agricultural development is not obvious. The majority of the area appears undeveloped with a few scattered homes. Present day Agoura Road is visible. It appears to be the main thoroughfare for the area. At the intersection of present day Lewis Road and Agoura Road, a larger structure is visible, but it is not possible to determine its function. A wash or creek is visible to the west.

By 1944, Agoura Road is a well established roadway. It appears to be a divided highway. Present day Chesebro Road is also well developed, along with parts of Dorothy Drive. A few additional residential structures have been built along Chesebro Road. A larger residential structure is located toward the southern portion of the project location.

In 1953, US 101 is visible. Dorothy Drive is developed further to the east. No other major differences from the 1944 map were noted.

In 1961, US 101 is now fully developed. Part of the Chesebro interchange is visible. More structures are visible in the project location. A large home with acreage behind it (to the west) is visible located south of present day Driver Avenue.

By 1970, the Chesebro overcrossing is visible. The gasoline stations along the off-ramp on the north side of US 101 at Palo Comardo Canyon Road are visible. More development along Dorothy Drive is visible on the south side of US 101. Between Dorothy Drive and Agoura Road, little development has occurred. Development is visible west of the intersection of Chesebro Road and Dorothy Drive. The area northeast of the project location remains undeveloped.
In 1981, additional residential development is visible along Chesebro Road north of US 101. Residential development is visible south of Agoura Road. More development has occurred west of Chesebro Road and Dorothy Drive. More development is visible north of Dorothy Drive, east of Chesebro Road and south of US 101. East of Palo Comado Canyon Road, little development is visible. The northeast remains undeveloped. The wash previously visible appears to have been converted into a concrete-lined wash.

In 1994, there is very little change in the project location north of US 101, as compated to the 1981 aerial. South of US 101 has had significant development. Residential housing south of Agoura Road has expanded and increased in density. Larger developments (presume commercial) are visible between US 101 and Dorothy Drive.

By 2002, the aerial view is not much different than present day conditions. High density residential is located at the intersection of Chesebro Road and Canwood Street. Old Agoura Park is clearly visible as a park. Commercial development on both sides of Dorothy Drive have

increased. Residential development south of Agoura Road has continued to develop. The interchange at Chesebro Road is as it is today.

4.4.2 Historic Topographic Maps

Copies of topographic maps for the project site and surrounding area were obtained from the Calabasas, California Quadrangle maps from 1903, 1944, 1952, and 1967 (TIS, 2008c). Appendix E presents these maps. There are no historic topographic maps available after 1967.

In 1903, several unidentified roads, paths or trails are located in the project area. No structures are shown in the project location. The majority of what is shown on this map is open, undeveloped land.

In 1944, US 101 is indentified on the map. Several roads, including Colondy Drive, Lewis Road, Drive Avenue, and Chesebro Road, are shown; although none are identified. A few structures are shown along the roadways, what are presumed to be residential housing. West, south and east of the project location remains primarily undeveloped.

The 1952 topographic map identified US 101 as four lanes. Chesebro Road is now identified; along with Agoura Road, Rondell, and Liberty Canyon. A few more structures are located along the main roads; however, no significant development is present south, east or west of the project location.

In 1967, the most significant change is the Chesebro Road interchange is now visible. The rest of the map has no significant changes from the 1952 map.

4.4.3 Fire Insurance Maps

A search of Sanborn® fire insurance maps was conducted for the project site (Appendix F). No fire insurance maps were found for the project location (TIS, 2008d).

4.4.4 Recorded Land Title Records

The site is currently owned by the Caltrans District 7. No structures are expected to be acquired for the project; therefore, no title records have been obtained.

4.4.5 Building Department Records

The site is currently owned by Caltrans District 7. No structures are expected to be acquired for the project; therefore, no building department records have been obtained.

4.4.6 Zoning/Land Use Records

The project site is situated in the City of Agoura Hills. The majority of the land use adjacent to the project location is commercial.

Zoning

The majority of the property adjacent to the west side of the proposed project is zoned as commercial retail/service. There is an area zoned as local park on the northwest quadrant of the intersection of Palo Comado Canyon Road and Chesebro Road. Just south of the southwest quadrant there is an area zoned as high density residential. On the east side of the proposed project, south of U.S. 101, the area is zoned as business park office retail. North of U.S. 101 on the east side of the proposed project is a small portion of land zoned as commercial retail/service and the rest is zoned as low density residential (City of Agoura Hills, 2008a).

Land Use

According to the City of Agoura Hills General Plan, land use surrounding the proposed project area mirrors that of zoning. The area to the west of the proposed project is primarily commercial retail/service land use with high density residential a little further west. A local park is at the intersection of Palo Comado Canyon Road and Chesebro Road. East of the proposed project, north of U.S. 101, is commercial retail/service and restricted open space. South of U.S. 101 is business park office retail east of the proposed project. (City of Agoura Hills, 1993).

5. INFORMATION FROM SITE RECONNAISSANCE AND INTERVIEWS

Parsons conducted reconnaissance of the site on June 23, 2008. Appendix B presents photographs taken during the site reconnaissance.

5.1 Hazardous Substances in Connection with Identified Uses

Based on available information, hazardous substances were expected to have been used adjacent to the proposed project location. Two service stations have recorded underground storage tanks discharges of gasoline into soil and groundwater as described in Section 4.2, Environmental Agency Records. These sites have already been identified as RECs for the proposed project. No new or additional sites, which may use hazardous substances and which may affect the proposed project, were identified.

5.2 Hazardous Substance Containers and Unidentified Substance Containers

No hazardous substance containers or unidentified substance containers were observed at the proposed project location during the site reconnaissance.

5.3 Storage Tanks

Based on available information, storage tanks are not expected to have been located at the proposed project site site. Section 4 provides information on USTs located in the project vicinity. During the site reconnaissance, one private property water tank (approximately 1,000 gallons) was observed on the hillside above the proposed project location. This does not constitute an REC for the proposed project location.

5.4 Indications of PCBs

Based on available information, equipment and materials possibly containing PCBs are not suspected to have been used at the subject site. During the site reconnaissance, a few high-voltage power line poles were observed to have transformers (see Appendix B, Photo 5). Parsons personnel could not ascertain enough information on the transformers to allow Southern California Edison (the power provider in that area) personnel to determine whether the transformers contained PCBs. The use of PCBs was banned in 1979. If the transformers have been replaced since 1979, the likelihood they contain PCBs is small. No other equipment or materials possibly containing PCBs were observed. This constitutes an REC for the project location.

5.5 Indications of Asbestos

During the site reconnaissance, no instances of asbestos-containing material (ACM) were observed at the site. There is the potential for ACM to be within the joint compound used on the overcrossing. This constitutes an REC for the proposed project.

5.6 Indications of Solid Waste Disposal

During the site reconnaissance, miscellaneous trash was observed at the site; however, no specific dumping grounds were observed. Based on available information, no portion of the project site is currently or previously designated as a solid waste disposal site.

5.7 Physical Setting Analysis, if Migrating Hazardous Substances Are an Issue

A limited number of sites and facilities within ASTM search distances from the project site have been identified in environmental databases. These include sites containing USTs and several LUST sites (see Section 4.1). Migrating hazardous substances have been identified as an issue for the proposed project location. Section 4.2, Environmental Agency Records, describes the groundwater contamination in the proposed project area.

5.8 Wetlands and Floodplains

The proposed project location is not part of a federally designated wetland (TIS, 2008e). The proposed project location is not situated on a 100 year or 500 year floodplain (TIS, 2008e). However, there is a 500 year floodplain approximately 160 feet northwest of the intersection of Chesebro Road, Driver Avenue and Palo Comado Canyon Road. This basically corresponds to the location of the concrete wash.

5.9 Lead

During the site reconnaissance, lane striping was observed. The paint used to stripe the lanes may contain lead-based paint. This constitutes an REC for the project location. No other instances of LBP were observed at the proposed project location and no structures are anticipated to be acquired as part of the proposed project.

Aerially deposited lead (ADL) is common in the immediate vicinity of freeways and highways due to lead from gasoline engine emissions. As a result, there is the potential for residual lead to be present in and around the project alignment. This constitutes an REC for the project location.

5.10 Endangered Species and Sensitive Environments

5.10.1 Endangered Species

Based on the environmental database report from TrackInfo Services, Inc. (TIS), none of the project area has been identified as containing areas of environmental concern (TIS, 2008e).

5.10.2 Sensitive Environments

Based on the environmental database report from TrackInfo Services, Inc. (TIS), no other sensitive environments were identified within 0.25-miles of the proposed project location (TIS, 2008e). There is an Area of Critical Environmental Concern just outside of the 0.25-mile search area. A California Walnut Woodland is located approximately 0.26-miles northeast of the proposed project location (TIS, 2008e).

5.11 Interviews

No interviews were conducted as part of the ISA.

5.12 Other Conditions of Concern

Caltrans District 7 has routinely used pesticides and herbicides for weed control along the shoulders of U.S. 101. Soils along the shoulders may contain pesticides and herbicides. This constitutes an REC for the project location.

6. FINDINGS

6.1 Findings Summary

In conclusion, based upon the definition of a REC in the ASTM Standard Practice E 1527-05, the following RECs have been identified for the site:

- Facilities located at 5221 and 5226 North Palo Comado Canyon Road have had leaking underground storage tanks, which have discharged gasoline, contaminating soil and groundwater. It is recommended that soil and groundwater sampling for petroleum hydrocarbons be conducted prior to excavation activities. This sampling should be conducted in any of the right of way areas being transferred to Caltrans including any acquisitions in the area of the gas stations. Soil samples should be obtained starting at the surface and continuing down to the depth of first encountered groundwater or maximum depth of construction. Groundwater samples should be obtained at the depth of first encountered groundwater.
- Pole-top transformers with PCB-containing liquids may be present along the project location. It is recommended that the pole-top transformers be properly managed if they are to be removed or relocated.
- ACM may be in the joint compound used on the overcrossing. It is recommended that the joint compound be tested for ACM prior to construction activities.
- Lane striping may contain lead-based paint. It is recommended that the paint be tested for LBP prior to removal activities.
- Aerially deposited lead (ADL) may be present along the shoulders of U.S. 101. It is recommended that soil sampling be conducted for ADL in areas along the shoulders of U.S. 101.
- Herbicides and pesticides may have been used along the shoulders of U.S. 101 in the past. It is recommended that soil sampling be conducted for herbicides and pesticides in areas along the shoulders of U.S. 101.

7. OPINION

Based on the findings of our assessment, Parsons provides the following opinions on the observed conditions:

The following RECs have been identified for the site:

- Petroleum Products – It is the opinion of Parsons that petroleum products may have leaked from underground storage tanks at service station facilities, which may have contaminated soil and groundwater within the proposed project footprint. As a result, it is the opinion of Parsons that soil and groundwater within any of the right of way areas being transferred to Caltrans, including any acquisitions in the area of the gas stations, be sampled for petroleum hydrocarbons to determine proper handling and disposal requirements.
- PCBs – It is the opinion of Parsons that pole-top transformers with PCB-containing liquids may be present along the project location. As a result, it is the opinion of Parsons that the pole-top transformers be properly managed if they are to be removed or relocated.
- ACM – It is the opinion of Parsons that ACM may be present in joint compound used on the overcrossing. As a result, it is the opinion of Parsons that the joint compound be sampled for ACM to determine proper handling and disposal requirements prior to construction activities.
- LBP - It is the opinion of Parsons that paint used in the lane striping, which might be removed as part of the proposed project, may contain LBP. As a result, it is the opinion of Parsons that paint be sampled for LBP to determine proper handling and disposal requirements.
- ADL – It is the opinion of Parsons that ADL may be present along the shoulders of U.S. 101. As a result, it is the opinion of Parsons that surface and near-surface soil sampling for ADL be conducted in areas along the shoulders of U.S. 101 in accordance with the latest Caltrans District 7 ADL Protocol or at least to a depth of five feet below ground surface.
- Pesticides/Herbicides - Due to the surrounding lands historically being use for agricultural purposes and to Caltrans use of herbicides for weed control along U.S. 101, it is the opinion of Parsons that pesticides and herbicides may have been employed at the project location for pest and weed control. As a result, surface and near-surface soil sampling for pesticides and herbicides is recommended.

8. CONCLUSIONS

Parsons has conducted this Phase I Initial Site Assessment in accordance with the American Society for Testing and Materials Standard Practice E 1527-05, *Standard Practice for Environmental Site Assessments: Phase I Environmental Assessment Process* of the U.S. 101/Chesebro Road Interchange Improvement Project. This assessment has revealed no evidence of recognized environmental conditions in connection with the subject property except for the following:

8.1 General Conclusions

Per the findings above, the following RECs were identified for the site: (1) petroleum hydrocarbons in soil and groundwater, (2) PCBs in pole-top transformers, (3) ACM in joint compound on the overcrossing, (4) LBP in lane striping, (5) ADL in soils, and (6) herbicides and pesticides in soil.

9. DEVIATIONS AND DATA GAPS

9.1 Deviations

There were no deviations to the ASTM standard in conducting this ISA.

9.2 Data Gaps

No data gaps were identified.

10. REFERENCES

City of Agoura Hills. 1992. City of Agoura Hills General Plan. Update adopted May 12.

Delta. 2008a. Work Plan for Off-Site Assessment for the Former Shell Service Station/Active Alliance Station located at 5226 Palo Comado Canyon Road. October 7.

Delta. 2008b. Fourth Quarter 2008 Groundwater Monitoring Report for the Former Shell Service Station/Active Alliance Station located at 5226 Palo Comado Canyon Road. Submitted December 4.

Parsons. 2008a. Site reconnaissance by Parsons staff, Paul Farmanian and Angela Schnapp. June 23.

Science Applications International Corporation (SAIC). 2006. Additional Soil Sampling Workplan for Chevron Service Station Nol. 9-9693 located at 5221 North Palo Comado Canyon Road. November 15.

SAIC. 2007. Site Assessment Report for the Chevron Service Station No. 9-9693 located at 5221 North Palo Comado Canyon Road. September 28.

TrackInfo Services, Inc. (TIS). 2008a. Environmental FirstSearch™ Report. June 13.

————. 2008b. Aerial Decade Package. June 17.

————. 2008c. Historical Topographic Map Report. April 18.

————. 2008d. Sanborn® Map Report. June 13.

————. 2008e. Additional GIS Selections Report. June 27.

United States Environmental Protection Agency (EPA). 2008. EPA's Web site for indoor radon. http://www.epa.gov/radon/zonemap/california.htm. Web site accessed on June 13.

Western Regional Climate Center (WRCC). 2008. Western Regional Climate Center Database (www.wrcc.dri.edu). Web site accessed on June 13.

11. SIGNATURE(S) OF ENVIRONMENTAL PROFESSIONAL(S)

Parsons declares that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in Section 312.10 of Title 40, Code of Federal Regulations (CFR), Part 312 dated 1 November 2005.

We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR 312.

Signature: Date:

Angela K. Schnapp — 2/26/09

Angela K. Schnapp

Paul Farmanian — 26 FEB 09

Paul Farmanian, P.E.

12. QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONALS

Name	Degree	Years of Experience	Project Responsibilities
Angela K. Schnapp	M.S., Environmental Engineering	14	Site reconnaissance, data review and report preparation
Paul Farmanian	M.S., Chemical Engineering	28	Site reconnaissance, data review and report preparation

Exhibit 1
Project Location Map

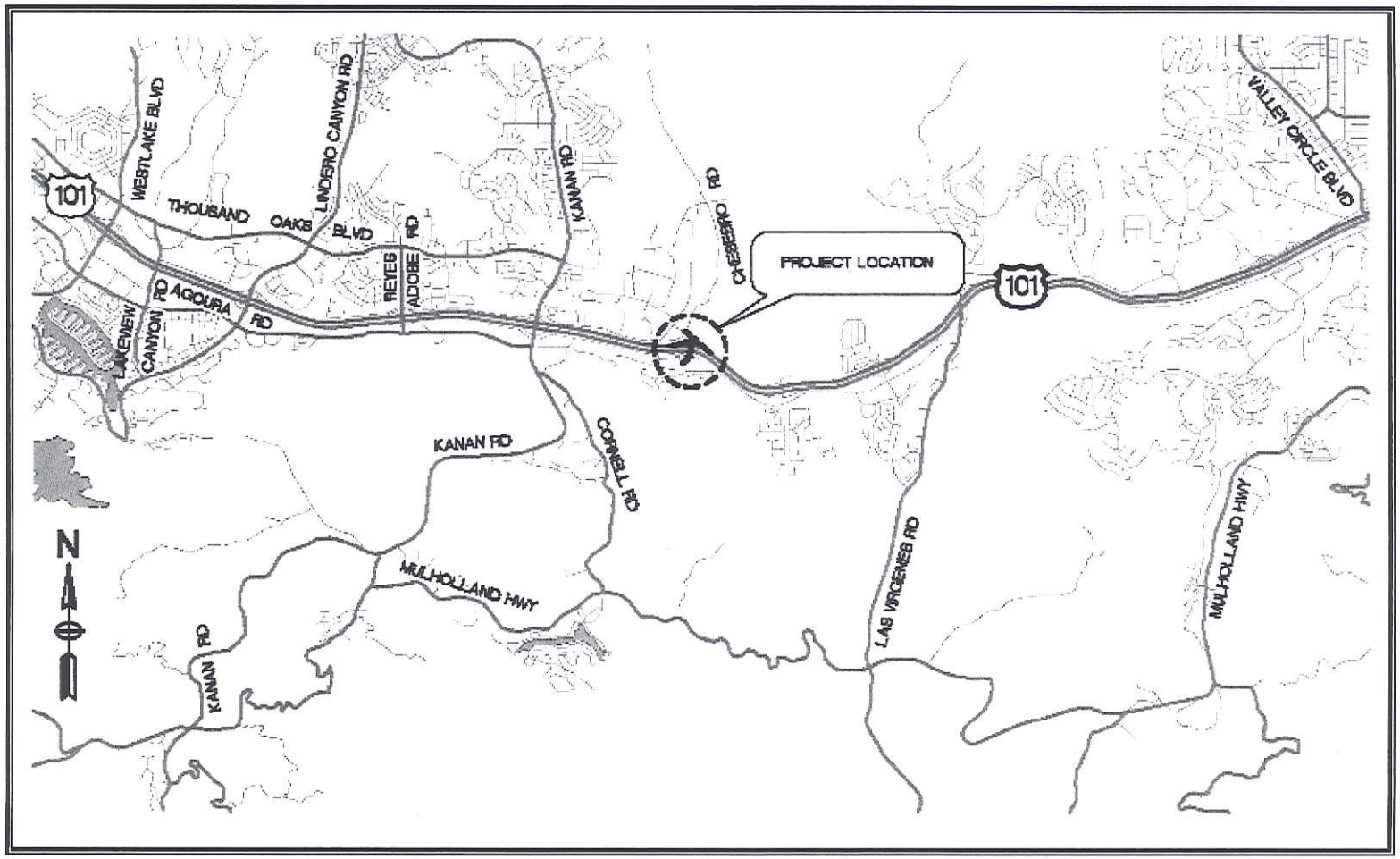


Exhibit 1: Location Map

Exhibit 2
Project Location Topography Map

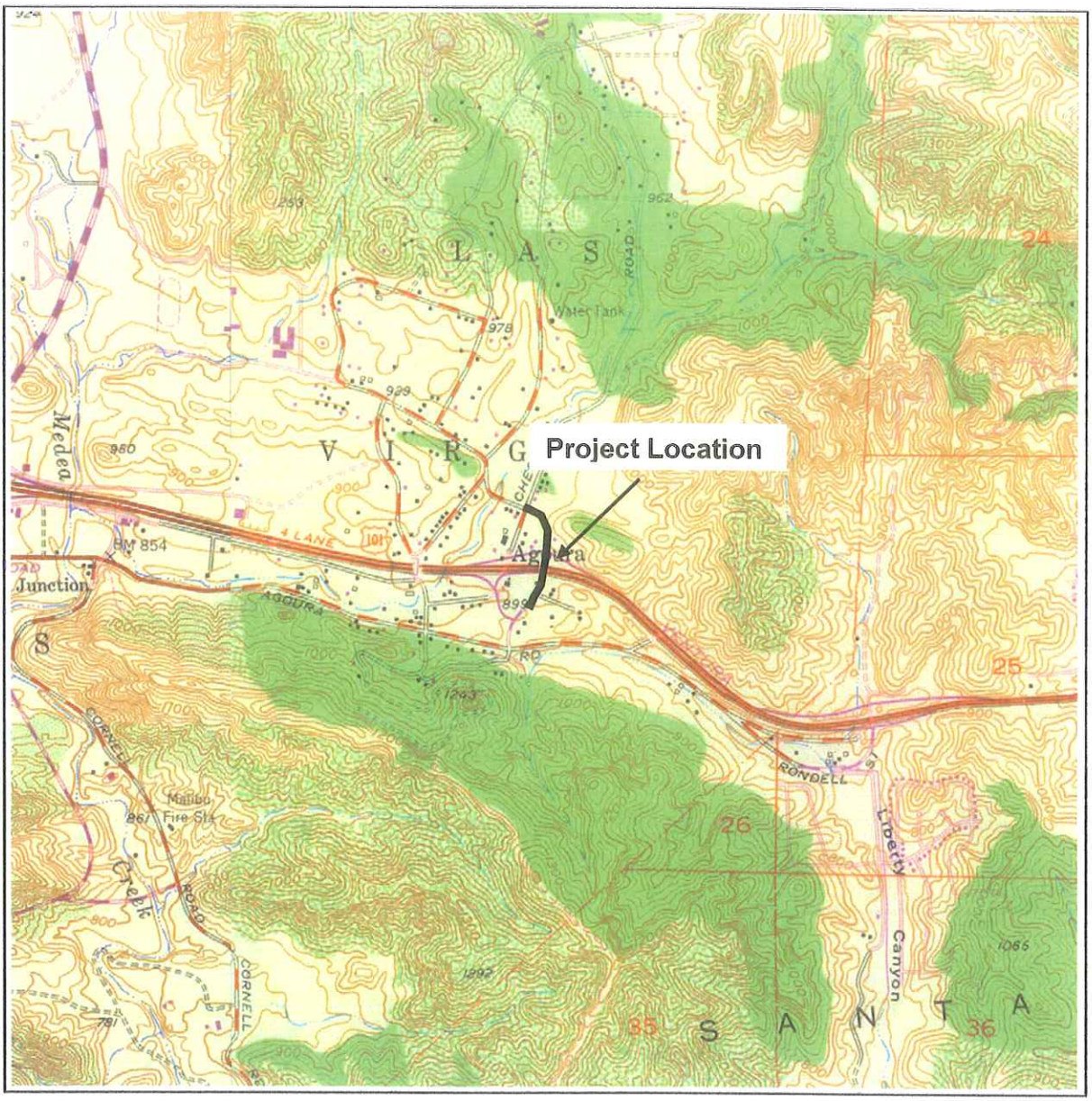


Exhibit 2 – Project Location on Topographical Map

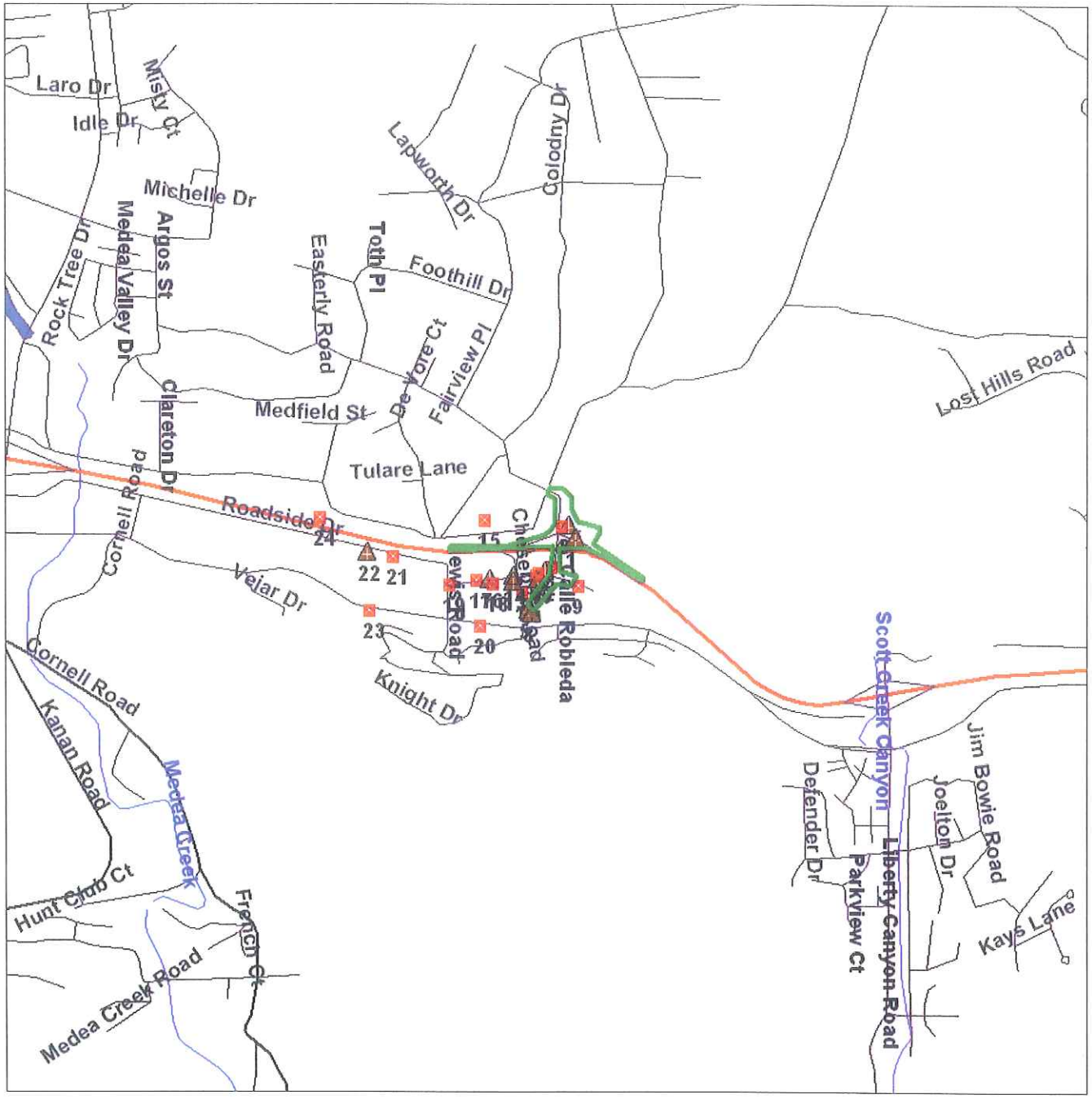
Exhibit 3
Environmental Database Sites within ASTM Search Distances

Environmental FirstSearch

1 Mile Radius from Area

Single Map:

5325 CHESEBRO ROAD, AGOURA HILLS CA 91301



Source: U.S. Census TIGER Files

Area Polygon .....

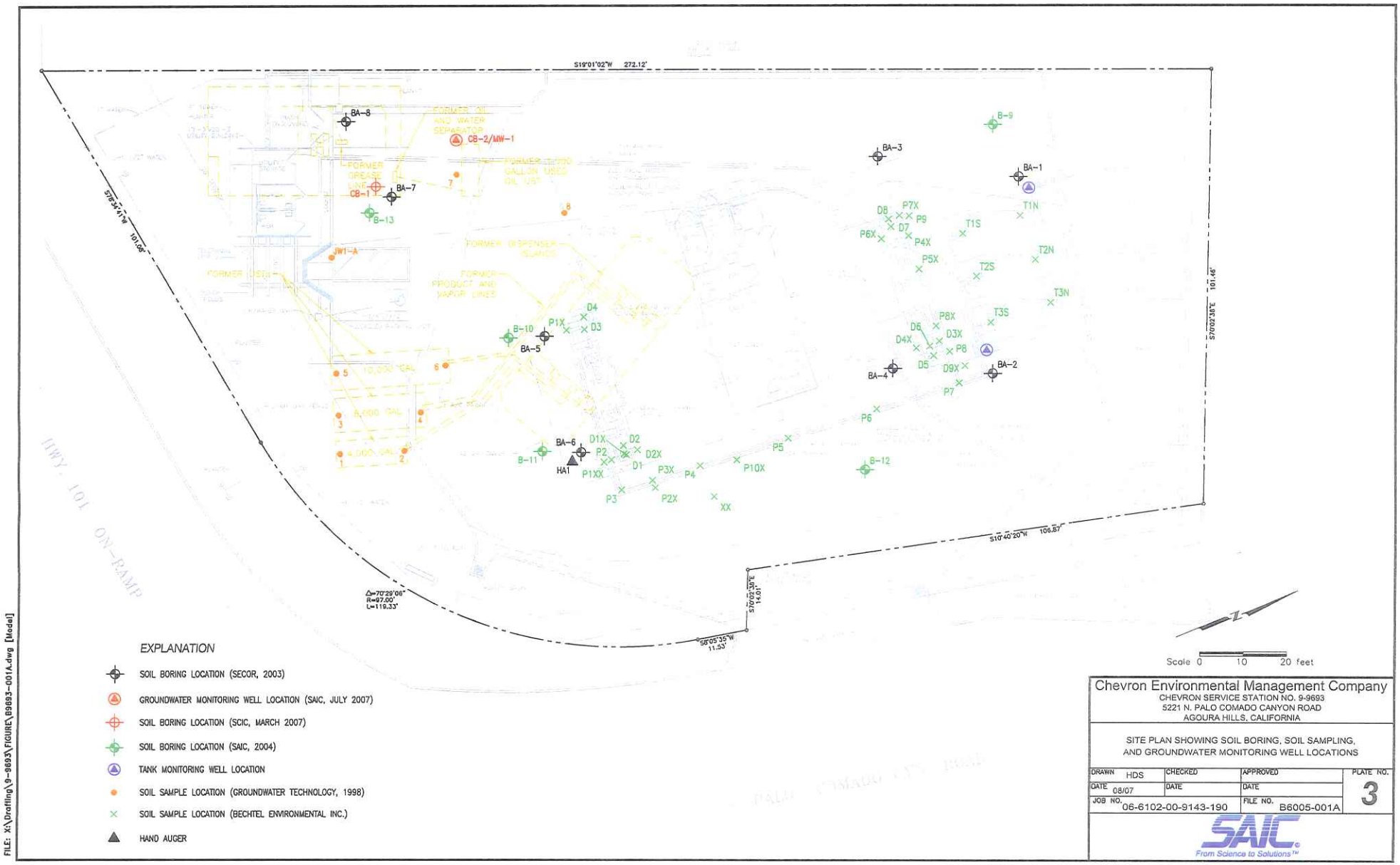
Identified Site, Multiple Sites, Receptor .....

NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste

Triballand.....

Railroads .....

Exhibit 4
Previous Site Assessment Sampling Locations for 5221 Palo Comado Canyon Road



EXPLANATION

- SOIL BORING LOCATION (SECOR, 2003)
- GROUNDWATER MONITORING WELL LOCATION (SAIC, JULY 2007)
- SOIL BORING LOCATION (SCIC, MARCH 2007)
- SOIL BORING LOCATION (SAIC, 2004)
- TANK MONITORING WELL LOCATION
- SOIL SAMPLE LOCATION (GROUNDWATER TECHNOLOGY, 1998)
- SOIL SAMPLE LOCATION (BECHTEL ENVIRONMENTAL INC.)
- HAND AUGER

Scale 0 10 20 feet

Chevron Environmental Management Company
CHEVRON SERVICE STATION NO. 9-9693
5221 N. PALO COMADO CANYON ROAD
AGOURA HILLS, CALIFORNIA

SITE PLAN SHOWING SOIL BORING, SOIL SAMPLING, AND GROUNDWATER MONITORING WELL LOCATIONS

DRAWN	CHECKED	APPROVED	PLATE NO.
HDS			3
DATE 08/07	DATE	DATE	
JOB NO. 06-6102-00-9143-190	FILE NO. B6005-001A		

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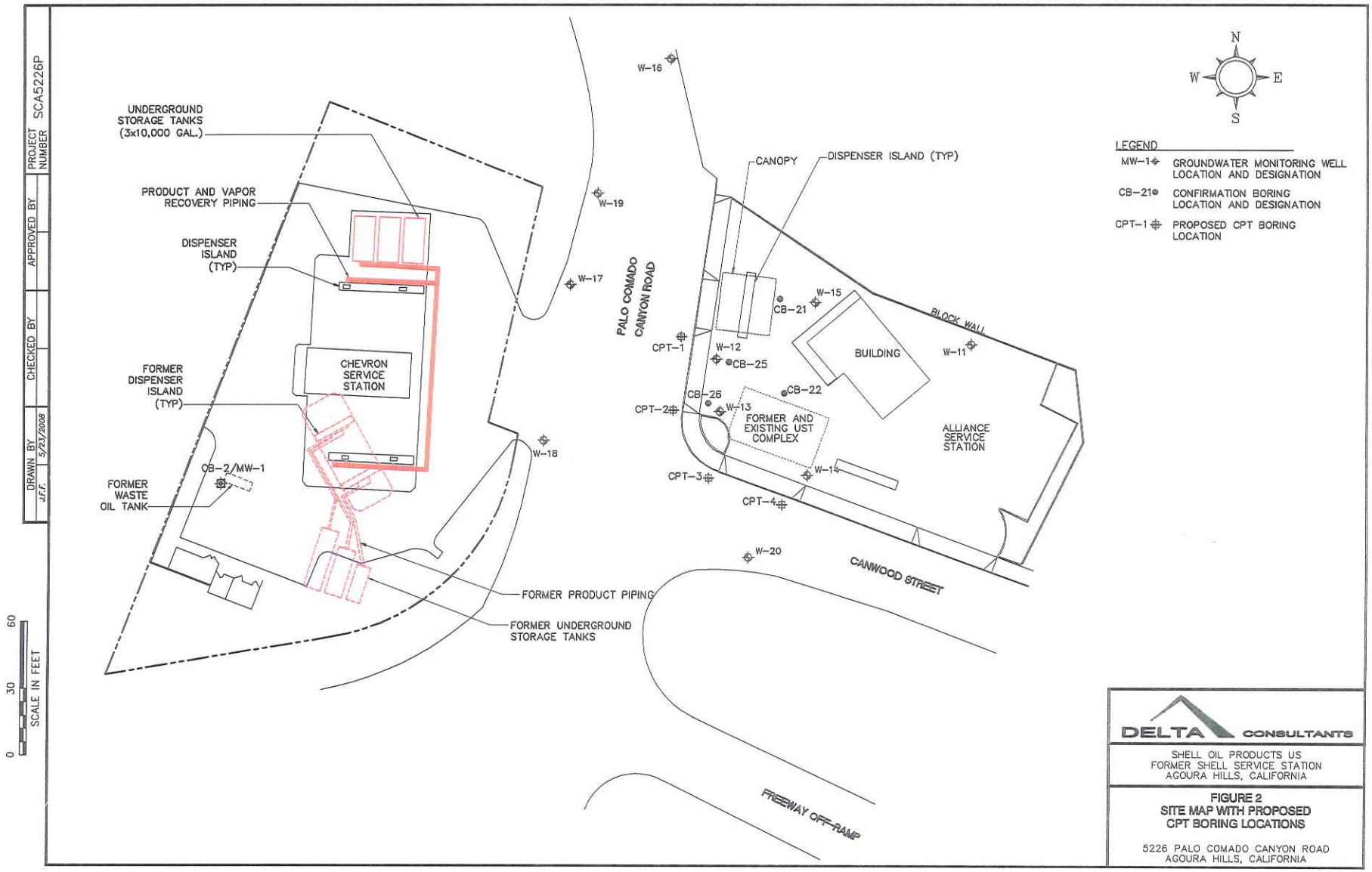
FILE: X:\Drafting\9-9693\FIGURE\B9693-001A.dwg [Model]

Exhibit 5
Sampling and Groundwater Data for 5226 Palo Comado Canyon Road

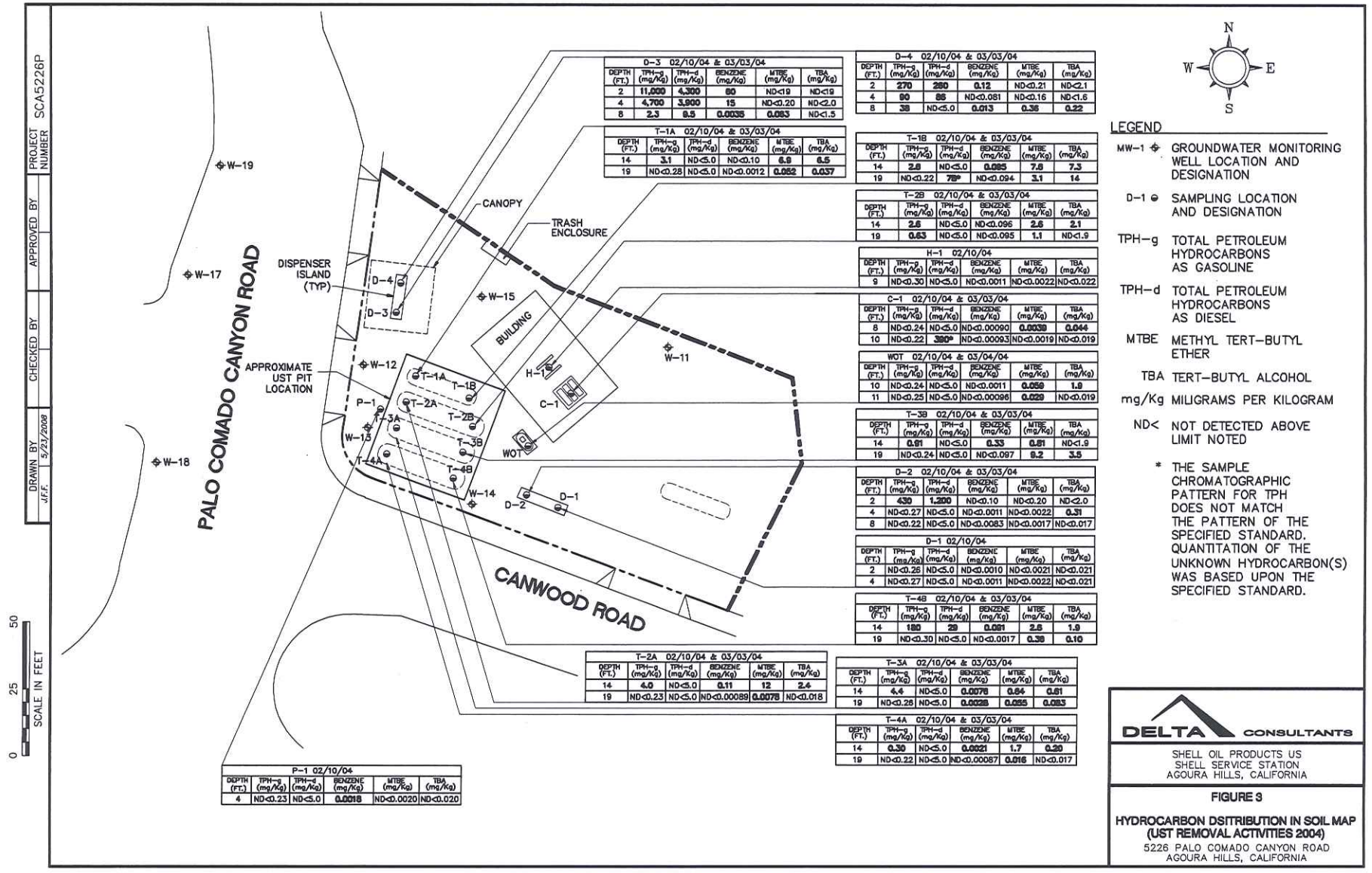


DELTA CONSULTANTS

SHELL OIL PRODUCTS US
FORMER SHELL SERVICE STATION
AGOURA HILLS, CALIFORNIA

FIGURE 2
SITE MAP WITH PROPOSED CPT BORING LOCATIONS

5226 PALO COMADO CANYON ROAD
AGOURA HILLS, CALIFORNIA



D-3 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
2	11,000	4,300	60	ND<19	ND<19
4	4,700	3,900	15	ND<0.20	ND<2.0
8	2.3	9.5	0.0035	0.053	ND<1.5

D-4 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
2	270	260	0.12	ND<0.21	ND<2.1
4	90	86	ND<0.081	ND<0.16	ND<1.6
8	38	ND<5.0	0.013	0.36	0.22

T-1A 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
14	3.1	ND<5.0	ND<0.10	6.8	6.5
19	ND<0.28	ND<5.0	ND<0.0012	0.052	0.037

T-1B 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
14	2.8	ND<5.0	0.085	7.8	7.3
19	ND<0.22	78*	ND<0.094	3.1	14

T-2B 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
14	2.6	ND<5.0	ND<0.096	2.6	2.1
19	0.63	ND<5.0	ND<0.095	1.1	ND<1.9

H-1 02/10/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
9	ND<0.30	ND<5.0	ND<0.0011	ND<0.0022	ND<0.022

C-1 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
8	ND<0.24	ND<5.0	ND<0.00090	0.0039	0.044
10	ND<0.22	380*	ND<0.00093	ND<0.0019	ND<0.019

WOT 02/10/04 & 03/04/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
10	ND<0.24	ND<5.0	ND<0.0011	0.059	1.9
11	ND<0.25	ND<5.0	ND<0.00096	0.029	ND<0.019

T-3B 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
14	0.91	ND<5.0	0.33	0.81	ND<1.9
19	ND<0.24	ND<5.0	ND<0.097	9.2	3.5

D-2 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
2	430	1,200	ND<0.10	ND<0.20	ND<2.0
4	ND<0.27	ND<5.0	ND<0.0011	ND<0.0022	0.31
8	ND<0.22	ND<5.0	ND<0.0083	ND<0.0017	ND<0.017

D-1 02/10/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
2	ND<0.26	ND<5.0	ND<0.0010	ND<0.0021	ND<0.021
4	ND<0.27	ND<5.0	ND<0.0011	ND<0.0022	ND<0.021

T-4B 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
14	180	29	0.081	2.6	1.9
19	ND<0.30	ND<5.0	ND<0.0017	0.38	0.10

T-2A 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
14	4.0	ND<5.0	0.11	12	2.4
19	ND<0.23	ND<5.0	ND<0.00089	0.0078	ND<0.018

T-3A 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
14	4.4	ND<5.0	0.0076	0.64	0.61
19	ND<0.26	ND<5.0	0.0026	0.055	0.083

T-4A 02/10/04 & 03/03/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
14	0.30	ND<5.0	0.0021	1.7	0.20
19	ND<0.22	ND<5.0	ND<0.00087	0.016	ND<0.017

P-1 02/10/04

DEPTH (FT.)	TPH-g (mg/Kg)	TPH-d (mg/Kg)	BENZENE (mg/Kg)	MTBE (mg/Kg)	TBA (mg/Kg)
4	ND<0.23	ND<5.0	0.0018	ND<0.0020	ND<0.020