

PLACERITA YARD RELOCATION PROJECT
Addendum to the Lyons Avenue/Dockweiler Drive
Extension Project
Final Environmental Impact Report
SCH No. 2013082016

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1. INTRODUCTION

A. PURPOSE OF THIS ADDENDUM

The purpose of this Addendum to the 2018 Lyons Avenue/Dockweiler Drive Extension Project Final Environmental Impact Report (2018 Dockweiler FEIR) is to evaluate the environmental effects associated with the relocation, construction, and operation of the Placerita Maintenance Yard (Proposed Project). The Proposed Project would involve the relocation of an existing County-owned maintenance yard from its current location at 22234 Placerita Canyon Road in the City of Santa Clarita (within the area analyzed in 2018 Dockweiler FEIR) to a new location at 15601 Norland Drive, also within the Santa Clarita Valley. The relocated Placerita maintenance yard would accommodate the same uses and activities as the existing maintenance yard. Under the Proposed Project, the County would vacate the maintenance yard located at 22234 Placerita Canyon Road and move to the Norland Drive site (to be acquired from the City). The relocation is necessary to accommodate the City's roadway improvement project.¹

Los Angeles County Public Works (County) currently uses 22234 Placerita Canyon Road as a maintenance yard. This existing maintenance yard is owned by the County of Los Angeles. As described below, in 2018, the City of Santa Clarita approved roadway improvements that will require the vacation of the Placerita Canyon maintenance yard to allow for the development of the City's roadway project. The City has proposed 15601 Norland Drive as a new location for the County's maintenance yard. The City has proposed the sale of the 15601 Norland Drive, Santa Clarita to the County and the County has displayed interest in acquiring the property. The 15601 Norland Drive site was not evaluated as part of the 2018 Dockweiler FEIR. With the relocation of the County's maintenance yard to 15601 Norland Drive, the Project Site, as described in the 2018 Dockweiler EIR, is modified. The Project Site now includes the area evaluated 2018 Dockweiler FEIR and the 15601 Norland Drive site.

The Placerita Canyon maintenance yard is within the boundary of the area evaluated in the City's 2018 Dockweiler FEIR, which was certified April 10, 2018, for the Lyons Avenue/Dockweiler Drive Extension Project.^{2,3} The 2018 Dockweiler FEIR, evaluated the extension of Lyons Avenue from Railroad Avenue to the future connection with Dockweiler Drive (Original Project). The City's Original Project would include

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- ¹ 2018 FEIR, Figure 2-9 shows that the approved extension of Dockweiler Drive as a part of the Lyons Avenue/Dockweiler Drive Extension Project would traverse 2223 Placerita Canyon Road. Therefore, the County's maintenance yard must be relocated to accommodate the approved extension.
 - ² City of Santa Clarita, *City of Santa Clarita Agenda Report*. Available online at: <https://citydocs.santaclarita.gov/WebLink/DocView.aspx?id=1815140&dbid=0&repo=SantaClarita&cr=1>, accessed August 9, 2024.
 - ³ City of Santa Clarita, *Lyons Avenue/Dockweiler Drive Extension Project Final Environmental Impact Report*, February 2018. Available online at: <https://santaclarita.gov/capital-improvement-projects/proposed-dockweiler-drive-extension/>, accessed August 9, 2024

re-profiling the intersection of Lyons Avenue and Railroad Avenue to allow the construction of a new Southern California Regional Rail Authority (SCRRA) / Union Pacific railroad grade crossing. The Original Project would also include the potential upgrade or closure of an at-grade crossing at the intersection of Railroad Avenue and 13th Street. Further, the installation of intersection improvements at the Arch Street / 12th Street / Placerita Canyon and proposed Dockweiler Drive alignment is also proposed as part of the Original Project. Three intersection improvements were analyzed and approved in the 2018 Dockweiler FEIR (Options A through C), all three options traverse the Placerita Canyon maintenance yard. As a result, the City will need to acquire the site from the County.

In addition to the three options considered as part of the 2018 Dockweiler FEIR, four alternatives to the Original Project were also analyzed: No Project, Alternative 1 Project (Proposed Alignment with the 13th Street Rail Crossing), Alternative 2 Project (Proposed Alignment to Arch Street without Lyons at Grade Crossing) and the Market Street Alignment.

Of the alternatives evaluated, the Alternative 2 Project was selected as the Environmentally Superior Alternative, as it would reduce the footprint of the Project Site, as it excludes the Lyons Avenue Extension to Dockweiler Drive and maintains the at-grade crossing at 13th Street. With its selection, Alternative 2 became the Approved Project. The Approved Project would involve the development of the proposed roadway alignment and associated infrastructure for Dockweiler Drive, which would extend Dockweiler Drive to Arch Street. The route would continue along Arch Street to 13th Street to link to Railroad Avenue. Unlike the Original Project, the Approved Project does not include the roadway segment between the Dockweiler extension and Lyons Avenue, which spans a portion of Newhall Creek. Additionally, the Approved Project proposes to maintain and improve the 13th Street rail crossing. At the intersection of Arch Street, 12th Street, Placerita Canyon and Dockweiler Drive would be improved with one of three intersection design configurations under the Approved Project. The Approved Project will require the acquisition of several parcels, including the parcel which is the site of the County's Placerita maintenance yard.

Under separate cover, the City has indicated that it is currently preparing an addendum to the 2018 FEIR which analyzes a proposed extension of Dockweiler Drive from its existing terminus westward to intersect Arch Street and 13th Street. The existing median nose on Railroad Avenue would be removed to reconfigure the four southbound lanes to provide two protected left turn lanes, one dedicated through lane and one shared right turn lane and through lane. Additionally, a new pedestrian and bicycle bridge would cross over Newhall Creek to connect with the northwest end of the Newhall Metrolink Station parking lot. Similar to the Approved Project, the proposed modifications propose a four-legged roundabout with a signalized offset T-intersection with Placerita Canyon Road, which would require the acquisition of the County's Placerita maintenance yard. It should be noted that the City's addendum is currently under

review by the City and has not been formally approved; therefore, any changes to the Approved Project have not been implemented at this time and the analysis within this Addendum is appropriately based on the Approved Project.

Because the County is proposing to acquire 15601 Norland Drive from the City, the purpose of this Addendum is to evaluate potential environmental impacts that may occur as a result of the transfer of the property and the resulting proposed relocation of the Placerita maintenance yard to 15601 Norland Drive (Proposed Project).. Because the proposed relocation is a reasonably foreseeable consequence of the Approved Project, an addendum to the 2018 Dockweiler FEIR is being prepared. As demonstrated in detail herein, the changes associated with the Proposed Project would not trigger any of the conditions identified in Section 15162 of the *State CEQA Guidelines* calling for the preparation of a subsequent EIR or negative declaration (see **Section B**, below).

Construction and operation of the Proposed Project would be required to comply with applicable mitigation measures identified in the 2018 Dockweiler FEIR and adopted by the City of Santa Clarita. Furthermore, as the Project Site is located within the Santa Clarita Valley, and because the Proposed Project would be consistent with its land use designation under the Santa Clarita Valley Area Plan, mitigation in the One Valley One Vision Final Environmental Impact Report (2011 OVOV FEIR), the programmatic EIR of the Santa Clarita Valley Area Plan, would also be applied to the Proposed Project.^{4,5} The Santa Clarita Valley Area Plan is a component of the County's General Plan and a joint effort between the County of Los Angeles and the City of Santa Clarita to create a programmatic document with a set of guidelines for the future growth of the Santa Clarita Valley and the preservation of natural resources. The Santa Clarita Valley Area Plan encompasses the jurisdiction of the City of Santa Clarita and all unincorporated areas of the County of Los Angeles within the Santa Clarita Valley. The 2011 OVOV EIR analyzed the environmental impacts of the implementation of the OVOV per Sections 15091 and 15092 of the *State CEQA Guidelines* and is the EIR that was certified for the Santa Clarita Valley Area Plan.

⁴ City of Santa Clarita, *One Valley One Vision Final Environmental Report*, May 2011. Available online at: <https://santaclarita.gov/planning/environmental-impact-reports-completed/one-valley-one-vision-general-plan/>, accessed August 9, 2024.

⁵ The One Valley One Vision Plan and associated EIR was adopted by the County Board of Supervisors on November 27, 2012, and took effect on December 27, 2012. The County portion of the plan is known as the Santa Clarita Valley Area Plan; however, the same EIR was certified for both plans.

B. CEQA REQUIREMENTS AND REVISIONS TO CEQA GUIDELINES

CEQA Requirements with Respect to Preparation of an Addendum

An Addendum to an EIR is the appropriate tool to evaluate the environmental effects associated with *minor modifications* to previously approved projects. It is appropriate when proposed modifications to a previously approved project would not result in new or increased significant adverse impacts.

According to Section 15164(a) of the *State CEQA Guidelines*, “the lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.” An addendum may be prepared if only minor technical changes or additions are necessary. A brief explanation of the decision not to prepare a subsequent EIR must also be provided in the addendum, findings or the public record.

Section 15162 of the *State CEQA Guidelines* lists the conditions that would require the preparation of a subsequent EIR or negative declaration rather than an addendum. These include the following:

1. *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
2. *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
3. *New information of substantial importance which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - A. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - B. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - C. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternative; or*
 - D. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

Unlike a subsequent EIR, per Section 15162, a supplement to an EIR may be prepared per Section 15163 under the following conditions.

(a) The Lead or Responsible Agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

(1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and

(2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

A supplement to an EIR may be distinguished from a subsequent EIR by the following: a supplement augments a previously certified EIR to the extent necessary to address the conditions described in Section 15162 and to examine mitigation and project alternatives accordingly. It is intended to revise the previous EIR through supplementation. A subsequent EIR, in contrast, is a complete EIR, which focuses on the conditions described in Section 15162.

The currently Proposed Project is described in **Section 2** of this Addendum. The Proposed Project has been reviewed by the County of Los Angeles in light of Sections 15162, 15163 and 15164 of the *State CEQA Guidelines*. As the CEQA Lead Agency, the County of Los Angeles has determined, based on the analysis presented herein, that none of the conditions apply which would require preparation of a subsequent or supplemental EIR and that an Addendum to the certified 2018 Dockweiler FEIR is the appropriate environmental documentation under CEQA for the Proposed Project.

Section 3 discusses issue-by-issue how the impacts anticipated for the Proposed Project would be within those previously identified in the 2018 Dockweiler FEIR. The Mitigation Monitoring and Reporting Program (MMRP), Findings, and Statement of Overriding Considerations were adopted with the 2018 Dockweiler FEIR as it was certified on April 10, 2018. The MMRP would continue to apply to the Proposed Project to ensure that all significant impacts remain less than significant where it is feasible to mitigate such impacts.

Revisions to State CEQA Guidelines

The California Natural Resources Agency adopted revisions to the *State CEQA Guidelines* that became effective on December 28, 2018. The Notice of Preparation for the Lyons Avenue/Dockweiler Drive Extension Project was released August 5, 2013, and the Draft EIR was published August 16, 2017. While the Final EIR was certified in 2018, EIR preparation occurred well in advance of the revisions to the *State CEQA Guidelines* and, as a result, many of the changes were not addressed within the 2018 Dockweiler FEIR. The most recent *State CEQA Guidelines* Appendix G is used in this document, as it is the latest

checklist reflecting a clearer organization of issues; the changes did not add topics compared to what was evaluated in the 2018 Dockweiler FEIR, rather topics are reorganized and clarified. As each topic is discussed in **Section 3**, the analysis notes where each topic was discussed in the 2018 Dockweiler FEIR.

C. ADOPTED MITIGATION MEASURES

The 2018 Dockweiler FEIR identified the mitigation measures shown in **Table 1**. These measures have been reviewed and selected as applicable to both the Approved Project and the Proposed Project and were included in the Mitigation Monitoring and Reporting Program (MMRP) adopted by the City of Santa Clarita along with certification of the FEIR on April 10, 2018.

Table 1
Adopted Mitigation Measures

2018 Dockweiler FEIR
<p>Aesthetics</p> <p>4.1-1. Construction equipment, debris, and stockpiled equipment shall be visually screened to effectively block the line-of-sight from the ground level neighboring residential properties. Such barricades or enclosures shall be maintained in appearance throughout the construction period. Graffiti shall be removed immediately upon discovery.</p> <p>4.1-2 The roadway median and contoured slopes along then roadway alignment shall be attractively landscaped and maintained in accordance with landscape plans to the satisfaction of the City Planning Department</p> <p>Air Quality</p> <p>4.2-1: Prior to grading permit issuance, the Project contractor shall develop a Construction Emission Management Plan to minimize construction-related emissions. The Construction Emission Management Plan shall require the use of Best Available Control Measures, as specified in Table 1 of SCAQMD's Rule 403. The Construction Emission Management Plan shall include the following additional elements:</p> <ul style="list-style-type: none"> a) Use of water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. When wind speeds exceed 15 miles per hour the operators shall increase watering frequency. b) Active sites shall be watered at least three times daily during dry weather. c) Suspend grading and excavation activities during windy periods (i.e., surface winds in excess of 25 miles per hour). d) Suspend the use of all construction equipment during first-stage smog alerts. e) Application of non-toxic chemical soil stabilizers or apply water to form and maintain a crust on inactive construction areas (disturbed lands within construction projects that are unused for at least four consecutive days). f) Application of non-toxic binders to exposed areas after cut and fill operations and hydroseeded areas. g) Plant vegetative ground cover in disturbed areas as soon as possible and where feasible. h) Operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site so as to minimize dust emissions. Paved parking and staging areas shall be swept daily. Schedule truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes. i) Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. j) Minimize idling time either by shutting equipment when not in use or reducing the time of idling to 5 minutes as a maximum. k. m. Limit, to the extent feasible, the hours of operation of heavy-duty equipment and/or the amount of equipment in use. <p>4.2-2: All off-road diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations. A copy of each unit's certified tier specification, BACT documentations, and CARB, SCAQMD, or ICAPCD operating permit shall be provided at the time of</p>

mobilization of each applicable unit of equipment.

4.2-3: An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt.

4.2-4: The contractor shall utilize low-VOC content coatings and solvents that are consistent with applicable SCAQMD and ICAPCD rules and regulations.

Biological Resources

4.3-1: The applicant shall retain a qualified biologist with a CDFG Scientific Collection Permit and Memorandum of Understanding to conduct preconstruction surveys for the silvery legless lizard within the Project Site and area. Should this species be located on the Project Site during preconstruction surveys all individuals shall be relocated, with the concurrence of the City and CDFW, to an approved site with suitable habitat. Surveys and relocation of silvery legless lizard may occur prior to construction; however, focused surveys must occur within 30 days prior to construction. Survey and relocation methods shall be approved by CDFW prior to commencement of grading.

4.3-2: Active nests of native bird species are protected by the Migratory Bird Treaty Act (16 U.S.C.704) and the California Fish and Game Code (Section 3503). If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds (e.g., Coopers hawks or hummingbirds) and from mid-March through September for most bird species, the applicant shall have a qualified biologist conduct surveys for active nests. The project management shall endeavor to avoid the breeding season.

In the event it is not feasible to avoid the nesting season, a qualified biologist shall perform weekly nesting bird surveys beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. If ground disturbing activities are delayed, additional preconstruction surveys shall be conducted so that no more than three days have elapsed between the survey and ground-disturbing activities.

Surveys shall include examination of natural habitat for nesting birds. Several bird species such as killdeer and night hawks are known to nest on bare ground. Protected bird nests that are found within the construction zone shall be protected by a buffer deemed suitable by a qualified biologist and verified by CDFW. Typically, a 300-foot buffer is required for most species and a 500-foot buffer for raptor species. Buffer areas shall be delineated with orange construction fencing or other exclusionary material that would inhibit access within the buffer zone. Installation of the exclusionary material delineating the buffer zone shall be verified by a qualified biologist prior to initiation of construction activities. The buffer zone shall remain intact and maintained while the nest is active (i.e., occupied or being constructed by the adult bird(s)) and until young birds have fledged and no continued use of the nest is observed, as determined by a qualified biologist.

4.3-3: Prior to project construction, the following is required to mitigate impacts to jurisdictional resources:

- a. Areas of impact proposed by the project shall be calculated and permits for these proposed impacts shall be obtained (the discharge of fill into ACOE jurisdictional areas will require a permit pursuant to Section 404 of the Clean Water Act and a 401 Certification from the State Water Resources Control Board, and any modification to a streambed, [analysis states none is present], will require a streambed alteration agreement from CDFW pursuant to Section 1600 of the California Fish and Game Code). Both the streambed alteration agreement and the 401 and 404 permits will require specific mitigations for any impacts within their respective jurisdictions.
- b. Because the proposed bridge is a 'span' design, it does not require footings within the bed of the stream. However, plan designs do include approximately 450 feet of bank stabilization on both sides of the stream that would lie within CDFW, ACOE and Regional Water Quality Control Board jurisdiction. Since little vegetation exists within this drainage, it is uncertain what mitigation these regulatory agencies may require.
- c. The stream in the impacted area would not be conducive to re-vegetation as the area of the project is deeply incised with little existing vegetation and newly planted vegetation would likely be washed away with the next storm event.
- d. Mitigation can be completed off site. Because there is essentially no riparian vegetation being removed with implementation of this project, revegetation off site, in a location approved by the City and CDFW, would be accomplished at a 1:1 area ratio.
- e. Upon City and agency approval of a suitable location, a detailed restoration plan shall be prepared that provides a planting palette, planting methods, and irrigation plan (as appropriate). The plan will also include a 5-year monitoring effort to ensure success of the restoration effort. The monitoring plan will include monitoring methods, monitoring frequency, success criteria, and contingency actions should the success criteria not be met for any reason. Annual monitoring reports shall be provided to both CDFW and the City.

4.3-4: The following guidelines shall be implemented to minimize impacts on remaining biological resources on the site as a result of construction and grading activities and to ensure that potential impacts on these resources will remain less than significant.

A City-approved biologist shall be retained by the applicant as a construction monitor to ensure that incidental construction impacts on retained biological resources are avoided or minimized. Responsibilities of the construction monitor shall include the following:

- Attend all pre-grading meetings to ensure that the timing and location of construction activities do not conflict with mitigation requirements.
- Conduct meetings with the contractor and other key construction personnel, describing the importance of restricting work to within the project boundaries and outside of the preserved areas. The monitor shall also work with the contractor to determine the most appropriate staging/storage areas for equipment and materials.
- Guide the contractor in marking/flagging the construction area limits, in accordance with the final approved grading plan.
- Periodically and routinely visit the site during construction to coordinate and monitor compliance with the above provisions.

The construction contractor shall install temporary erosion control measures to reduce impacts to and protect on site drainages from excess sedimentation, siltation, and erosion.

These measures shall consist of minimization of existing vegetation removal; the use of temporary soil covers, such as hydroseeding with native species, mulch/binder and erosion control blankets to protect exposed soil from wind and rain erosion; and/or the installation of silt fencing, berms, and dikes to protect storm drain inlets and drainages.

No changing of oil or other fluids or discarding of any trash or other construction waste materials shall occur on the Project Site. Vehicles carrying supplies, such as concrete, shall not be allowed to empty, clean out, or otherwise place materials into natural areas on or immediately adjacent to the site.

Any equipment or vehicles driven and/or operated within or adjacent to drainages shall be checked and maintained daily, to prevent leaks of materials that if introduced to water could be deleterious to aquatic life. No equipment maintenance shall be conducted within the drainage channels or within 50 feet of channels. (Fuel-powered vehicles and equipment shall not be left idling or operated beyond periods needed to accomplish approved tasks.)

Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities in or adjacent to remaining open space areas shall be coordinated with the project biologist.

Standard dust control measures of the South Coast Air Quality Management District shall be implemented to reduce impacts on nearby plants and wildlife. This includes a variety of options to reduce dust including replacing ground cover in disturbed areas as quickly as possible, watering active sites regularly, and suspending all excavating and grading operations during periods of high winds.

Upon completion of construction, the contractor shall be held responsible for restoring any haul roads, access roads, or staging areas that are outside of approved grading limits. This restoration shall be done in consultation with the project biologist.

4.3-5: Any landscaping plan(s) associated with the project shall be reviewed by a qualified biologist or resource specialist, who shall recommend appropriate provisions to prevent invasive plant species from colonizing in natural areas. These provisions may include the following: (a) review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive species; (b) weed removal during the initial planting of landscaped areas; and (c) the monitoring for and removal of weeds and other invasive plant species as part of ongoing landscape maintenance activities.

4.3-6: All street lighting shall be downcast luminaries or directional lighting with light patterns directed away from natural areas.

4.3-7: Prior to issuance of a grading permit, an Oak tree report shall be prepared and approved. All oaks that will not be removed that are regulated under the City of Santa Clarita's Oak Tree Preservation and Protection Guidelines with driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed in a temporary fenced zone for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (i.e., the area at least 15 feet from the trunk or 5 feet beyond the drip line, whichever distance is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Removal of the fence shall occur only after the project arborist or qualified biologist confirms the health of preserved trees.

Cultural Resources

4.4-1: In the event any archaeological materials are encountered during the course of Project development, all construction activity shall halt in the area of the find and the services of a qualified archaeologist shall be secured to assess the discovered material(s) and prepare a survey, study or report evaluating the significance of the materials encountered. The archaeologist's written assessment shall contain a detailed description of the materials encountered, and recommendations, if necessary, for the preservation,

conservation, or relocation of the resource. Project development activities may resume once copies of the archaeological survey, study or report are submitted to the satisfaction of the Planning Director and copies distributed to the SCCIC Department of Anthropology

4.4-2: In the event any suspected paleontological materials are encountered during the course of Project development, all construction activity shall halt in the area of the find and the services of a qualified paleontologist shall be secured to assess the discovered material(s) and prepare a survey, study or report evaluating the significance of the materials encountered. The paleontologist's written assessment shall contain a detailed description of the materials encountered, and recommendations, if necessary, for the preservation, conservation, or relocation of the resource. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the satisfaction of the Planning Director and copies distributed to the Los Angeles County Natural History Museum.

Geology and Soils

4.5-1: The Proposed Project shall be designed and constructed in accordance with the City and State Building Codes and shall adhere to all modern earthquake standards, including the recommendations provided in the Project's Geotechnical Report, which shall be reviewed by the Division of the City's Building and Safety Division

4.5-2: Prior to the issuance of a grading permit, the Applicant shall provide grading plans to the City's Building and Safety Division for review and approval. Grading plans shall comply with the City's requirements for slope stability. Grading plans shall also comply with City requirements for stability under static and pseudo static loading conditions to mitigate risks associated with earthquake induced landslides.

Noise

4.8-1: Pursuant to Section 11.44.080 of the City's Noise Ordinance, no construction work shall occur within 300 feet of occupied residences except between the hours of 7:00 AM and 7:00 PM Monday through Friday, and between 8:00 AM and 6:00 PM on Saturday. No construction work shall occur on Sunday, New Year's Day, Independence Day, Thanksgiving Day, Christmas Day, Memorial Day, and Labor Day.

4.8-2: The construction schedule (including the various types of activities that would be occurring throughout the duration of construction phases, anticipated truck routes, and the potential for noise impacts along local roadways from construction related vehicles) shall be prominently posted on-site during construction stages. When construction activities are anticipated to occur within 200 feet of residences, notice of the construction schedule shall be mailed to such residences two weeks prior to commencement of activity.

4.8-3: The phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective actions, and report the action taken to the reporting party. Contract specifications shall be included in the Project's construction document.

4.8-4: All internal combustion engine construction equipment shall be properly muffled or equipped with other noise attenuating devices capable of achieving a sound attenuation of at least 3 dB(A) at 50 feet of distance. Such equipment shall also be in good working condition.

4.8-5: As feasible, construction activities shall use specially quieted equipment, such as electric air compressors and similar power tools, rather than diesel equipment.

4.8-6: Construction staging areas shall be located away from sensitive land uses, particularly away from single-family residences near Dockweiler Drive's current western terminus, single-family residences near Deputy Jake Drive's western cul-de-sac, single-family residences near Market Street and Race Street, and existing on-site dormitories.

4.8-7: Construction and grading activities shall be scheduled in such a way so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

4.8-8: Construction activities whose specific location on the site may be flexible (e.g., operation of compressors and generators, cement mixing, general truck idling) shall be conducted as far as possible from the nearest noise-sensitive land uses, particularly away from single-family residences.

4.8-9: Temporary construction noise barriers of sufficient height shall be erected in such a way so as to disrupt line-of-sight between the active construction noise sources and any residences within 500 feet of the Project Site.

Transportation/Circulation

4.9-1: Dockweiler Drive extension: Construct to full Secondary Highway Pavement width, from Aden Avenue to west of Valle Del Oro, providing two lanes eastbound (uphill) and one lane westbound (downhill), as necessary. May be striped for parking lane on both sides of roadway in interim condition. Class II Bike lanes and Pedestrian Sidewalks to be provided.

4.9-2: Railroad Avenue (North-South) and Lyons Avenue (East-West): Construct the railroad crossing and improve the intersection. The intersection improvements will include widening the northbound direction to accommodate an additional left turn lane and convert a through lane to a shared through right lane and southbound direction to accommodate an additional left turn lane and convert the right turn lane to a shared through-right turn lane. The north and southbound directions will include two left turn lanes, a through lane, and a shared through right turn lane. The eastbound direction will provide a left turn lane, a through lane, and a shared through-right turn lane. The westbound direction will provide a left turn lane, two through lanes and a right turn lane.

4.9-3: Arch Street (north leg) / Dockweiler Drive (south leg) / 12th Street (east and west legs) / Placerita Canyon Road (southeast leg): Convert intersection to a 5-leg all way stop controlled intersection including Dockweiler Drive as the 5th leg. Arch Street will include a shared left-through-right lane accommodating left turning movements to the west leg (12th Street) and Placerita Canyon Road. Dockweiler Drive will include a shared left-through right lane accommodating right turning movements to Placerita Canyon Road and the west leg (12th Street). The east leg (12th Street) will include a shared left- through-right lane accommodating left turning movements to Placerita Canyon Road and Dockweiler Drive. The west leg (12th Street) will include a shared left-through-right lane accommodating right turning movements to Dockweiler Drive and Placerita Canyon Road. Placerita Canyon Road will include a shared left right lane accommodating left turning movements to Dockweiler Drive and west leg (12th Street) and right turning movements to the east leg (12th Street) and Arch Street.

4.9-4: Lyons Avenue (North-South) and Dockweiler Drive (East-West): Extend Lyons Avenue to intersect with Dockweiler Drive as a signalized T-intersection. The northbound direction will include two left turn lanes and a through lane. The southbound direction will include a through and two right turn lanes. The eastbound direction will include a left turn lane and two right turn lanes.

4.9-5: Railroad Avenue (North-South) and 13th Street (East-West): The railroad crossing to be closed. The intersection modifications include removing the northbound right turn lane and southbound left turn lane and restricting the eastbound through movement. The northbound direction will include a left turn lane and two through lanes. The southbound direction will include a through lane and a shared through-right turn lane. The eastbound direction will include a shared left-right turn lane.

4.9-6: Sierra Highway (North-South) and SR-14 Freeway Southbound Ramps (East-West): The intersection modifications include installing a traffic signal and widening the southbound direct to provide an additional left turn lane. The northbound direction will include a through lane, and a shared through right turn lane. The southbound direction will include two left turn lanes, and two through lanes. The eastbound direction will include a left turn lane and a right turn lane.

4.9-7: Sierra Highway (North-South) and Placerita Canyon Road (East-West): The intersection modifications include lane modifications to provide an exclusive right turn westbound lane and right turn northbound lane. The northbound direction will include a left turn lane, two through lanes, and a right turn lane. The south and eastbound directions will include a left turn lane, a through lane, and a shared through right turn lane. The westbound direction will include a left turn lane, a through lane, and a right turn lane.

4.9-8: SR-14 Freeway Northbound Ramps (North-South) and Placerita Canyon Road (East-West): The intersection modifications include installing a traffic signal. The northbound direction will include a left turn lane and a right turn lane. The east and westbound directions will include two through lanes.

4.9-9: SR-14 Freeway Southbound Ramps (North-South) and Newhall Avenue (East-West): The intersection modifications include converting the east and southbound right turn lanes to free right turns and signalizing the intersection. The eastbound direction will include two through lanes and a free right turn lane. The southbound direction will include a shared through-left turn lane and a free right turn lane. The westbound direction will include a left turn lane and two through lanes.

4.9-10: Newhall Avenue (North-South) and Lyons Avenue (East-West): The intersection modifications include converting the eastbound through-right lane to a right turn lane. The northbound direction will include two left turn lanes and a shared through right lane. The southbound direction will include a left turn lane and a shared through-right lane. The east and westbound directions will include a left turn lane, two through lanes, and a right turn lane.

4.9-11: Valle Del Oro (North-South) and Dockweiler Drive (East-West): Install a traffic signal. The intersection modifications include signalizing the intersection and widening the east and west bound direction to accommodate an additional through lane and widening the northbound direction to accommodate an exclusive right turn lane. The northbound direction will include a shared left-through lane and a right turn lane. The southbound direction will include a shared left-through-right turn lane. The east and westbound directions will include a left turn lane, a through, and a shared through-right turn lane.

4.9-12: Sierra Highway (North-South) and Placerita Canyon Road (East-West): The Intersection modifications include widening to accommodate lane modifications to all approaches. Widen the northbound direction to accommodate an additional through lane. Widen the east and southbound directions to accommodate two additional through lanes and restripe the shared through-right lane to a right turn only lane. Widen the westbound direction to accommodate two additional through lanes. The north, east, south, and westbound direction will include a left turn lane, three through lanes, and a right turn lane.

4.9-13: Sierra Highway (North-South) and Newhall Avenue (East-West): Intersection modifications include converting the northbound through-right turn lane to a through lane and widening to accommodate a free right turn. The northbound direction will

include two left turn lanes, two through lanes, and a free right turn. The southbound direction will include a left turn lane, two through lanes, and a shared through-right turn lane. The east and westbound directions will include two left turn lane, three through lanes, and a right turn lane.

4.9-14: Main Street (north leg) / Newhall Avenue (south leg) / Newhall Avenue (west leg): The intersection modifications include widening the northbound direction to accommodate a left turn lane and the eastbound direction to accommodate a right turn lane. Newhall Avenue (south leg) will include a left turn lane and a shared left-through lane. Main Street will include a shared right-through lane. Newhall Avenue (east leg) will include a shared left-right lane and a right turn lane.

4.9-15: Construction-related heavy duty truck trips should be scheduled during off-peak commuting periods, when possible.

4.9-16: A Construction Management Plan shall be submitted to the City of Santa Clarita Public Works Department (Traffic and Transportation Division) and LASD Santa Clarita Valley Station for review and approval prior to the commencement of any construction. The plans shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties, and, if applicable, the location of off-site staging areas for haul trucks and construction vehicles and provide one or more emergency lane through the Project site at all times. All construction-related traffic shall be restricted to off-peak hours. The County of Los Angeles Sheriff's Department Santa Clarita Valley Station shall receive advance notice prior to any changes in temporary lane closures or realignments

Utilities

5.1-1: The project Applicant shall call Underground Service Alert at 811 at least two business days prior to performing any excavation work for the proposed project. Underground Service Alert will coordinate with SoCalGas and other Utility owners in the area to mark the locations of buried utility-owned lines.

5.1-2: Should it be determined that the proposed project may require SoCalGas to abandon and/or relocate or otherwise modify any portion of its existing natural gas lines, SoCalGas respectfully requests that the County and/or the project Applicant coordinate with us by calling (800) 427-2000 for Non-residential to follow-up on this matter.

Source: 2018 Dockweiler FEIR

Relationship to the One Valley One Vision EIR

As mentioned above, 15601 Norland Drive is located outside the area reviewed as part of the Lyons Ave / Dockweiler Extension project. However, the entirety of the Project Site, including the Norland Drive site, is located within the Santa Clarita Valley Area Plan Planning Area. The Santa Clarita Valley Area Plan is a joint effort between the City, the County, and Santa Clarita Valley (Valley) residents and businesses to create a single vision and guidelines for the future growth of the Valley and the preservation of natural resources. Realizing that development within both jurisdictions can have regional implications, the City and County jointly endeavored to prepare planning policies and guidelines to guide future development within the Valley. As a result of the effort two separate documents were adopted. The City adopted a new General Plan Element and EIR to update the City's 1991 General Plan, while the County adopted a new Santa Clarita Valley Area Plan to replace the 1990 Santa Clarita Valley Area Plan. The Santa Clarita Valley Area Plan became a part of the County's General Plan upon adoption. The City adopted the One Valley One Vision Plan and certified the EIR on June 14, 2011. The County adopted the Santa Clarita Valley Area Plan (Area Plan) and certified the OVOV EIR on November 27, 2012. Both planning documents used the same EIR, the 2011 OVOV EIR that is referenced throughout this Addendum.

The 2011 OVOV FEIR evaluates the potential impacts of the goals, objectives, and policies of the Area Plan. The 2011 OVOV EIR is a Program EIR that evaluates the broad-scale impacts of the Area Plan. A Program EIR, addressing the potential impacts of the City's goals, objectives, and policies can be thought of as a "first tier" document. It evaluates the large-scale impacts on the environment that can be expected to result from the adoption of the Area Plan but does not necessarily address the site-specific impacts that each of the individual development projects that will follow may have. CEQA requires each of those subsequent development projects to be evaluated for their site-specific impacts. These site-specific analyses are typically encompassed in second-tier documents, such as project EIRs, focused EIRs, and mitigated negative declarations on individual development projects subject to the General Plan, which typically evaluate the impacts of a single activity undertaken to implement the overall plan. The program EIR can be incorporated by reference into subsequent documents to focus on new or site-specific impacts.

As part of the EIR process, the County adopted the policies and mitigation measures included in the 2011 OVOV Final EIR. *State CEQA Guidelines* Section 15183 provides that when projects are consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, those projects shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project site. Section 15183 (c) further states that if an impact is not peculiar to the parcel or to the project or has been addressed as a significant effect in the prior EIR or can be substantially mitigated by the imposition of uniformly applied development policies or standard, then an additional EIR need not be prepared.

State CEQA Guidelines Section 15183(f) provides that if uniformly applied development policies or standard have been previously adopted with a finding that the policies or standard will substantially mitigate that environmental effect when applied to future projects, effects should not be considered peculiar to the project. The policies or standards need only be applied to the area in which the project is located.

In the case of the Proposed Project, the County adopted the policies and mitigation measures within the Santa Clarita Valley Area Plan and its associated 2011 OVOV FEIR. The County adopted the Findings, MMRP, and Statement of Overriding Considerations as part of the 2011 OVOV FEIR, and certified the 2011 OVOV FEIR on November 27, 2012.⁶ The County made findings that the mitigation measures and policies would substantially reduce the significant effects of the Area Plan. These adopted policies and measures

⁶ County of Los Angeles Board of Supervisors, A Resolution of The Board of Supervisors of the County Of Los Angeles Relating to the Adoption of General Plan Amendment Number 2009-00006- (5). Available online at: <https://file.lacounty.gov/SDSInter/bos/supdocs/72826.pdf>, accessed online August 30, 2024.

are therefore applied to the Proposed Project where it is necessary or required by the zoning. The applicable policies and measures are provided in **Table 2**.

Table 2
Adopted 2011 OVOV FEIR Mitigation Measures and Policies Applicable to the Project

Santa Clarita Valley Area Plan Policies and 2011 OVOV FEIR Mitigation Measures.	Consistency/ Applicability Analysis
Santa Clarita Valley Area Plan Policies	
Policy CO 3.2.1: Protect wetlands from development impacts, with the goal of achieving no net loss (or functional reduction) of jurisdictional wetlands within the planning area.	Consistent. The 15601 Norland Drive site does not contain any known wetlands, as such the Proposed Project would be consistent with this policy..
Policy CO 3.2.2: Ensure that development is located and designed to protect oak and other significant indigenous woodlands.	Consistent. No oak trees are anticipated to be removed as part of the Proposed Project.
Policy CO 3.2.3: Ensure protection of any endangered or threatened species or habitat, in conformance with State and federal laws.	Consistent. Sensitive species with the potential to occur within the Project Site are identified in Section 3D, Biological Resources of this addendum. The Proposed Project would protect these species by implementing Mitigation Measures 3.7-1 through 3.7-2 of the 2011 OVOV FEIR.
Policy CO 3.2.4: Protect biological resources in the designated Significant Ecological Areas (SEAs) through the siting and design of development which is highly compatible with the SEA resources. Specific development standards shall be identified to control the types of land use, density, building location and size, roadways and other infrastructure, landscape, drainage, and other elements to assure the protection of the critical and important plant and animal habitats of each SEA. In general, the principle shall be to minimize the intrusion and impacts of development in these areas with sufficient controls to adequately protect the resources.	Consistent. The Proposed Project would be designed to be compatible with biological resources, maintain watercourses and water bodies in a natural state, maintain wildlife corridors. Any natural buffer areas and barriers that exist within the Project Site would be preserved.
Policy CO 3.3.1: Protect the banks and adjacent riparian habitat along the Santa Clara River and its tributaries, to provide wildlife corridors.	Consistent. As discussed in Section 3D, Biological Resources, there is low potential for the Proposed Project to affect existing riparian habitat. The Proposed Project would not remove any trees that may serve as critical habitat for migratory birds. Further, the Proposed Project would implement Mitigation Measures 3.7-1 and 3.7-2 to reduce potential impacts related to special status species.
2011 OVOV FEIR Mitigation Measures	
Biological Resources 3.7-1: When required, biological site survey reports shall include an analysis of the potential for a proposed project to: (1) result in direct or indirect mortality of special status species; (2)	Applicable. Implementation of Mitigation Measure 3.7-1 would require the retention biologist and conduct an appropriate field survey prior to construction and prepare a new report identifying the riparian habitat and the critical

interfere with breeding, feeding, and/or sheltering behaviors of such species; (3) adversely individuals of listed, proposed, or candidate species, losses of affect habitats occupied by such species, and (4) reduce wildlife movement and/ losses of opportunity for habitat connectivity.

- Reports must be prepared by qualified biological consultants.
- Reports must include specific information regarding site location, on-site and surrounding biological resources, observed and detected species, site photographs, vegetation map, literature sources, timing of surveys, project footprint, anticipated project impacts, proposed mitigation measures, and additional recommended surveys. Such reports must be submitted to City staff for review and oversight as part of the project-level CEQA compliance process.

habitat of special status plant and wildlife species that may be affected by the Proposed Project.

3.7-2: If construction activities have the potential to significantly affect special-status species, and the biological site survey report shall propose mitigation measures that: (1) require pre-construction surveys for special-status species surveys; and (2) ensure avoidance, relocation, or safe escape of special-status species from construction activity, whichever action is most appropriate. If special status species are found to be brooding, denning, nesting etc. on-site during the preconstruction survey, construction activity shall be halted until offspring are weaned, fledged, etc. and are able to escape the site or be safely relocated to appropriate off-site habitats. A qualified biologist shall be on-site to conduct surveys, to perform or oversee implementation of protective measures, and to determine when construction activity may resume.

Applicable. Implementation of **Mitigation Measure 3.7-2** requires steps and restrictions during the construction phase of the Proposed Project to ensure special status species and/or critical habitat of special-status species would not be significantly impacted by the Proposed Project.

Hydrology and Water Quality

3.12-1: The City shall prohibit alteration of floodways and channelization unless alternative methods of flood control are found to be technically, economically, and practicably infeasible.

Applicable. In accordance with **Mitigation Measure 3.12-1**, the Proposed Project would avoid altering any floodway.

3.12-3: The City shall require that all structures (residential, commercial, and industrial) be flood-proofed from the 100- year storm flows. All buildings constructed within a riverine floodplain, (i.e., Flood Zones A, AO, AH, AE and A1 through A30 as delineated on the Flood Insurance Rate Maps for the City of Santa Clarita, Map revised September 29, 1989), must be elevated so that the lowest floor is at or above the Base Flood Elevation in accordance with the effective Flood Insurance Rate Map.

Applicable. Mitigation Measure 3.12-3 would require the Proposed Project to construct all structure on-site at an elevated level to avoid flooding. This measure would be implemented as part of the Proposed Project.

3.12-4: The City shall require that for agricultural, recreation, or other low-density uses, flows are not obstructed, and that upstream and downstream properties are not adversely affected by increased velocities, erosion backwater effects, or concentration of flows.

Applicable. Mitigation Measure 3.12-4 would require that the Proposed Project not obstruct any downstream flows.

3.12-5: Any development that is located within a Regulatory Floodway as delineated on the Flood Insurance Rate Map for the City of Santa Clarita must not increase base flood elevations. (Development means any man-made change improved or unimproved real estate, including but not limited to buildings, other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, and storage of equipment or materials). A hydrologic and hydraulic analysis shall be performed prior to the start of development and must demonstrate that the development would not cause any rise in base flood levels and additionally would not allow any rise within regulatory floodways

Applicable. **Mitigation Measure 3.12-5** would require an the LACDPW to elevate any proposed structures in accordance with this measure.

Source: 2011 OVOV FEIR

D. SUMMARY COMPARISON OF SIGNIFICANT IMPACTS IDENTIFIED IN 2018 FEIR COMPARED TO IMPACTS OF PROPOSED PROJECT

Unavoidable significant adverse environmental impacts identified for the 2018 Dockweiler FEIR as compared to impacts of the Proposed Project are summarized in **Table 3** below.

Table 3
Comparison of Significant Impacts of the 2018 Dockweiler FEIR to Impacts of the Proposed Project

Issue Area	2018 Dockweiler FEIR	Proposed Project	Same Impacts?
Air Quality	<p><i>Localized Construction Emissions</i></p> <p>The Proposed Project would result in significant localized air emissions in close proximity to residential land uses within 100 meters of the Project Site on a temporary and intermittent basis during construction.</p> <p>Localized NOx and CO emissions would be below the significance thresholds at all sensitive receptor locations. However, localized thresholds would be exceeded for PM10 and PM2.5 emissions at two locations: (1) the single-family residential land uses located immediately north of the Project Site (within a proximity of 100 meters) and (2) the residential land uses within 100 meters south of the Project Site in the vicinity of Market Street and Race Street. Localized emissions would be below the stated thresholds for any land use located further than 100 meters from the Project Site. Therefore, localized air quality impacts resulting from construction activities would be considered significant.</p>	<p>The closest sensitive receptors to the Project Site are located more than 400 feet (122 meters) to the north. Given the distance to the closest air quality sensitive receptor exceeds 100 meters, the Proposed Project would not exceed localized thresholds, no longer being a significant and unavoidable impact. The majority of construction activity associated with the Proposed Project would be limited to clearing and paving. The construction emissions from the establishment of the maintenance yard at the Project Site would be negligible and would not exceed localized construction thresholds established by the SCAQMD. As such, the Proposed Project would</p>	<p>Impacts are less than what was analyzed in the 2018 Dockweiler FEIR and less than significant</p>

Issue Area	2018 Dockweiler FEIR	Proposed Project	Same Impacts?
		not contribute to an unavoidable significant impact in the 2018 Dockweiler FEIR.	
Noise	<p><i>Construction Noise</i></p> <p>Construction of the Proposed Project would require the use of heavy equipment for ground clearing, site grading, and roadway construction. Several pieces of construction equipment operating simultaneously would generate a noise level of approximately 94.6 dBA. The estimated construction noise levels impacting sensitive receptors are expected to exceed the City's daytime noise standards for residential uses (see Table 4.8-3). The construction noise levels would therefore constitute a significant impact.</p> <p>Implementation of Mitigation Measure 4.8-1 would require construction activities Approved Project to only occur within the timeframe that is allowed under City Regulations. Mitigation Measure 4.8-2 would require the Project Applicant to publish notices of construction activities to the appropriate audiences (the public and specifically residences within 200 feet of construction activities). However, Impacts would remain significant with the implementation of these mitigation measures.</p>	<p>No pile driving is proposed as part of the Proposed Project and no residential development is located within 50 feet of construction. The Proposed Project would be approximately 400 feet from the nearest residential use (residences across Antelope Valley Freeway). Noise and vibration impacts of construction would be consistent with the evaluation in the 2018 Dockweiler FEIR.</p>	<p>Impacts are less than what was analyzed in the 2018 Dockweiler FEIR, but would remain significant and unavoidable</p>

Source: Parker Environmental Consultants. Lyons Avenue/Dockweiler Drive Extension Project Final Environmental Impact Report. 2018. Available online at: <https://santaclarita.gov/capital-improvement-projects/proposed-dockweiler-drive-extension/>

Other impacts analyzed in the 2018 Dockweiler FEIR were determined to be less than significant (i.e., hazards and hazardous materials, population and housing; public services; recreation; and utilities) or less than significant with mitigation (i.e., aesthetics; biological resources, cultural resources, geology and soils; hydrology and water quality; and traffic and transportation). As discussed in the detailed analyses below, even though the Project Site extends beyond the Approved Project site boundaries analyzed 2018 Dockweiler FEIR, the mitigation measures identified in the 2018 Dockweiler FEIR, when applied to the Proposed Project, in combination with the 2011 OVOV FEIR mitigation measures and policies, would reduce impacts to a less than significant level for the same issues that are reduced to a less than significant level in the 2018 Dockweiler FEIR.

E. INCORPORATION BY REFERENCE

The following documents were referenced in the preparation of this Addendum, and are incorporated herein by reference, consistent with Section 15150 of the *State CEQA Guidelines*:

- Lyons Avenue/Dockweiler Drive Extension Project certified Final Environmental Impact Report on April 10, 2018, referred to herein as 2018 Dockweiler FEIR (SCH No. 2013082016).⁷
- One Valley One Vision certified Final Environmental Impact Report on February 29, 2012, referred to herein as the 2011 OVOV FEIR (SCH No. 2008071119).⁸

Both EIRs are available for review at the City of Santa Clarita Planning Division, located at 23920 Valencia Boulevard in the City of Santa Clarita. The 2011 OVOV FEIR is also available for review at the Los Angeles County Department of Regional Planning, located at 320 West Temple Street in the City of Los Angeles. Because the City's Addendum to the Dockweiler EIR has not been approved by the City, its Addendum is not yet publicly available.

F. SUMMARY OF EFFECTS

Section 3 of this Addendum includes a detailed evaluation of any potential change in effects associated with development of the Proposed Project for each CEQA environmental issue area, organized consistent with the Appendix G of the *State CEQA Guidelines*. As summarized above, impacts would either be comparable or reduced as compared to those identified in the 2018 Dockweiler FEIR. Therefore, as discussed in this Addendum, the Proposed Project would not trigger any of the conditions that require the preparation of a Subsequent or Supplemental EIR in Sections 15162 and 15163 of the *State CEQA Guidelines*. As such, an Addendum to the 2018 Dockweiler FEIR is the appropriate CEQA document to address these changes.

⁷ City of Santa Clarita, *Lyons Avenue/Dockweiler Drive Extension Project Final Environmental Impact Report*, February 2018. Available online at: <https://santaclarita.gov/capital-improvement-projects/proposed-dockweiler-drive-extension/>, accessed August 9, 2024

⁸ City of Santa Clarita, *One Valley One Vision Final Environmental Report*, May 2011. Available online at: <https://santaclarita.gov/planning/environmental-impact-reports-completed/one-valley-one-vision-general-plan/>, accessed August 9, 2024.

2. DESCRIPTION OF PROPOSED PROJECT

A. PROJECT LOCATION AND BACKGROUND

The Project Site is located in the northern area of Los Angeles County (see **Figure 1, Regional Location**). The limits for the Lyons Avenue/Dockweiler Drive extension are from Railroad Avenue on the west to the future Master's University Master Plan Dockweiler extension to the east. The Los Angeles County Department of Public Works (County) currently owns and uses 22234 Placerita Canyon Road as a maintenance yard. The City of Santa Clarita approved roadway improvements in the vicinity that will require the vacation of the County's maintenance yard located at 22234 Placerita Canyon Road yard, and has proposed 15601 Norland Drive as a new location for the County's maintenance yard. See **Figure 2 Project Site**. A discussion of the Project Sites' environmental setting is detailed below.

22234 Placerita Canyon Road

The County's maintenance yard is located within the Newhall Community in the City (see **Figure 1, Regional Location**, and **Figure 3, Aerial Photograph of Existing Location**). As shown in **Figure 1**, the maintenance yard is within the 2018 Dockweiler FEIR Plan Area and the Santa Clarita Valley Area Plan. Local roadway access to 22234 Placerita Canyon Road is provided through 12th Street and Placerita Canyon Road, and regional roadway access is provided via the Antelope Valley Freeway (California State Route [SR] 14). While 22234 Placerita Canyon Road is mostly paved, it is adjacent to a vacant, unpaved lot (located southeast) and located near the Newhall Creek and tributary (located approximately 312 feet southwest). Additional surrounding uses of the existing location include: school facilities to the north, a single-family residence and vacant lot to the east, and a mini storage area to the south and west.

15601 Norland Drive

The maintenance yard would be relocated to 15601 Norland Drive. 15601 Norland Drive is located in the City of Santa Clarita (see **Figure 1, Regional Location**, and **Figure 2, Project Site**) approximately 9.5 miles north east of the 22234 Placerita Canyon Road. As shown in **Figure 1**, 15601 Norland Drive is within the Santa Clarita Valley Area Plan. The surrounding community is within the City of Santa Clarita. The 15601 Norland Drive parcel is approximately 2 acres (87,120 square feet [sf]) located in northern Los Angeles County south of the SR-14 at the terminus of the Oak Springs Canyon Road cul-de-sac. Norland Drive is a service road that bisects the parcel and connects to the existing Oak Springs Canyon Road cul-de-sac. As shown in **Figure 4, Aerial Photograph of the Proposed Location**, 15601 Norland Drive is currently vacant, with some evidence of previous disturbance. State Route (SR) 14 is directly north of the parcel at an elevation of approximately 15-20 feet higher than the parcel. Sensitive receptors (i.e., single-family residences) are located approximately 400 feet to the north, across SR 14. A deteriorated foundation and an

area of broken concrete/asphalt paving is located off site, on the parcel immediately adjacent to the northeast. Vacant Los Angeles County unincorporated land is located to the east. A major sewer utility easement runs through the center of the site and the Santa Clara River is located immediately to the south. A small pump station operated by Santa Clarita Valley Water is located immediately to the southwest on a separate parcel (see **Figure 5, View of Proposed Maintenance Yard Location**). A self-storage facility (Sand Canyon RV & Self Storage) is located immediately west, across the cul-de-sac. The topography in the vicinity of the parcel is relatively flat.

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR evaluated the proposed roadway extension of the Dockweiler Drive eastward to intersect with 13th Street. Specifically, the 2018 Dockweiler FEIR evaluated the extension's impacts to all uses of that may be traversed by the Original Project from Railroad Avenue on the west to the Master's University Campus on the east. The 2018 Dockweiler FEIR also evaluated the proposed upgrade to the existing railroad crossing at the 13th Street and Railroad Avenue intersection. The area analyzed in the 2018 Dockweiler FEIR includes 22234 Placerita Canyon Road.

The 2018 Dockweiler FEIR determined that the implementation of the Original Project would result in significant and unavoidable impacts related to localized air emissions and noise related to construction. The 2018 Dockweiler FEIR also determined that impacts related to aesthetics (temporary construction impacts and long-term operational impacts), biological resources (habitat modifications, wildlife, federally protected wetlands, and wildlife movement corridors [construction activities]), cultural resources (archaeological resources, paleontological resources, tribal cultural resources), geology and soils and noise (operational -roadway noise impacts) would be potentially significant but mitigable.

As discussed above and in the 2018 Dockweiler FEIR, the Approved Project was identified as the environmentally superior alternative as it would feasibly attain most of the basic objectives of the Original Project. Although it would not reduce or eliminate the Original Project's significant and unavoidable short-term localized construction air quality and construction noise impacts, it would reduce impacts associated with air quality, biological resources, cultural resources, geology/soils, hydrology, construction noise, aesthetics and traffic.

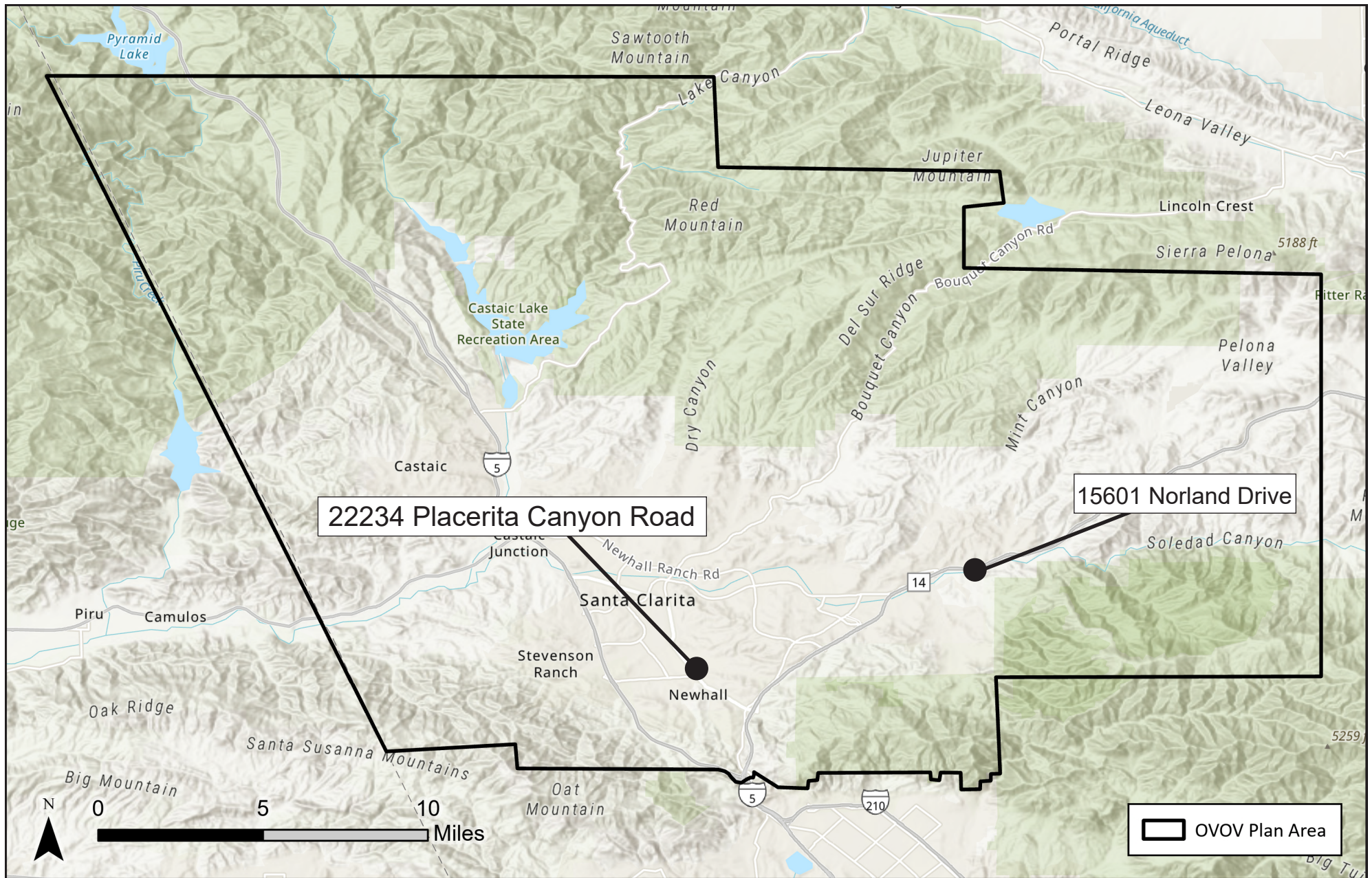
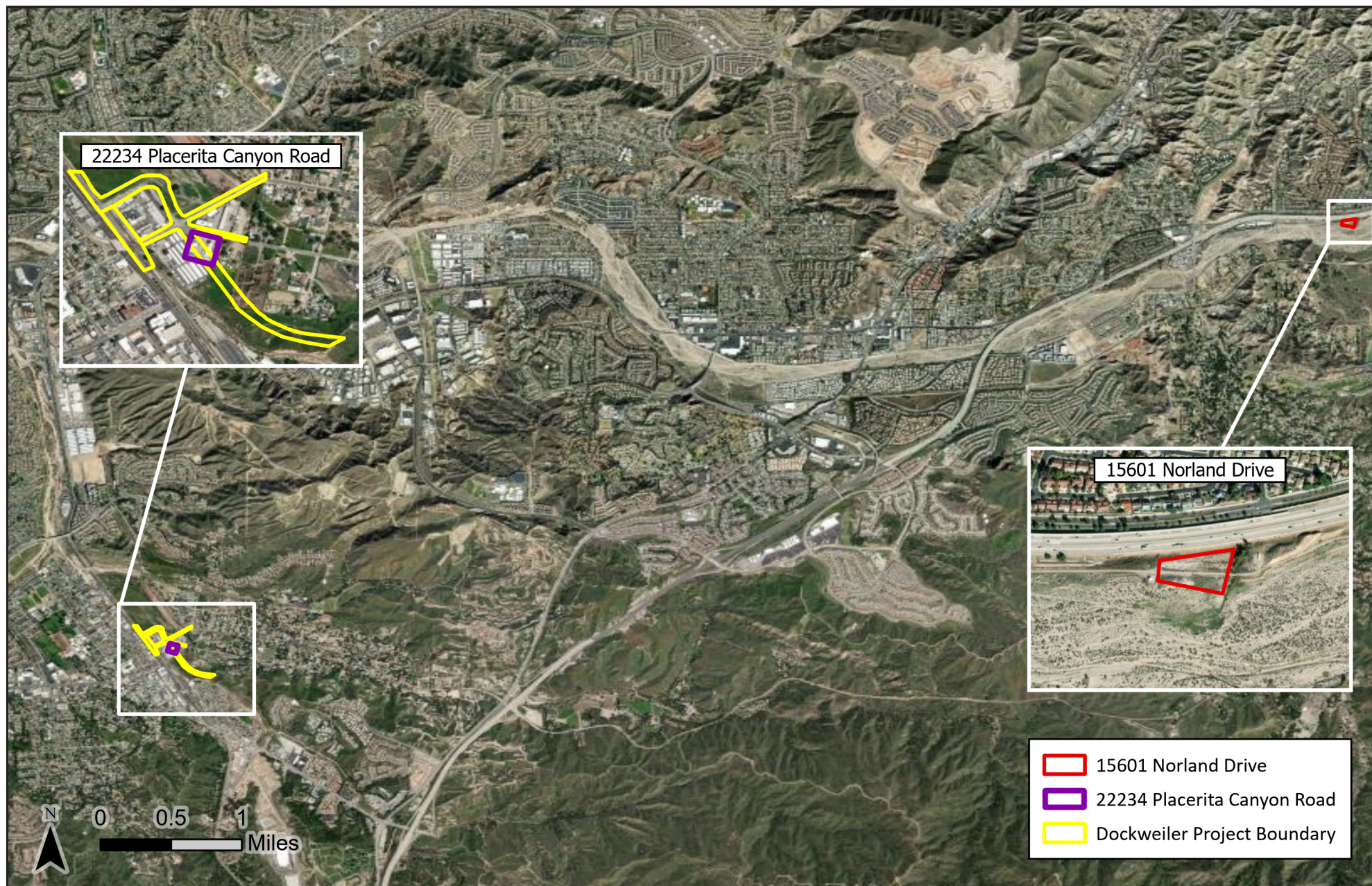


FIGURE 1

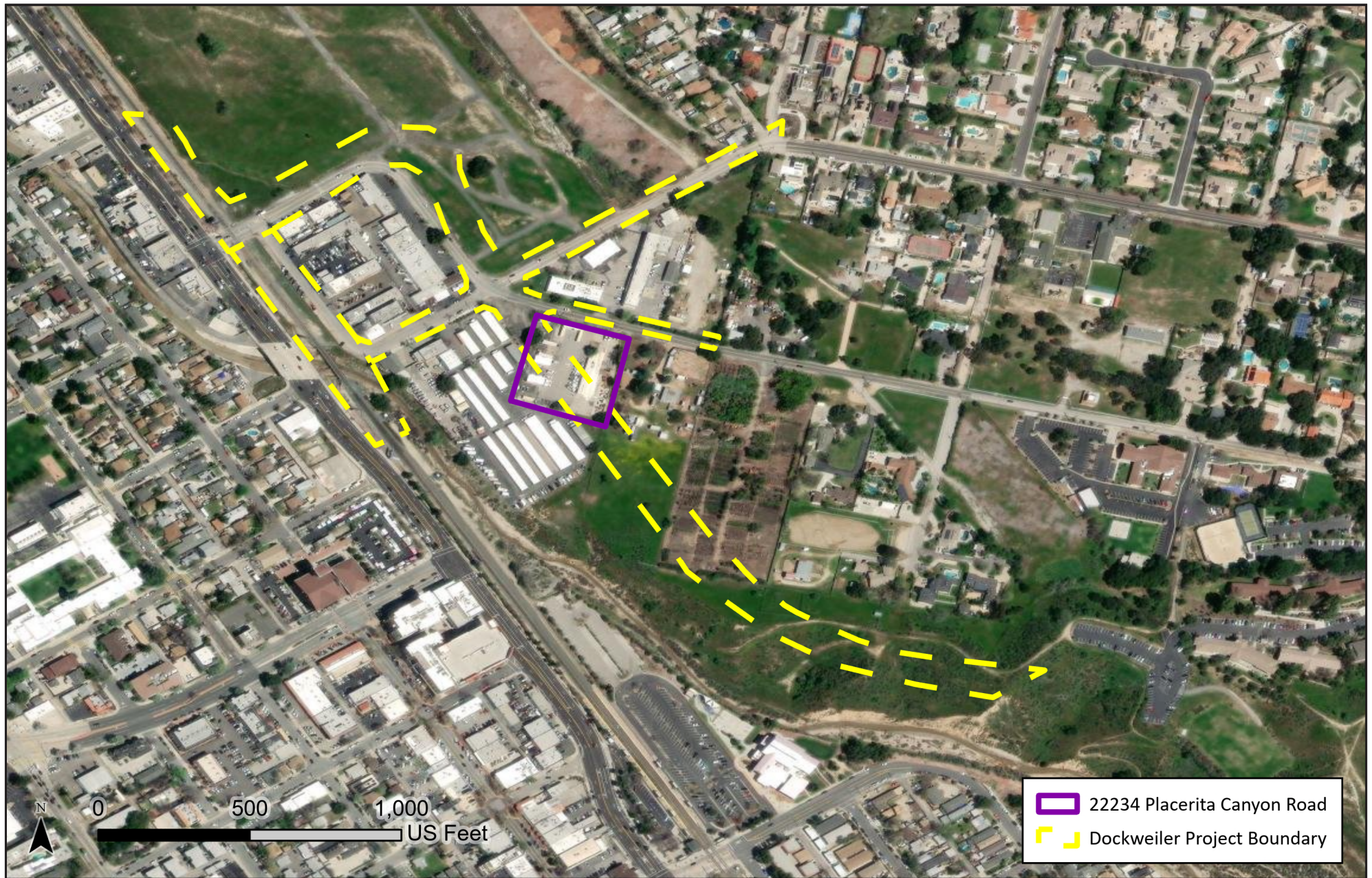
Regional Location



SOURCE: Esri, 2024

FIGURE 2

Project Site



SOURCE: Esri, 2024



-  22234 Placerita Canyon Road
-  Dockweiler Project Boundary

FIGURE 3

Aerial Photograph of 22234 Placerita Canyon Road



SOURCE: Esri, 2024

FIGURE 4

Off Site Views



On Site Views



SOURCE: Impact Sciences, 2024

FIGURE 5

Santa Clarita Valley Area Plan

The Santa Clarita Valley Area Plan (Area Plan), also referred to as the One Valley One Vision Plan, serves as a joint planning document between the County and the City, and also serves as a portion of the County's General Plan pursuant to Government Code Sections 65300 *et. seq.* The Area Plan serves as a foundation for making land use decisions based on goals and policies related to land use, transportation, population growth and distribution, development, open space, resource preservation and utilization, air and water quality, noise impacts, public safety, infrastructure, and other related physical, social, and economic factors. In addition, the Area Plan establishes a clear set of development guidelines for citizens, developers, neighboring jurisdictions and agencies, and provides the community with an opportunity to participate in the planning process.

The Plan Area is approximately 485.40 acres in size and encompasses the incorporated boundaries of the City of Santa Clarita, the City's Sphere of Influence,⁹ and areas within the United States Forest Service (USFS) jurisdiction.

One Valley One Vision FEIR

The EIR associated with the Santa Clarita Valley Area Plan is the OVOV EIR. The 2011 OVOV FEIR was certified by the County of Los Angeles on November 27, 2012,¹⁰ and evaluated the potential impacts related to following environmental topics:

- Aesthetics
- Agricultural Resources
- Air Quality
- Biological Resources
- Community Services
- Cultural Resources
- Geology, Soils, Seismicity
- Global Warming and Climate Change
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Parks and Recreation
- Transportation and Circulation
- Utilities and Infrastructure
- Water Service

The 2011 OVOV FEIR determined that the implementation of the Santa Clarita Valley Area Plan would result in significant and unavoidable impacts related to air quality, agriculture, global climate change,

⁹ Please note that the City's Sphere of Influence include unincorporated area of Los Angeles County that are in close proximity to the City's boundaries.

¹⁰ The 2011 OVOV FEIR was also certified by the City of Santa Clarita on June 14, 2011

biological resources, noise, and utilities with mitigation implemented. Impacts related to cultural resources, geology, soils, and seismicity, hydrology and water quality, transportation and circulation, public services, utilities, and water services were determined to be potentially significant but mitigable.

B. 2018 DOCKWEILER FEIR ASSUMPTIONS

The 2018 Dockweiler FEIR assumes that the construction duration for the Approved Project would be the same as the construction duration and use the same construction equipment assumed for the Original Project. The 2018 Dockweiler FEIR generally evaluated the Approved Project's potential construction impacts. Construction activities were envisioned as a multi-phase process. Construction vehicle trips are assumed to occur from heavy-duty construction vehicles and construction worker vehicles. Specifically, as detailed in Appendix C to the Dockweiler Draft EIR, construction related analyses included phases associated with grubbing/land clearing, grading/excavation, drainage/utilities/sub-grade, and paving. Key assumptions included:

- Construction start year of 2019;
- 12 months of construction;
- 5 acres for total Project area;
- 2 acres of maximum area disturbed per day; and
- 223 cubic yards of soil imported/exported per day.

C. PROPOSED PROJECT – PLACERITA MAINTENANCE YARD RELOCATION

Project Characteristics

The Proposed Project would include the relocation of the County's Placerita maintenance yard to a new location on Norland Drive. Consistent with the uses at the Placerita maintenance yard, the following structures/areas would be used at 15601 Norland Drive:

- Seven 10' by 40' cargo containers
- Two 24' by 40' modular office buildings to accommodate up to 15 staff members
- Two (portable) restrooms
- 12' by 25' area for heavy equipment vehicle parking (up to 20 vehicles)
- Staff parking
- Open storage area
- Storage Area (approximately 3,400 square feet)

The Proposed Project does not include the expansion of any uses from what occurs at the Placerita maintenance yard location. Norland Drive bisects Oak Springs Canyon Road and would need to be

widened approximately three to four feet to accommodate the County's maintenance vehicles. The Proposed Project will also include new water, power, and communications connections to 15601 Norland Drive for operational purposes. The location would be used by County maintenance crews as an area to assemble at the beginning of their shifts before deploying to worksites. Office space (within modular trailers) for administrative and scheduling work, areas to store maintenance vehicles and equipment containers, and employee parking would also be provided. Other than minor repairs, no heavy vehicle maintenance, servicing, or refueling would take place. Therefore, no fuel storage tanks or vehicle maintenance bays that may require the storage and use of petroleum products and solvents will be included.

No new permanent structures are proposed. All proposed uses would be accommodated within temporary trailers. All new structures, including restrooms, will be in compliance with the Americans with Disabilities Act (ADA) as per federal and State regulations. County Public Works or its designee will undertake any necessary construction activities associated with the Proposed Project such as minor paving and relocation of equipment.

Hours of Operation & Staffing

The Placerita maintenance yard currently employs 15 staff who generally work from 7:00 AM to 3:00 PM Monday through Thursday, with observances for County holidays. Although the hours of operation are established, the County is ready to respond to urgent requests 24/7. The Proposed Project once relocated would operate in the same hours as the Placerita maintenance yard and is expected to employ the same number of staff. Work hours generally would commence in the early morning (7:00 AM) and would end in the early afternoon (3:00 PM) with the ability to respond to urgent requests at any time. While some staff may remain at the location for the day, most staff would be deployed to work sites throughout the County and would be at the location sporadically throughout the day.

Construction Activities & Schedule

This analysis assumes a construction schedule of approximately nine months with site cleanup beginning in 2025, and with the Proposed Project fully operational by the end of 2025. This assumption is conservative and yields the maximum daily impacts. The 15601 Norland Drive site is currently vacant, and no demolition will be required. As such, construction activities associated with the Proposed Project would be undertaken in two main steps: (1) site preparation and (2) building construction. This analysis assumes implementation of the Proposed Project would occur within the next year, however, improvements would be based on funding but are expected to occur within one to five years. Nonetheless, these assumptions present a conservative analysis.

Site preparation would occur for approximately three months and this analysis assumes minimal cut/fill operations would balance soil on site and no soil export is required.

Building construction would occur for approximately eight months and would include the /placement of the proposed modular buildings, connection of utilities, and paving. Architectural coating and paving are assumed to occur over the final month of the building construction phase.

Similar to the assumptions in the 2018 Dockweiler EIR (see above), the Proposed Project involves the same basic phases of construction and conventional construction equipment would be used, such as excavators, backhoes, and both light- and heavy-duty trucks. Equipment and construction staging for the Project will take place onsite. Truck trips are expected to reach the Project Site via Norland Drive.

Discretionary Actions and Approvals

The development of the Proposed Project requires approval by the County as part of a land purchase from the City. Additional ministerial actions would be required by the County prior to construction.

3. ENVIRONMENTAL SETTING & IMPACT ANALYSIS

The certified Final EIR for the Lyons Avenue/Dockweiler Drive Extension (2018 Dockweiler FEIR) determined the Approved Project (Alternative 2) would be considered the environmentally superior alternative compared to the Original Project. The 2018 Dockweiler FEIR also determined that the Approved Project result in significant and unavoidable impacts in the issue areas identified below. The following discussion also compares impacts of the Proposed Project to the conclusions of the 2018 Dockweiler FEIR.

- **Air Quality.** The 2018 Dockweiler FEIR determined that the Approved Project would result in significant localized air emissions in close proximity to sensitive receptors (residential land uses) within 100 meters of the Project Site on a temporary and intermittent basis during construction. Implementation of **Mitigation Measures 4.2-1** through **4.2-4** would require best management practices to minimize construction-related emissions of NO_x and CO. However, the 2018 Dockweiler FEIR indicates that construction activities associated with the Approved Project would result in significant and unavoidable impacts with respect to localized air quality

The closest sensitive receptor to 15601 Norland Drive is located 400 feet to the north. Additionally, construction activities would be much less intense compared to the Approved Project, as construction activities under the Proposed Project are limited to minimal clearing/ grading and some foundation work. Further, 15601 Norland Drive is much smaller than the Approved Project and therefore would result in a much smaller area of disturbance. Given its distance from sensitive receptors, the Proposed Project would not exceed localized thresholds. Thus, the Proposed Project would result in reduced impacts compared to the Approved Project.

- **Construction Noise.** The 2018 Dockweiler FEIR identified and evaluated the anticipated significant impacts related to construction-noise. The 2018 Dockweiler determined that construction activities associated with the Approved Project (i.e., the use of heavy equipment for ground clearing, site grading, and roadway construction) would generate a noise level of approximately 94.6 dBA, which would exceed acceptable thresholds. Implementation of **Mitigation Measures 4.8-1** through **4.8-9** require best management practices to reduce significant temporary increases in noise levels that could exceed established thresholds during construction of the Approved Project to the maximum extent feasible. However, the noise related impacts conservatively are considered to remain a significant adverse impact for the Approved Project.

Construction activities associated with the Proposed Project would be minimal compared to the Approved Project. As stated, the closest sensitive receptor to 15601 Norland Drive is located 400 feet to the north, across SR 14, and the Proposed Project would use less construction equipment overall compared to the Approved Project. Therefore, noise and vibration impacts of construction would be

within those evaluated in the 2018 Dockweiler FEIR. Thus, the Project would result in reduced impacts compared to the Approved Project.

As documented in the analyses below and summarized in **Table 4** below, with the mitigation measures previously adopted with the 2018 Dockweiler FEIR, impacts previously identified as significant would not be worsened, and no new significant or potentially significant impacts to the physical environment would occur as a result of the Proposed Project. The City of Santa Clarita City Council approved the Dockweiler project and made findings regarding the significant and unavoidable impacts, and adopted a Statement of Overriding Considerations.¹¹ Accordingly, the following discussion supports the County's conclusion, pursuant to *State CEQA Guidelines* Section 15164, that an Addendum is appropriate, and supports a determination by the County that no subsequent EIR is required.

Table 4
Summary of Impacts: 2018 Dockweiler FEIR Compared to Impacts of the Proposed Project

Impact	2018 Dockweiler FEIR Level of Significance	Proposed Project
Aesthetics		
Scenic Vistas and scenic resources.	<i>Less than significant with mitigation.</i> Based on the height of construction equipment and proximity to sensitive receptors	<i>Less than significant impact.</i> The Proposed Project would not affect any scenic vista or other scenic resources.
Degradation of visual character; or increases in shading of sensitive uses.		
New sources of light and glare.	<i>Less than significant impact.</i> The Approved Project would comply with City regulations to minimize night time lighting and ambient lighting.	<i>Less than significant impact.</i> The Proposed Project would also be required to comply with City regulations related to lighting.
Agricultural and Forest Resources		
There are no agricultural or forest resources on-site.	<i>No impact.</i> There are no agricultural or forest resources and no property analyzed is zoned for agricultural or forest use.	<i>No Impact.</i> There are no agricultural or forest resources in the vicinity of 15601 Norland Drive nor is the location zoned for agricultural or forest use.
Air Quality		
Obstruct Implementation of Air Quality Plan, air emissions during construction and operation and sensitive receptors.	<i>Less than significant impact.</i> Construction and Operation: The Approved Project would implement measures that would be consistent with the goals and objectives of the Air Quality Management Plan (AQMD)	<i>Less than significant impact.</i> The proposed maintenance yard is an allowed use within the Open Space (OS) land use and zoning designation for 15601 Norland Drive. Further, the Proposed Project is an existing use being relocated within the same region and is likely accounted for in existing AQMPs.
Odors	<i>Less than significant impact.</i> Minor odors during construction. Hospital uses not a land use identified as associated with odors.	<i>Less than significant impact.</i> Impacts the same as in the 2018 Dockweiler FEIR. Minor odors during construction.

¹¹ Board Resolution, EIR Findings and Statement of Overriding Consideration were adopted at the April 10, 2018, meeting of the Santa Clarita City Council. Available online at: <https://santaclaritacityca.igmp2.com/Citizens/FileOpen.aspx?Type=1&ID=1376&Inline=True>

Impact	2018 Dockweiler FEIR Level of Significance	Proposed Project
Biological Resources		
Habitat, protected species, riparian areas, wetlands, migratory species, local policies.	<i>Less than significant with mitigation.</i> Mitigation measures are needed to reduce impacts to special status species, migratory birds, and wetlands to less than significant.	<i>Less than significant with mitigation.</i> Mitigation measures MM 4.3-2 and MM 4.3-4 from the 2018 Dockweiler FEIR and MM 3.7-1 and MM 3.7-2 from the 2011 OVOV FEIR are required to reduce impacts to special status species and migratory birds to less than significant.
Cultural Resources		
Historic Resources (historic district and several historic buildings on-site).	<i>No Impact.</i> No existing cultural or historic habitable structures would be impacted.	<i>No impact.</i> No existing cultural or historic habitable structures would be impacted.
Archaeological resources, and human remains impacts.	<i>Less than significant with mitigation.</i> Mitigation Measure 4.4-1 would reduce potential impacts to a less than significant level.	<i>Less than significant with mitigation.</i> Mitigation Measure 4.4-1 of the 2018 Dockweiler FEIR would be required as applicable would continue to reduce potential impacts to a less than significant level.
Energy		
Wasteful, inefficient or unnecessary energy consumption.	<i>N/A.</i> Energy impacts were not analyzed.	<i>Less than significant impact.</i> Construction: Adherence to the applicable provisions outlined in state regulation would ensure energy use would not be wasteful. Operation: As a maintenance yard, the amount of energy that would be used would be nominal.
Geology and Soils		
Expose people or structures to risks as a result of seismic hazards; unstable or expansive soils, soil erosion, septic systems.	<i>Less than significant with mitigation.</i> Implementation of Mitigation Measure 4.5-1 and MM 4.5-2 would minimize impacts associated with geotechnical stability and earthwork would be reduced.	<i>Less than significant with mitigation.</i> Mitigation Measure 4.5-1 of the 2018 Dockweiler FEIR would require compliance with applicable buildings codes and would therefore minimize impacts.
Paleontological Resources. (addressed under Cultural Resources in the 2018 Dockweiler FEIR)	<i>Less than significant with mitigation.</i> Mitigation Measure 4.4-2 would reduce potential impacts to less than significant level.	<i>Less than significant with mitigation.</i> For potential minimal grading, potentially significant impact may occur. Mitigation Measure 4.4-2 would continue to reduce potential impacts to less than significant level.
Greenhouse Gas Emissions		
Generate emissions that would exceed a threshold; consistency with applicable plans.	<i>Less than significant impact.</i> No evidence was found that the Approved Project would cause significant environmental impact in regard to greenhouse gas emissions	<i>Less than significant impact.</i> The Proposed Project is consistent with the applicable General Plan regulations related to greenhouse gas emissions.
Hazards and Hazardous Materials		
Routine transport, use or disposal. Hazardous materials within ¼ mile of a school, upset and accident. Hazardous material site Government Code Section 65962.5.	<i>Less than significant impact.</i> The Approved Project would not involve the routine transport, use, or disposal of any hazardous materials.	<i>Less than significant impact.</i> The Proposed Project would not involve the routine, use, transport, or disposal of hazardous waste. Compliance with existing regulations would result in impacts being similar impacts to the 2018 Dockweiler EIR.
Proximity to aviation facilities	<i>No impact.</i> The Approved Project would not be located near any public or private airport/airstrip.	<i>No impact.</i> The Proposed Project would not be located near any public or private airstrip.
Interfere with emergency response	<i>No impact.</i> The Approved Project would not interfere with an emergency response plan, it would serve as an extension of an existing roadway.	<i>No impact.</i> The Proposed Project would not be located near an identified route for the County and would adhere to all applicable regulatory requirements pertaining to Site access points.

Impact	2018 Dockweiler FEIR Level of Significance	Proposed Project
Hydrology and Water Quality		
Violate water quality standards, impact groundwater, substantially degrade groundwater.	<i>Less than significant with impact.</i> The Approved Project would adhere to all applicable federal, state, and regional regulations pertaining to surface water and groundwater quality protection.	<i>Less than with mitigation.</i> The Proposed Project would adhere to all applicable federal, state and regional regulations related to hydrology. Mitigation Measures 3.12-1 through 3.12-5 from the 2011 OVOV FEIR would further ensure compliance with stormwater runoff requirements.
Alter drainage patterns, create runoff that exceeds capacity of stormwater drainage. Alter the course of a stream or river.	<i>Less than significant impact.</i> The project would not substantially alter drainage patterns and would not alter the course of a stream or river.	<i>Less than significant with mitigation.</i> Implementation of Mitigation Measures 3.12-1 through 3.12-5 would reduce the Proposed Project's impact's impacts to existing stormwater drainage capacities.
Impacted by flooding, seiche, tsunami; risk of release of pollutants.	<i>Less than significant impact.</i> The project area is not within a 100-year flood zone, not located in proximity to a large body of water and is 10 miles from the ocean.	<i>Less than significant with mitigation.</i> 15601 Norland Drive is located within a Special Flood Hazard Area Regulatory Floodway. Mitigation Measures 3.12-3 and 3.12-5 from the 2011 OVOV FEIR would minimize impacts.
Land Use and Planning		
Physically divide a community.	<i>No impact.</i> Approved Project would not physically divide an established community.	<i>No impact.</i> No homes are located in the immediate vicinity of 15601 Norland Drive.
Consistency with any land use plan, policy, or regulation	<i>Less than significant impact.</i> The Approved Project would be consistent with applicable land use plans, policies, or regulations	<i>Less than significant impact.</i> The Proposed Project would be consistent with applicable land use plans, policies, or regulations.
Mineral Resources		
Loss of mineral resources.	<i>No impact.</i> Since there are no mineral resources known to exist on the Approved Project Site, there would not be impacts.	<i>Less than significant impact.</i> The Proposed Project would not preclude recovery of mineral resources or result in the loss of mineral resources.
Noise		
Construction noise to adjacent uses.	<i>Significant and Unavoidable.</i> Construction noise and groundberries levels impacting sensitive receptors are expected to exceed the City's daytime noise standards for residential uses. Mitigation Measures 4.8-1 through 4.8-9 would not reduce impacts to less than significant levels	<i>Less than significant with mitigation.</i> Implementation of Mitigation Measures 4.8-1 through 4.8-9 would reduce impacts related to construction noise and vibration. Impacts would be reduced to less than significant levels.
Operational noise	<i>Less than significant with mitigation.</i> Implementation of Mitigation Measures 4.8-1 through 4.8-9 would reduce impacts related to operational noise and vibration would be reduced to less than significant levels.	<i>Less than significant.</i> No sensitive receptors are located in close proximity to 15601 Norland Drive.
Located near airport or airstrip.	<i>No impact.</i> The Approved Project is not located within close proximity to a public or private airstrip/airport	<i>No impact.</i> 15601 Norland Drive is not located within two miles of a public or private airstrip/airport.
Population and Housing		
Induce population growth displace housing or people.	<i>Less than significant impact.</i> No residential, commercial, or industrial land uses are proposed.	<i>Less than significant impact.</i> As the project is a relocation of an existing use, existing employees would have been accounted for in planning documents, and no additional staff would be required under the Proposed Project.

Impact	2018 Dockweiler FEIR Level of Significance	Proposed Project
Public Services		
Impacts to emergency services, police services, schools, parks and other public services/libraries.	<i>Less than significant impact.</i> The Approved Project would not significantly increase the demands for emergency services, police services, schools, parks and other public services/libraries.	<i>Less than significant impact.</i> The Proposed Project would not significantly increase the demands for emergency services, police services, schools, parks and other public services/libraries.
Recreation		
Impact on existing recreational facilities, require construction of new facilities	<i>No impact.</i> No significant increase in demand for recreational facilities.	<i>No impact.</i> No significant increase in demand for recreational facilities.
Tribal Cultural Resources		
Result in a substantial adverse impact to a tribal cultural resource	<i>Less than significant with mitigation.</i> The 2018 Dockweiler FEIR addressed impacts to Tribal Cultural Resources with archaeological resources. Mitigation Measure 4.4-1 would reduce potential impacts to less than significant.	<i>Less than significant with mitigation.</i> Although only limited ground disturbance would occur, mitigation measure 4.4-1 would reduce impacts to less than significant.
Transportation and Traffic		
Conflict with plan addressing circulation, including transit, bicycle and pedestrian facilities.	<i>Less than significant impact.</i> The Approved Project would provide an additional route of travel connecting Railroad Avenue to Dockweiler Drive and is recognized as a part of the regional strategy that is consistent with the SCAG's policies to reduce vehicle miles traveled (VMT). No new vehicle trips and thus would not have the potential to increase VMTs on a per capita basis.	<i>Less than significant impact.</i> Construction: New vehicle trips generated during construction would cease upon completion. Operation: Because the Proposed Project involves the relocation of an existing use, vehicle trips would be comparable to the existing maintenance yard.
Utilities and Service Systems		
Impacts to wastewater, water, storm water, electrical, natural gas facilities and solid waste.	<i>Less than significant impact.</i> The drainage system would be developed so that post development peak runoff discharge rates are equal to or less than predevelopment peak runoff rates	<i>Less than significant.</i> The Proposed Project would not require the relocation or expansion of existing facilities for water, wastewater treatment, solid waste, stormwater drainage, electricity, natural gas, or telecommunications in the area
Wildfire		
Impair emergency response, exacerbate risks, require installation of infrastructure, expose people or structures to risks including downslope flooding or landslides as a result of post-wildfire conditions	<i>N/A.</i> Wildfire was not evaluated in the 2018 Dockweiler FEIR.	<i>Less than significant impact.</i> The Proposed Project would incorporate County BMPs included in the LACDPW Construction Manual to minimize fire risk. Compliance with regulations would ensure impacts are less than significant.

A. AESTHETICS

The potential for the Proposed Project to result in new or substantially more adverse significant impacts to aesthetics was evaluated in relation to the 2018 Dockweiler FEIR.

(a) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to impacts on scenic vistas?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

Views of the intersection at Lyons Avenue and Railroad Avenue will be altered, as the Approved Project includes street widening and re-profiling the intersection of Lyons Avenue and Railroad Avenue to allow the construction of a new SCRRA/UP railroad at-grade crossing east of Railroad Avenue and the addition of a new bridge crossing Views of the intersection of Lyons Avenue and Railroad Avenue and the hillside on the southeast portion of the Project Site will be altered by grading for the proposed roadway alignment. According to the 2018 Dockweiler FEIR, Lyons Avenue is designated as a Secondary Highway. The 2018 Dockweiler FEIR identified project design features suitable to modifications associated with the landform for a secondary highway. As such, implementation of the Approved Project may result in potentially significant impacts to the Project. Implementation of **Mitigation Measure 4.1-2** would reduce impacts to less than significant levels. With incorporation of the project design features and mitigation measures to develop and improve a new roadway extension that is consistent with the City's roadway design standards, the Approved Project would result in a less than significant impact with respect to the loss of an aesthetic natural feature

Proposed Project

Impacts to scenic vistas under CEQA occur when a project impacts a scenic vista from a publicly available viewing location, such as a roadway. The proposed maintenance yard location, 15601 Norland Drive, sits approximately 20 feet below the SR-14 Freeway. Scenic vistas in the vicinity include the San Gabriel Mountains, located to the southwest. The Proposed Project consists of a limited number of trailers and vehicle parking, none of the proposed uses would be tall enough to impede views from SR 14 of the San Gabriel Mountains from the SR 14. This is due to the parcel's location below the SR 14 roadbed and the

low-rise nature of the proposed buildings and maintenance yard. Due to the limited amount of construction and the temporary nature of construction, as well as the location below the SR 14, construction and operation impacts related to scenic resources would be less than significant. As such, the Proposed Project would not significantly impact on any scenic vistas within the viewshed of the Project Site. As such, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

(b) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to substantially damaging scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR identified no State scenic highways as visible from the Approved Project Site. The 2018 Dockweiler FEIR also concluded that no impacts to scenic resources within a state scenic highway would occur.

Proposed Project

The closest designated State scenic highway to 15601 Norland Drive is State Route 2 (SR-2), located approximately 18 miles to the east. Due to the distance between this scenic route and the Project Site, as well as the proposed maintenance yard location's overall flat topography, the Proposed Project would result in no impact on scenic highways. As such, the Proposed Project would not result in new or greater impacts in relation to scenic resources within a state scenic highway. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

(c) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to: In non-urbanized areas, substantially degrading the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). In an urbanized area, project conflict with applicable zoning and other regulations governing scenic quality?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined that the Approved Project result in less than significant impacts with respect to views of existing ridgelines with the application of mitigation measures, which are identified in the 2018 Dockweiler FEIR as a prominent natural feature and a scenic resource. However, visual character would temporarily be adversely impacted due to the visibility of construction materials associated with the Approved Project (i.e., stockpiles of debris and soil, building materials and construction equipment). Implementation of **Mitigation Measure 4.1-1** would require the contractor to erect screening materials to effectively block the line of sight of unsightly stockpiles of construction debris and soil from sensitive viewers. As such, impacts were found to be less than significant with mitigation.

Proposed Project

Impacts to scenic vistas under CEQA occur when a project impacts a scenic vista from a publicly available viewing location, such as a roadway. The San Gabriel Mountains are located southwest from 15601 Norland Drive and are visible from SR-14. As stated above, the Proposed Project consist of a limited number of trailers and vehicle parking, none of the proposed uses would be tall enough to impede views of the San Gabriel Mountains from the SR-14 freeway. Further, the overall visual character of the Norland Drive site is one of disturbed vegetation, as is evidenced both on and around the area. Surrounding uses are similarly disturbed. More urbanized uses are located to the north (approximately 400 feet north of the SR 14 Freeway) and east, across the Norland Drive cul-de-sac. The addition of the new uses would not conflict with surrounding uses but would generally be a continuation of such uses. During construction, most activity would be shielded from view due to the elevation changes and therefore, there would be no need for additional screening such as was required for the Approved Project. Therefore, impacts related to visual

quality would be less than significant. As such, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

(d) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to creating a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined that the Approved Project would introduce nighttime lighting to the vicinity and would be expected to slightly increase ambient lighting in the area. However, compliance with the design standards and requirements established in the Santa Clarita Municipal Code Section 17.51.050 would mitigate lighting impacts to a less than significant level.

Proposed Project

Construction activities associated with the Proposed Project may introduce new night-time lighting for nighttime construction. However, nighttime light or glare spillover to sensitive uses would not occur due to the existing topography and distance to nearest off site uses (i.e., 400 feet). During operation, maintenance yard would be active during the day due to the type of use and any use during the evenings would be limited as the workers hours are generally 7:00 AM to 3:00 PM. In some cases, the maintenance yard may be utilized at night, but such instances would be rare. As such, the Proposed Project would not create a new source of substantial light or glare. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

B. AGRICULTURAL AND FOREST RESOURCES

The potential for the Proposed Project to result in new or substantially more adverse significant impacts to agricultural and forest resources was evaluated in relation to the 2018 Dockweiler FEIR and five questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to any of the following:		
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? (d) Result in the loss of forest land or conversion of forest land to non-forest use? (e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR concluded no impacts to agricultural and forestry resources as there are no such resources in the vicinity. The Approved Project is zoned for a mix of commercial and residential use. There is no farmland, timberland or forest land located in the vicinity. The Approved Project location did not contain farmland or agricultural uses, nor are any such lands located within close proximity to the site such that the project could potentially create indirect impacts.

Proposed Project

There are no agricultural or forestry resources within the Project Site or its vicinity. The Norland Drive site is zoned Open Space (OS) by the County of Los Angeles¹² and identified as 'Other Land' by the California Department of Conservation, which is defined as

"land that is not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies

¹² County of Los Angeles, "Z-Net Zoning Map." Available online at: <https://lacounty.maps.arcgis.com/apps/webappviewer/index.html?id=7700eea9d54d46b18efb615f86cba25c>, accessed August 9, 2024.

smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.”¹³

As such, the Proposed Project would have no impact on Agricultural and Forestry Resources. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

C. AIR QUALITY

Air quality impacts of the Proposed Project were evaluated with regard to the 2018 Dockweiler FEIR. The potential for the Proposed Project to result in new or substantially more adverse significant impacts to air quality than analyzed in the 2018 FEIR was evaluated in relation to four questions recommended for consideration by the *State CEQA Guidelines*.

(a) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to conflict with or the potential to obstruct implementation of the applicable air quality plan?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined the Approved Project would not exceed the SCAQMD’s significance thresholds for regional construction emissions and thus would not increase the frequency or severity of existing air quality violations or cause or contribute to new air quality violations within the Basin. The Approved Project is consistent with the AQMP and would not interfere with attainment of air quality levels identified in the AQMP. The Approved Project would help reduce congestion and vehicles per miles travelled by providing sidewalks and bicycle lanes and by providing direct access from the residential area and the Master’s University area to the Jan Heidt Newhall Metrolink Station and Old Town Newhall. The Approved Project encourages alternative modes of transportation other than motor vehicles and would be consistent with the goals and objectives of the AQMP to reduce vehicle emissions throughout the Basin.

¹³ California Department of Conservation, “Important Farmland Categories.” Available online at: <https://www.conservation.ca.gov/dlrp/fmmp/Pages/Important-Farmland-Categories.aspx>, accessed August 9, 2024.

Proposed Project

The Proposed Project would be within the assumptions made in the 2018 Dockweiler FEIR and would not contribute to a significant impact with respect to the AQMP. The Proposed Project would relocate the existing maintenance yard located at 22234 Placerita Canyon Road to 15601 Norland Drive due to roadway improvements in the vicinity of the current maintenance yard. The Proposed Project would carry out the same operations that are taking place at the Placerita maintenance yard and implement those operations in at 15601 Norland Drive. No new or expanded use would occur. Therefore, Proposed Project impacts related to consistency with the AQMP are less than significant and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

(b) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the potential to result in a cumulatively considerable net increase of any criteria pollutant for which the project region air basin is non-attainment under an applicable federal or state ambient air quality standard?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

Construction

As discussed in the 2018 Dockweiler FEIR, construction of the Original Project would occur over an approximate 12-month timeframe and would involve clearing, grading, excavation, trenching, and asphalt paving. Construction would require 4,990 cubic yards (cy) of cut, 2,760 cy of fill, and 2,230 cy of soil export associated with grading and excavation. During construction, on-site stationary sources, heavy-duty construction vehicles, construction worker vehicles, and energy use would generate emissions. Additionally, grading, excavation, and other construction activities on the Project Site would generate fugitive dust emissions. Construction activities and their associated air quality impacts would be short-term in nature and limited only to the period when construction activity is actively taking place on the Project Site. The Project Site under the Original Project would be approximately 5 acres in size and consist of natural land area. For purposes of the analysis, it was assumed that a maximum of approximately 2 acres would be disturbed daily during the development of the Approved Project. Clearing and grubbing of the area was expected to begin in December of 2019 and last through the end of 2020. Like the Original Project, construction of the Approved Project would occur over an approximately 12-month timeframe and would

involve clearing, grading, excavation, trenching, and asphalt paving. As discussed in the 2018 Dockweiler FEIR, the Approved Project's construction emissions would be similar to the emissions generated under the Original Project (see Section 4.2, Air Quality, and Section 6.4, Alternative 2, of the 2018 Dockweiler FEIR) but slightly reduced as the Approved Project would involve less mass grading. The increased emissions associated with the Arch Street to 13th Street improvements would be offset by the avoidance of grading associated with the Dockweiler to Lyons connection. As the Original Project emissions would be below South Coast Air Quality Managements District's (SCAQMD's) significance thresholds for all criteria pollutants, the Approved Project's regional construction air quality emissions were also found to be less than significant.

Operation

A CO hotspot analysis was conducted for the Original Project, which includes the roadway extension of Lyons Avenue to Dockweiler Drive and the closure of the railroad crossing and vehicular access at the intersection of 13th and Railroad Avenue. As discussed in Section 4.2 Air Quality, of the EIR, modeling of future CO concentrations from the intersections in the study area was based on projected traffic volumes from the intersections contained in the Original Project Traffic Study. Interim year 2019 with-project conditions CO concentrations were calculated for peak hour traffic volumes for those intersections that are anticipated to operate at LOS D or worse, based on the traffic analysis for the Project (see Section 4.9, Transportation and Traffic of the EIR). Background (existing) ambient CO concentrations were also factored into the analysis. The results of these CO Hotspot concentration calculations are presented in Section 4.2 Air Quality, Table 4.2-11, Existing Conditions Plus Project (2019) Carbon Monoxide Concentrations, of the EIR. As shown in Table 4.2-11, the screening calculations predict that, under worst case conditions, future carbon monoxide (CO) concentrations at each intersection would not exceed the state 1-hour and 8-hour standards with or without the development of the Original Project. Although the Approved Project would not directly generate any new vehicle trips, it would result in changes to the traffic circulation in the vicinity and would alter the average daily traffic volumes and peak hour traffic volumes at local intersections. As the Approved Project is within the same envelope as the Original Project, it was found that, under worst-case conditions, future CO concentrations at each intersection would not exceed the state 1-hour and 8-hour standards with or without the development of the Project. Therefore, no significant project-related impact would occur relative to future carbon monoxide concentrations of the Approved Project. The Approved Project was found to have a less than significant impact with respect to this criterion.

Proposed Project

Construction

Similar to the assumptions in the 2018 Dockweiler FEIR (see above), the Proposed Project involves the same basic phases of construction and conventional construction equipment would be used, such as excavators, backhoes, and both light- and heavy-duty trucks. The Proposed Project generally requires less daily and total construction activity and associated equipment. As such, the daily construction emissions from the establishment of the new maintenance yard at Norland Drive would be less than those disclosed for the Approved Project and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

Operation

The Proposed Project would not increase the number of trips compared to existing conditions at the Placerita maintenance yard. Given that the operations from the Placerita maintenance yard would simply be relocated to a new location, it is reasonable to assume that the operational emissions generated would be comparable to the Placerita maintenance yard. Therefore, no mitigation would be required and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

(c) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the potential to expose sensitive receptors to substantial pollutant concentrations?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

Construction

The Approved Project would result in significant localized air emissions in close proximity to residential land uses within 100 meters (328 feet) of the Approved Project Site on a temporary and intermittent basis during construction. Localized NO_x and CO emissions would be below the significance thresholds at all sensitive receptor locations. However, localized thresholds would be exceeded for PM₁₀ and PM_{2.5} emissions at two locations: (1) the single-family residential land uses located immediately north of the Approved Project Site (within a proximity of 100 meters) and (2) the residential land uses within 100 meters

south of the Approved Project Site in the vicinity of Market Street and Race Street (see Section 4.2 Air Quality, Table 4.2-10, of the 2018 Dockweiler FEIR). Localized emissions would be below the stated thresholds for any land use located further than 100 meters from the Approved Project Site. Therefore, notwithstanding implementation of **Mitigation Measures 4.2-1** through **4.2-4**, which require best management practices to minimize construction-related emissions, localized air quality impacts resulting from construction activities would be considered significant and unavoidable.

Operation

Localized operational emissions were not discussed in the 2018 Dockweiler FEIR, however operational emissions on a regional level were determined to be less than significant.

Proposed Project

Construction

Similar to the assumptions in the 2018 Dockweiler FEIR, the Proposed Project involves the same basic phases of construction and conventional construction equipment would be used, such as excavators, backhoes, and both light- and heavy-duty trucks. However, the Proposed Project generally requires less daily and total construction activity and associated equipment; the Proposed Project seeks to relocate the Placerita maintenance yard to a new location as opposed to the parameters of the Approved Project, which includes street and railroad improvements over a larger acreage. Only minor construction trips would occur as a result of moving and placement of trailer, grading and minor clearing. The emissions associated with construction would be well within the parameters of the Approved Project which requires earthmoving and paving. As such, the localized daily construction emissions from the establishment of the new maintenance yard would be less than those disclosed for the Approved Project.

Furthermore, as stated above, the 2018 Dockweiler FEIR determined that localized emissions would be below the thresholds for any land use located more than 100 meters (328 feet) away from the Approved Project Site. The closest sensitive receptors to 15601 Norland Drive are more than 400 feet to the north. Given the distance to the closest air quality sensitive receptor exceeds 100 meters, the Proposed Project would not exceed localized thresholds. As such, localized air quality construction impacts under the Proposed Project would be less than significant without mitigation, and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

Operation

Implementation of the Proposed Project would result in the relocation of the current maintenance yard located at 22234 Placerita Canyon Road to 15601 Norland Drive. No new operational activities are being

proposed compared to the existing operations. Consistent with the 2018 Dockweiler FEIR, impacts on local receptors from operation of the Proposed Project would be less than significant and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

(d) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to creating objectionable odors affecting a substantial number of people?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 FEIR acknowledges that a significant impact may occur if objectionable odors occur that would adversely impact sensitive receptors but does not make a determination if the Approved Project would result in objectionable odors. Despite this, it is reasonable to assume that construction associated with the Approved Project would be required to comply with California Code of Regulations (CCR), Title 13, sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment. With respect to operation, uses that are typically considered by the SCAQMD to be a source of odor complaints (agriculture uses, food processing and chemical plants, composting refineries, landfills and other uses) are not proposed and therefore impacts are deemed to be less than significant.

Proposed Project

The Proposed Project would not result in unusual or objectionable odors. Clearing and grading of the site would involve equipment that can produce discernible odors typical of most construction sites. In addition, paving and the application of paints and coatings can also be a source of discernible odors. The construction of the Proposed Project would be subject to regulations established in CCR Title 13, sections 2449(d)(3) and 2485 as well as SCAQMD rules and regulations, such as Rule 1113. Any temporary odors would be typical in an urban environment and would be short-term in nature. Therefore, like the Approved Project, they would not be considered a significant environmental impact and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

D. BIOLOGICAL RESOURCES

The potential for the Proposed Project to result in new or substantially more adverse significant impacts to biological resources than analyzed in the 2018 Dockweiler FEIR was evaluated in relation to the six questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service (USFWS)?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR involves a roadway expansion as described above. As part of the Approved Project, the 2018 Dockweiler FEIR identified the potential for project-related activities associated with site preparation and construction to result in the direct loss of individuals of one special status wildlife species (the silvery legless lizard) and of active nests or the abandonment of active nests by adult birds should grading occur during nesting season. The loss of a California species of special concern and active bird nests was determined to be significant without mitigation. The 2018 Dockweiler EIR also identified the loss of 2.32 acres of habitat and determined that due to its proximity to adjacent developed areas, combined with its small size (2.32 acres), the lack of sensitive plant communities, the lack of structure for wildlife, and high percentage of invasive and non-native plant species generally associated with disturbed areas, impacts associated with the loss of 2.32 acres of vegetation present on-site was considered less than significant. Implementation of **Mitigation Measures 4.3-1** through **4.3-2**, **4.3-4**, **4.3-6** and **4.3-7** would reduce impacts to sensitive species to a less than significant level. These measures require preconstruction surveys (MM 4.3-1), compliance with the MBTA (MM4.3-2), and use of a qualified biologist to monitor construction (MM 4.3-4)

Proposed Project

As described in the Project Description, 15601 Norland Drive is not within the area analyzed by the 2018 Dockweiler FEIR and is primarily comprised of disturbed habitat and sparse vegetation. As such, a biological resources assessment was prepared to assess the potential for special status species or habitat to occur. The assessment is provided in **Appendix A** of this Addendum. The findings indicate there is no suitable habitat for special status plant species and no special status plants were observed during field observations. However, three special status wildlife taxa were determined to have moderate potential for occurrence in the Study Area:¹⁴

1. California Gnatcatcher (*Poliophtila californica californica*) prefer to inhabit Sagebrush communities with nesting habitat in the form of scrub species taller than three feet in height. Suitable habitat is found within the Project site as Sage (*Salvia ssp.*) were detected but at low densities. No individuals were detected during the survey.
2. Arroyo Toad (*Anaxyrus californicus*) require slow moving, narrow, and shallow aquatic habitat with nearby upland areas for burrowing. The Santa Clara River provides suitable habitat for this species especially during rain events.
3. Western Spadefoot (*Spea hammondi*) inhabit areas where they can burrow to hide against predators and have water sources for breeding. The western spadefoot becomes active for a short period between October and March.

Four special status wildlife taxa were determined to have low potential for occurrence in the Study Area:

1. Least Bell's vireo (*Vireo bellii pusillus*) occur in riparian areas with dense vegetation cover and trees for nesting. The Project Site is unlikely to support this species due to the lack of riparian habitat present.
2. Southwestern pond turtle (*Actinemys pallida*) occupy riparian habitat with slow moving waters with dense vegetation for foraging and hiding from predators. There is low potential for the Project Site to support this species due to the long distance an individual would have to travel from the perennial stream.
3. Monarch Butterfly (*Danaus Plexippus*) utilize milkweed (*Asclepias ssp.*) as a host plant. The site survey was conducted in May 2024 which is outside of the appropriate time to survey for the plant.

¹⁴ The Study Area for the Biological Resources Assessment is the parcel located at 15601 Norland Drive and a 500-foot buffer.

4. Crotch's Bumble Bee (*Bombus crotchii*) inhabit largely undisturbed habitat where there is sufficient flower production by plants and can utilize burrows for nesting sites. Outside of nesting season the species will burrow underground to hide from predators and rest. The study area is unlikely to host this species as the density of flowering species is low.

The Biological Resources Assessment determined no impacts to special status species or habitat are expected to result from implementation of the Proposed Project. The Norland Drive location has already been disturbed and provides little to no habitat for wildlife with the exception of shrub nesting birds along Norland Drive. Raptors may utilize the open area for hunting lizards and small rodents, but no trees are tall enough to support nesting raptors. Vegetation along Norland Drive may be too dense for burrowing and ground nesting species, but this vegetation does provide refuge for small mammals and reptiles. No burrows were found on the vacant lot of the proposed maintenance yard but soils along the eastern half of the lot may be suitable for burrowing species.¹⁵

However, because there is low potential for four species and moderate potential for three species to occur, similar to the Approved Project, preconstruction surveys are necessary. The Santa Clarita Valley Area Plan, as described above, covers a broad area of both County and City jurisdiction, including the proposed maintenance yard site. Potentially significant impacts associated with the Santa Clarita Valley Area Plan include those relating to special-status species and sensitive communities; specifically, previously adopted OVOV mitigation measures **MM 3.7-1** through **3.7-2** reduce potential impacts related to special status species. **MM 3.7-1** requires preparation of biological site survey reports prepared by a qualified biological consultant for proposed projects. **MM 3.7-2** addresses direct mortality of special-status species through construction activities. As discussed above, the Dockweiler EIR also identified impacts to special status species that would require mitigation. Dockweiler EIR Mitigation Measure **MM 4.3-4** includes guidelines related to construction when biological resources are present.

As discussed above, mitigation measures included in the 2011 OVOV FEIR and 2018 Dockweiler FEIR, are required for the Proposed Project. With implementation of required mitigation, impacts associated with habitat modifications and any species identified as a candidate, sensitive, or special status would be less than significant. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

¹⁵ Bargas Environmental, *Placerita Maintenance Yard Project Biological Resources Assessment*, May 2024.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler EIR did not identify any riparian habitat. Two jurisdictional features were determined to occur within the Project Site and area: Newhall Creek and a small ephemeral drainage that is a tributary to Newhall Creek. Both fall under the jurisdiction of the CDFW. Although these jurisdictional features do not support riparian vegetation or sensitive wetland resources, **Mitigation Measure 4.3-3** was identified to reduce impacts to jurisdictional waters to less than significant.

Proposed Project

The Project results from the approved Dockweiler project. Although the Norland Drive location is not within the Dockweiler EIR project area, it is located within the Santa Clarita Valley Area Plan area. The Norland drive location is vacant with disturbed vegetation. As described under impact (a) above, there is low potential for riparian species to occur on the site due to the lack of riparian habitat.¹⁶ Nonetheless, the Proposed Project would comply with previously adopted **Mitigation Measures MM 3.7-1** through **3.7-2** reduce potential impacts related to special status species. **MM 3.7-1** requires preparation of biological site survey reports by a qualified biological consultant for proposed projects. **MM 3.7-2** addresses direct mortality of special-status species through construction activities. Dockweiler Mitigation Measure **MM 4.3-4** includes guidelines related to construction when biological resources are present.

Therefore, implementation of the Project would not have a substantial adverse effect on any riparian or sensitive natural communities identified by regional plans, policies, regulations, or California Department of Fish and Game or U.S. Fish and Wildlife Service. There would be no new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

¹⁶ Bargas Environmental, *Placerita Maintenance Yard Project Biological Resources Assessment*, May 2024.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

As part of the Approved Project, the 2018 Dockweiler FEIR identified the potential for both temporary and permanent impacts to areas of the Newhall Creek and its associated tributary and are classified as “riverine and relatively permanent water, with continuous flow at least seasonally” and as such are under CDFW jurisdiction. Without consultation and a formal agreement with CDFW, such impacts would be in violation of the Fish and Game Code and considered a significant impact. Without mitigation, the project would result in potentially significant impacts to CDFW jurisdictional resources (i.e., Newhall Creek and its associated tributary). **Mitigation Measure 4.3-3** was determined to reduce impacts to jurisdictional resources to a less than significant level.

Proposed Project

According to the BRA (see **Appendix A**) there are no aquatic, wetland, or riparian habitat, or other sensitive natural communities on the Norland Drive location and no signatures of wetlands were present on the site during the site visit.¹⁷ The 2018 Dockweiler FEIR identifies mitigation measure **MM 4.3-3** which relates to development in Newhall Creek, a jurisdictional water. The OVOV FEIR determined that protection of sensitive wetland and woodland habitats, state- and federally listed species habitats, and habitats within SEAs and along the Santa Clara River and its tributaries (**Policies CO 3.2.1, 3.2.2, 3.2.3, and 3.2.4, 3.3.1**) would help to protect wetland habitats within the Santa Clarita Valley Area Plan Area. The Proposed Project would be in compliance with the above policies. Therefore, impacts related to adverse effects on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means were determined to be less than significant. The Proposed

¹⁷ Bargas Environmental, Placerita Maintenance Yard Project Biological Resources Assessment, May 2024. See **Appendix A**.

Project would comply with OVOV policies and applicable Dockweiler mitigation measures. As such, implementation of the Proposed Project would not cause a significant impact to potentially environmentally sensitive jurisdictional wetlands. Therefore, there would be no new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined direct loss of active nests or the abandonment of active nests by adult birds should grading occur during nesting season would be a significant impact. The loss of California species active bird nests was determined to be significant without mitigation. Implementation of **Mitigation Measure 4.3-2** would reduce impacts by requiring the Project to comply with all measures outlined in the Migratory Bird Treaty Act. As such, impacts to nesting birds would be less than significant.

The 2018 Dockweiler FEIR also determined that the Approved Project Site provides passage through developed areas between the Santa Clarita River and the Angeles National Forest to the southeast and is considered a part of a wildlife movement or migration corridor. To limit impacts to wildlife movement, mitigation was required. With mitigation, the Approved Project would not result in any barrier to wildlife movement and would serve to protect Newhall Creek as a functioning wildlife movement corridor. Therefore, the 2018 Dockweiler FEIR determined the Approved Project would not result in significant impacts to wildlife movement.

Proposed Project

As previously discussed, the Norland Drive site is relatively flat, but the Santa Clara River and Santa Clarita City discharge channel are located immediately outside the site boundary.

Implementation of the Proposed Project would not have a direct impact on the movement of wildlife. Construction noise may temporarily deter movement from the adjacent Santa Clara River, but construction would be limited to daylight hours and wildlife would not be disturbed during the times they typically travel (dawn, dusk, and night). Few trees are located within the proposed maintenance yard site, which limits the opportunities for birds to nest. However, some shrub or ground nesting species might find suitable nesting locations at the far west end of Norland Drive where the vegetation is dominated by Common Sagebrush (*Artemisia tridentata*). All nesting birds and their eggs are protected by the Migratory Bird Treaty Act. Compliance with the MBTA is required under Dockweiler **Mitigation Measure MM 4.3-2** and would reduce any potential impacts to less than significant. Therefore, implementation of the Proposed Project would not have the potential to interfere with the movement of wildlife or impact wildlife nursery sites. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (e) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined the Approved Project would adhere to all local policies and ordinances protecting biological resources, such as tree preservation policy or ordinance. Therefore, impacts were found to be less than significant.

Proposed Project

The Norland Drive site is vacant within a relatively undeveloped area. Land uses in the surrounding area include Public Facilities (SR 14), Light Industrial (a public storage facility), Open Space, and the Santa Clara River. There are no protected tree species and no trees are anticipated to be removed as part of the Proposed Project. As such, impacts related to protected trees would be less than significant. Therefore, there would be no new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (f) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined the Approved Project would adhere to all provisions of an adopted Habitat Conservation plan, Natural Community Conservation plan, or other approved local, regional, or State Habitat Conservation plan. Because the Approved Project is not within the purview of an adopted Habitat Conservation Plan, Natural Community Conservation plan, or other approved local, regional, or State Habitat Conservation Plan, impacts were determined to be less than significant.

Proposed Project

The County created the Significant Ecological Areas (SEA) Program to officially identify areas within Los Angeles County that contain irreplaceable biological resources. The SEA Program seeks to conserve genetic and physical diversity within the County by designating biological resource areas that are capable of sustaining themselves into the future. The Norland Drive site is within an SEA.¹⁸

SEAs are not “preserves,” and limited development is allowed within these designated areas. However, in order to conserve important biological resources, land-intensive development in SEAs within County areas requires approval of a Conditional Use Permit and an additional level of review by the SEA Technical Advisory Committee. However, these conditions are not applicable to the Proposed Project as it is both an allowed use within the zone and would not create a land intensive use. Rather, any improvements would be minor in the form of temporary modular buildings and minor clearing. Further, the Proposed Project is incorporating all applicable mitigation measures from both the 2018 Dockweiler FEIR and the 2011 OVOV FEIR.

¹⁸ Los Angeles County, “Significant Ecological Areas.” Available online at: <https://egis-lacounty.hub.arcgis.com/datasets/lacounty::significant-ecological-area-sea/explore?location=34.052222%2C-118.303350%2C8.11>, accessed August 20, 2024.

In addition, the Proposed Project is required to be designed to be compatible with biological resources, maintain watercourses and water bodies in a natural state, maintain wildlife corridors, preserve adequate buffer areas or barriers between development and natural resources, and ensure that roads and utilities are designed to mitigate impacts to biological resources. Adherence to the mitigation measures included in the 2011 OVOV FEIR and 2018 Dockweiler FEIR would accomplish these requirements.

As such, implementation of the Project would not conflict with any conservation plans. Therefore, there would be no new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

E. CULTURAL RESOURCES

The potential for the Proposed Project to result in new or substantially more adverse significant impacts to cultural resources was evaluated in relation to the 2018 Dockweiler FEIR and three questions recommended for consideration by the *State CEQA Guidelines*.

(a) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to causing a substantial adverse change in the significance of a historical resource as defined in §15064.5?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

Cultural and Historic Resources

No cultural or historic habitable structures are located on-site, and as such, the Approved Project would not have the potential to adversely impact any historic or cultural resources.

Proposed Project

The Norland Drive site is currently undeveloped with no structures and does not contain any known historic resources. Therefore, no impacts would occur, and there would be no new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (c) Disturb any human remains, including those interred outside of formal cemeteries?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

Archeological Resources and Human Remains

No known archeological sites are identified within the Project Site for the Approved Project. However, construction-related earthwork activities may result in the accidental discovery of prehistoric or historic archaeological resources or Native American burial sites. Implementation of **Mitigation Measure 4.4-1**, which would ensure the preservation, conservation, or relocation in the event any resources are discovered during construction-related earthwork activities, would reduce impacts to a less than significant level.

Proposed Project

The Norland Drive site is currently undeveloped and does not contain any structures. Although limited, like the 2018 Dockweiler FEIR, construction-related earthwork during development of the Proposed Project has potential to encounter prehistoric or historic archeological resources and or Native American burial sites. Consistent with the 2018 Dockweiler FEIR, implementation of **Mitigation Measure 4.4-1**, would be necessary to ensure that impacts to these cultural and tribal resources remain less than significant. Therefore, there would be no new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

F. ENERGY

As part of the 2018 *State CEQA Guidelines* updates, new Energy checklist questions were added that require lead agencies to determine a project's demand on electricity, natural gas, and transportation energy. Subsequent to the adoption of the 2018 Dockweiler FEIR, the *State CEQA Guidelines* have been amended to require lead agencies to determine a project's potential impacts to energy conservation and resources. The potential for the Proposed Project to result in new or substantially more adverse significant impacts related to Energy were evaluated in relation to two questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		
(b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Proposed Project

The California Green Building Standards Code (CALGreen Code) establishes mandatory measures for new non-residential buildings, which includes requirements for energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality. Although minimal construction is proposed, any and all construction would comply with or exceed the applicable provisions of the Title 24 Building Standards Code and the California Green Building Standards in effect at the time of building permit issuance. Transportation fuels are utilized for necessary on-site activities and off-site transportation associated with facility employees traveling to and from the site. Operation of the Proposed Project would utilize energy in the same capacity as the Placerita maintenance yard. The amount of energy used would not represent a substantial fraction of the available energy supply in terms of equipment and transportation fuels. As a result, impacts related to energy conservation and resources would be less than significant and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

G. GEOLOGY AND SOILS

Impacts with respect to geology and soils of the Proposed Project were evaluated with regard to the 2018 Dockweiler FEIR and adopted mitigation measures. The potential for the Proposed Project to result in new or substantially more adverse significant impacts to geology and soils was evaluated in relation to eight questions recommended for consideration by the *State CEQA Guidelines*.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:	
(a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:	
i)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.
ii)	Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of liquefaction? iv) Landslides as delineated on the most recent Seismic Hazards Zones Map issued by the State Geologist for the area or based on other substantial evidence of known areas of landslides?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined the potential for earthquake-induced slope failure at the Approved Project Site is considered low provided that future geologic and geotechnical evaluations and recommendations for slope stability are incorporated into design and construction of the Approved Project. The 2018 Dockweiler FEIR also determined that the Approved Project Site is not susceptible to liquefaction-related hazards. As concluded in the Final EIR, the implementation of **Mitigation Measure 4.5-1** and **4.5-2** would ensure that potential impacts associated with geotechnical stability would be reduced to a less than significant level.

Proposed Project

The Proposed Project is not located within an Alquist-Priolo Earthquake Fault Zone.¹⁹ Additionally, the Norland Drive site is relatively flat and is not located within an identified landslide zone.²⁰ However, the Norland Drive site is located within an area that is susceptible to liquefaction hazards.²¹ Similar to the Approved Project, the Proposed Project would implement **Mitigation Measure 4.5-1** and **4.5-2** would ensure that potential impacts associated with geotechnical stability would be reduced by requiring compliance with the County and State Building Codes and shall adhere to all modern earthquake standards. Therefore, there would be no new or greater impacts than those identified in the 2018 FEIR.

¹⁹ California State Geoportal, "CGS Seismic Hazards Program: Alquist-Priolo Fault Hazard Zones." Available online at: <https://gis.data.ca.gov/maps/ee92a5f9f4ee4ec5aa731d3245ed9f53/explore?location=34.403995%2C-118.532893%2C11.52>, accessed August 28, 2024.

²⁰ California Department of Conservation, "Landslide Inventory." Available online at: <https://maps.conservation.ca.gov/cgs/lsl/>, accessed August 28, 2024.

²¹ California State Geoportal, "CGS Seismic Hazards Program: Liquefaction Zones." Available online at: https://gis.data.ca.gov/datasets/b70a766a60ad4c0688babdd47497dbad_0/explore, accessed August 28, 2024.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(b) Result in substantial soil erosion or the loss of topsoil?		
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed ordinance, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		
(d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR outlined specific recommendations for design and construction would address soil stability, including: hydro-compression, expansive soils, rippability, the handling of oversized material, soil corrosivity, shirking and bulking of materials, and the handling of the need for retaining wall. As concluded in the Final EIR, the implementation of **Mitigation Measure 4.5-1** and **4.5-2** would ensure that potential impacts associated with geotechnical stability and earthwork would be reduced to a less than significant level.

Proposed Project

The Proposed Project would not result in the exacerbation of any substantial adverse effects related to earthquake/seismic shaking, ground failure or result in the substantial erosion or loss of topsoil. According to USGS, the site geology is currently composed of Miocene non marine rock.²² As with the Approved Project, the Proposed Project would include implementation of the 2018 Dockweiler FEIR **Mitigation Measure 4.5-1** ensuring that the Proposed Project shall be designed and constructed in accordance with the County and State Building Codes and shall adhere to all modern earthquake standards. Therefore, there would be no new or greater impacts than those identified in the 2018 FEIR.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:

²² California Department of Conservation, "Geologic Map of California." Available online at: <https://maps.conservation.ca.gov/cgs/>, accessed August 6, 2024.

(f) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

As discussed in the 2018 Dockweiler FEIR, while it is possible that fossilized materials may be discovered during site preparation and construction, specifically grading and excavation activities, precautionary measures set forth in **Mitigation Measure 4.4-2** would reduce any potential adverse impacts related to the discovery of paleontological resources during construction-related earthwork activities to a less than significant level.

Proposed Project

Consistent with the analysis and conclusions of the 2018 Dockweiler FEIR, **Mitigation Measure 4.4-2** would continue to reduce impacts related to the destruction of unique paleontological resources or unique geologic features below the level of significance; there would be no new or greater impacts than those identified in the 2018 FEIR.

H. GREENHOUSE GAS EMISSIONS

Greenhouse gas emissions associated with the Proposed Project were evaluated based on a review of the 2018 Dockweiler FEIR.

The potential for the Proposed Project to result in new or substantially more adverse significant impacts related to greenhouse gas emissions was evaluated in relation to two questions recommended for consideration by the *State CEQA Guidelines*.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment		
(b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined there was no evidence that the Approved Project would cause significant environmental impact in regard to greenhouse gas emissions.

Proposed Project

The Proposed Project would relocate the existing maintenance yard located at 22234 Placerita Canyon Road to 15601 Norland Drive. Operations of the Placerita maintenance yard would take place at a new location; no new or expanded operations are proposed with the Proposed Project. Like the determination of the 2018 Dockweiler FEIR, the Proposed Project is consistent with the applicable General Plan and would not require a zone change or General Plan amendment. As such, the Proposed Project would not have the potential to generate substantive GHG emissions and would not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. There would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

I. HAZARDS AND HAZARDOUS MATERIALS

Hazards and hazardous materials of the Proposed Project were evaluated based on a review of the studies included in the 2018 Dockweiler FEIR. Impacts were evaluated and compared to impacts identified in the 2018 Dockweiler FEIR and the required mitigation measures. Hazardous waste can pose a potential or substantial hazard to human health or the environment when improperly managed. Designated hazardous waste possesses at least one of four defined characteristics—ignitability, corrosivity, reactivity, or toxicity—or appears on special U.S. Environmental Protection Agency lists. The potential for the Proposed Project to result in new or substantially more adverse significant impacts related to hazards and hazardous materials was evaluated in relation to eight questions recommended for consideration by the *State CEQA Guidelines*.

The 2018 Dockweiler FEIR addressed the Approved Project's impacts related to Hazards and Hazardous Materials in Section 5.1, Impacts Determined to be Less Than Significant, and in Appendix A, Notice of Preparation and CEQA Initial Study Checklist (July 2013). Although each impact was not specifically addressed, impacts as they pertain to Hazards and Hazardous Materials were found to collectively be less than significant, with some impact questions addressed and some left unaddressed.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler EIR determined that the Approved Project would not require the transport, use, or disposal of potentially hazardous materials. Additionally, the 2018 Dockweiler EIR did not identify any properties within or immediately adjacent to the Approved Project Site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, impacts were found to be less than significant.

Proposed Project

No identified Envirostor hazardous waste or cleanup sites pursuant to Government Code Section 65962.5 have been identified on 15601 Norland Drive.²³ Therefore, the site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. However, the Norland Drive site does exhibit evidence of previous disturbance supported by an old asphalt. A Phase II Environmental Site Assessment (ESA) prepared as part of the County's due diligence efforts (see **Appendix B**) indicates dumping of construction debris including asphalt, wood, bricks, concrete, household trash, etc. on the site. Any construction activity would occur in accordance with County, State and federal requirements related

²³ California Environmental Protection Agency, "Cortese List Data Resources." Available online at: <https://calepa.ca.gov/sitecleanup/corteselist/>, accessed August 13, 2024.

to removal of hazardous materials. Therefore, no new or greater impacts would occur compared to the 2018 Dockweiler FEIR.

Limited amounts of some hazardous materials could be transported during the short-term construction phase of the Project and could expose construction workers and the general public (e.g., diesel, paints, solvents), vehicle fuel, and other hazardous materials. However, these uses would be typical of construction sites and would be similar to what would occur as part of the Approved Project. In the event of a release of hazardous material the Project would be required to notify the following State agencies under the following State statutes, respectively:

- Department of the California Highway Patrol: California Vehicle Code Section 23112.5;
- Office of Emergency Services and the California Public Utilities Commission: Public Utilities Code Section 7673, (PUC General Orders #22-B, 161);
- State Fire Marshal: Government Code Sections 51018
- Office Emergency Services: Water Codes Sections 13271, 13272; and
- Division of Occupational Safety and Health (Cal/OSHA): California Labor Code Section 6409.1 (b)10.

Compliance with these statutes would reduce the Proposed Project's impacts related to location on a hazardous waste site to less than significant. Therefore, no mitigation would be required and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

As previously stated, impacts related to Hazards and Hazardous Materials were generally assumed to be less than significant in the 2018 Dockweiler FEIR. However, the 2018 Dockweiler FEIR did not provide a specific analysis or conclude the Approved Project's impacts related to creating a significant hazard to the

public or the environment through reasonably foreseeable upset and accident conditions, nor were the Approved Project's impacts related to emitting hazards near schools analyzed.

Proposed Project

The closest existing school to the Norland Drive site is the Sulphur Springs Elementary School, located 0.8 miles to the southwest. There are no planned school projects within the vicinity of the Norland Drive site.²⁴ As such, the Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(e) Be located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the Project Area?		
(f) Be located within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the Project Area?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

As stated, impacts related to Hazards and Hazardous Materials were generalized in the 2018 Dockweiler FEIR. Accordingly, the 2018 Dockweiler FEIR did not provide a specific analysis or conclude the Approved Project's impacts related to a public or private airstrip. However, the 2018 Dockweiler FEIR did conclude that the Approved Project would not be two miles of a public airport or public use airport.

Proposed Project

Similar to the Approved Project analyzed in the 2018 Dockweiler FEIR, Norland Drive site is not near a public or private airstrip nor is it within an airport land use plan. Thus, the Proposed Project would have

²⁴ City of Santa Clarita, "Major Development Projects." Available online at: <https://santaclarita.gov/planning/major-development-projects/>, accessed August 14, 2024.

no impacts related to airport land use. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

Construction of the Approved Project involves buildout of a roadway extension that was identified in the City's Circulation Element of the General Plan. Thus, the Approved Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. As such, no impacts would occur.

Proposed Project

The Proposed Project would not impede existing emergency and evacuation plans. The Norland Drive site would be accessed by Norland Drive, which is not an identified emergency route in the County.²⁵ Further, emergency access to and from the Norland Drive site would adhere to all regulatory requirements of the County. Thus, the Proposed Project would not impair the implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

²⁵ Los Angeles County Public Works, "Disaster Route Maps (by City)." Available online at: <https://pw.lacounty.gov/dsg/DisasterRoutes/map/Santa%20Clarita.pdf>, accessed August 14, 2024.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (h) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

As stated, impacts related to Hazards and Hazardous Materials were generalized in the 2018 Dockweiler FEIR. Accordingly, the 2018 Dockweiler FEIR did not provide a specific analysis or conclude the Approved Project's impacts related to wildland fires.

Proposed Project

The Norland Drive site is within a Fire Hazard Severity Zone in a State Responsibility Area (FHSZ in SRA) categorized as 'Very High.'²⁶ As previously mentioned, other than minor repairs, no heavy vehicle maintenance, servicing, or refueling would take place. Therefore, no fuel storage tanks or vehicle maintenance bays that may require the storage and use of petroleum products and solvents will be included as part of the Proposed Project, making fire risks associated with the presence of petroleum-based fuels less than significant. Additionally, the Proposed Project would comply with the provisions of Title 32, Section 326, Activities in Wildfire Risk Areas, which includes Section 326.7, Fire Protection Facilities Required.²⁷ Section 326.7 establishes required fire protection facilities as well as conditions and/or limitations that are necessary to maintain reasonable fire safety, which includes but is not limited to the removal of dry grass and weeds from around buildings, along roadways, and automobile parking areas, providing adequate water supply, pumps, hydrants, and hoses, as well as including firebreaks as necessary to prevent a fire on the premises from spreading to adjacent brush or grass-covered areas.²⁸ Lastly, as best practice and as the

²⁶ Cal Fire, "Fire Hazard Severity Zone Viewer." Available online at: <https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>, accessed August 7, 2024

²⁷ County of Los Angeles, *County of Los Angeles Code: Title 32, Section 326 – Activities in Wildfire Risk Areas*. Available online at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT32FICO_326ACWIRIAR, accessed August 19, 2024.

²⁸ County of Los Angeles, *County of Los Angeles Code: Title 32, Section 326.7 – Fire Protection Facilities Required*. Available online at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT32FICO_326.7FIPRFARE, accessed August 19, 2024.

lead agency, the County would ensure that the Proposed Project would incorporate wildfire-reduction BMPs included in the LACDPW Construction Site BMPs Manual and adhere to the policies related to minimizing fire risks to existing and new land uses that were established in the Fire Hazard Planning and Technical Advisory published by the OPR.^{29,30} Compliance with regulations established in the County Code, the Fire Hazard Planning and Technical Advisory, and BMPs established in the LACDPW Construction BMPs Manual would ensure that implementation of the proposed Project would not expose people or structures to wild land fires. Impacts would be less than significant, and no new or greater impacts would occur.

J. HYDROLOGY AND WATER QUALITY

Hydrology and water quality impacts of the Proposed Project were evaluated in relation to the 2018 Dockweiler FEIR and required mitigation measures established in the 2011 OVOV FEIR. The potential for the Proposed Project to result in new or substantially more adverse significant impacts related to hydrology and water quality was evaluated in relation to 8 questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		
(b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?		
(c) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR found less than significant impacts with respect to violating water quality standards or waste discharge requirements. In accordance with NPDES requirements, the Project Applicant

²⁹ Los Angeles County Department of Public Works, *Construction Site Best Management Practices Manual*, August 2010. Available online at: <https://dpw.lacounty.gov/cons/specs/bmpmanual.pdf>, accessed August 19, 2024.

³⁰ Governor's Office of Planning and Research, *Fire Hazard Planning Technical Advisory*, 2022. Available online at: https://opr.ca.gov/docs/20220817-Fire_Hazard_Planning_TA.pdf, accessed August 19, 2024.

would be required to have a project-Specific Standard Urban Storm Water Mitigation Plan (SUSMP) in place during the operational life of the Approved Project to address the management of runoff from the proposed roadway extension. Implementation of the SUSMP ensures are reduction of impacts to water quality, making operations of the Project less than significant. However, the 2018 Dockweiler FEIR did not discuss the Approved Project's impacts on groundwater supplies, groundwater recharge, and consistency with the Basin's groundwater management plan or water quality control plan.

Proposed Project

With implementation of the adopted **Mitigation Measure 3.12-1** and **Mitigation Measures 3.12.-3** through **3.12-5** established in the 2011 OVOV FEIR to reduce impacts on hydrology and water quality and compliance with existing regulations, the Proposed Project would result in less than significant impacts with respect to violating any water quality standards or waste discharge requirements. These mitigation measures include prohibiting alterations of floodways and channelization and design standards for development within a riverine floodplain. The Proposed Project would entail both construction and operational elements. The clearing of the 15601 Norland Drive could contribute to erosion, sediment-laden runoff, discharge of non-storm water runoff, or other water quality-related events. All construction activities would include implementation of best management practices (BMPs) to reduce or eliminate non-storm discharges to the storm water system. Implementation of BMPs would result in meeting the water quality standards set forth by responsible agencies, and would address storm runoff quantity and flow rate, suspended solids (primarily from erosion), and contaminants such as phosphorus and hydrocarbons. BMPs from the County's Construction Site BMPs's Manual³¹ would be incorporated in accordance with the National Pollution Discharge Elimination System (NPDES permit issued to the County by the Regional Water Quality Control Board (RWQCB), the County Storm Water Management, and the County's General Plan. Since the currently Proposed Project would be operating at the same capacity as the current maintenance yard; impacts regarding a decrease in groundwater supplies and quality would be less than significant. Development of the replacement maintenance yard would not conflict with the County's Urban Water Management Plan or the Los Angeles Regional Water Quality Control Board's Basin Plan. The Proposed Project would not pose any new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

³¹ Los Angeles County Department of Public Works, *Construction Site Best Management Practices Manual*, August 2010. Available online at: <https://dpw.lacounty.gov/cons/specs/bmpmanual.pdf>, accessed August 19, 2024.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces in a manner which would:		
(i) result in substantial erosion or siltation on- or off-site?		
(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		
(iv) impede or redirect flood flows?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

Construction

During construction, sediment is typically the constituent of greatest potential concern. The 2018 Dockweiler FEIR states that development projects within the City of Santa Clarita are required to prepare and implement a SWPPP, in accordance with the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity and Land Disturbance Activities. The site-specific SWPPP would be prepared prior to earthwork activities and would be implemented and monitored for compliance during project construction activities. The SWPPP would include BMPs and erosion control measures to prevent pollution in storm water discharge.

Typical BMPs that could be used during construction include good-housekeeping practices (e.g., street sweeping, proper waste disposal, vehicle and equipment maintenance, concrete washout area, materials storage, minimization of hazardous materials, proper handling and storage of hazardous materials, etc.) and erosion/sediment control measures (e.g., silt fences, fiber rolls, gravel bags, storm water inlet protection, and soil stabilization measures, etc.). The SWPPP would be subject to review and approval by the City for compliance with the City's Stormwater and Urban Runoff Pollution Control and Section 10.04.070 of the City's Municipal Code. Additionally, all Approved Project construction activities would comply with the City's grading permit regulations, which require the implementation of grading and dust control measures, including a wet weather erosion control plan if construction occurs during rainy season, as well as inspections to ensure that sedimentation and erosion is minimized. The site specific BMPs that are required to be incorporated into the Project's SWPPP are identified below in Section (3), Regulatory

Compliance. Therefore, through compliance with NPDES requirements and City grading regulations, the Approved Project's construction impacts related to water quality would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade water quality. Construction-related impacts to hydrology and water quality would therefore be less than significant.

Operation

The 2018 Dockweiler FEIR determined that once the Approved Project has been constructed, urban runoff could include the above-mentioned contaminants. Trace metals from road surface runoff and landscape maintenance debris may be mobilized in storm runoff and in dry-season in "nuisance flows" from landscape irrigation. Liquid product spills occurring at the Project Site could also enter the storm drain. Dry product spills could enter the storm drain via runoff in wet weather conditions or dry-season "nuisance flows."

The Approved Project Site is generally pervious. In accordance with NPDES requirements, the Project Applicant would be required to have a Project-specific SUSMP in place during the operational life of the Project to address the management of runoff from the proposed roadway extension. The SUSMP would include site design, source control, low-impact development, and treatment control BMPs and would address site design BMPs (such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, and creating reduced or "zero discharge" areas); incorporate applicable source control BMPs; incorporate treatment control BMPs as described in the Los Angeles County SUSMP; describe long-term operation and maintenance requirements for the treatment control BMPs; and describe the mechanism for funding the long-term operation and maintenance of the treatment control BMPs.

The final selection of BMPs would be completed through coordination with the City. Also, per the NPDES, the storm water quality plan would be subject to review and approval by the City for compliance with the City's Development Best Management Practices Handbook, Low Impact Development Manual, Part B Planning Activities. Therefore, implementation of the storm water quality plan as discussed above water quality impacts during operation would be less than significant.

Proposed Project

The Norland Drive site is located within a Special Flood Hazard Area Regulatory Floodway due to its proximity to the Santa Clara River.³² Like the Approved Project, the Proposed Project would be subject to

³² FEMA, *FEMA Flood Map Service Center*, 2021. Available online at: <https://msc.fema.gov/portal/search?AddressQuery=28837%20oak%20springs%20canyon%20road>, accessed August 12, 2024.

all applicable regulations related to the reducing the potential to alter existing drainage patterns, including implementation of erosion and sediment control BMPs and adherence to County regulations, including the County Code. Construction and operational activities associated with the Proposed Project would result in less than significant erosion and siltation impacts with adherence to mitigation measures and development regulations, such as County Code Title 22, Chapter 22.118, *Flood Control*, and other regulations related to drainage patterns, erosion, siltation, rate of runoff, capacity of the drainage system or substantial sources of polluted runoff (see **Mitigation Measures 3.12-1** through **3.12-5** of the 2011 OVOV FEIR). These mitigation measures include prohibiting alterations of floodways and channelization and design standards for development within a riverine floodplain. Therefore, no additional mitigation would be required and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler Initial Study assessed the Approved Project's potential impacts of placing development, including housing, within a 100-year flood plain as mapped on a federal Flood Hazard Boundary or a Flood Insurance Map or other flood hazard delineation maps. The 2018 Dockweiler Initial Study determined that the Approved Project would not involve the construction of habitable structures. Therefore, the Approved Project would not place housing within an area susceptible to flooding or mudflows. No impact would occur in regard to this issue.

Proposed Project

Unlike the 2018 Dockweiler FEIR, the Norland Drive site is located within a Special Flood Hazard Area Regulatory Floodway.³³ As mitigation measures pertaining to development within a flood zone would not have been provided in the 2018 Dockweiler FEIR, the Proposed Project will incorporate **Mitigation**

³³ FEMA, FEMA Flood Map Service Center, 2021. Available online at: <https://msc.fema.gov/portal/search?AddressQuery=28837%20oak%20springs%20canyon%20road>, accessed August 12, 2024.

Measures 3.12-3 and **3.12-5** of the 2011 OVOV FEIR that were previously adopted by the County to ensure that impacts are less than significant related to flood hazards. **Mitigation Measure 3.12-3** states that all structures be flood-proofed from the 100-year storms by elevating the structure so that the lowest floor is at or above the Base Flood Elevation in accordance with the effective Flood Insurance Rate Map. **Mitigation Measure 3.12-5** states that any development that is located within a Regulatory Floodway must not increase base flood elevations and requires a hydrologic and hydraulic analysis prior to the start of development and must demonstrate that the development would not cause any rise in base flood levels and not allow any rise within regulatory floodways. In accordance with the mitigation measures, the modular buildings proposed would be on stilts to elevate the buildings to a level that would not be impacted by a potential flood. Further, this facility would not be accessible to the public and would be restricted to County Public Works Department staff. Although many of the structures on site will be cargo containers and modular buildings, the Proposed Project would be consistent with all required regulations regarding development within flood areas and preserving water quality and, to further minimize risks, would incorporate BMPs established by the County as well as mitigation measures provided in the 2011 OVOV FEIR. Despite the Norland Drive site being located in a flood zone, the Proposed Project would not exacerbate flood risks in the area and would comply with all regulations related to development in a flood zone. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

K. LAND USE AND PLANNING

Land use and planning impacts of the Proposed Project were evaluated in light of the 2018 Dockweiler FEIR. The potential for the Proposed Project to result in new or substantially more adverse significant impacts related to land use and planning was evaluated in relation to two questions recommended for consideration by the *State CEQA Guidelines*.

(a) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the potential to physically divide an established community?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR indicates that the Approved Project would not physically divide an established community.

Proposed Project

The Proposed Project is the relocation of the County's Placerita maintenance yard to 15601 Norland Drive. The need for the relocation is due to the City's approved roadway improvements.

15601 Norland Drive is vacant and largely undeveloped and is located adjacent to the SR 14 roadway. No homes are located in the vicinity of the Norland Drive site that could be divided by the Proposed Project. Therefore, the Proposed Project would be consistent with the analysis and conclusions of the 2018 Dockweiler FEIR and there would be no impact related to land use and planning resulting in a physical division to the established community. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

(b) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to causing a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR found the Approved Project would not conflict with applicable land use plans, policies, or regulations.

Proposed Project

The Proposed Project would relocate the existing maintenance yard to 15601 Norland Drive due to roadway improvements in the vicinity of the current maintenance yard. The land use and zoning designation for the 15601 Norland Drive parcel is Open Space (OS) which allows for the development of a use such as a maintenance yard.^{34,35} The relocation of the Placerita maintenance yard would be consistent with all

³⁴ City of Santa Clarita, "Mapping Your City – Santa Clarita's Web-Based Mapping Tool." Available online at: <https://maps.santa-clarita.com/portal/apps/webappviewer/index.html?id=4b3cfb271314475db6518999b4747876>, accessed August 20, 2024.

³⁵ General Plan Conformance, Property Acquisition and Disposition for the City of Santa Clarita's Dockweiler Drive Extension Project, Project No. MPM0001116, August 19, 2024.

applicable plans, policies and regulations and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

L. MINERAL RESOURCES

The potential for the Proposed Project to result in new or substantially more adverse significant impacts to mineral resources than what was evaluated in relation to the 2018 Dockweiler FEIR and two questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?		
(b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined that impacts to mineral resources were less than significant. The Approved Project was not within a known source area for aggregate or other mineral resources. Development of the Approved Project would not result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State. Additionally, development of the Approved Project would not result in the loss of availability of a locally important mineral resource recovery site.

Proposed Project

The Norland Drive site is located within an MRZ-2 zone, an area where geologic information indicates the presence of significant Portland cement concrete aggregate resources.³⁶ Although mineral resources may exist on-site, recovery of such resources is not anticipated; though the Norland Drive site is within a mineral

³⁶ California Geologic Survey, *Updated Mineral Resource Zones for Portland Cement Concrete Aggregate in the San Fernando Valley and Saugus-Newhall Production-Consumption Regions*, 2021. Available online at: https://www.conservation.ca.gov/cgs/Documents/Publications/Special-Reports/SR_254-MLC-SanFernandoValleySaugusNewhallPCR-2021-Plate01-MRZs-a11y.pdf, accessed August 20, 2024.

resource classification of MRZ-2, the site is not currently nor has it ever been used to extract aggregate resources. Further, the design of the project (i.e., use of modular/not permanent structures) would not preclude the recovery of mineral resources from the site in the future. The Proposed Project would involve nominal earthwork activities (i.e., paving) and would have limited opportunity to impact any aggregate resources that could potentially be on-site and would not impede future extraction.

Further, the U.S. Geological Survey (USGS) also has focused on identifying areas that may have the potential to contain critical mineral resources. Mapping of focus areas was based on a framework of mineral systems and their associated mineral deposit types that could possibly host critical minerals. USGS Mineral Resources Data Map shows there are no critical minerals within the Norland Drive site.³⁷

Therefore, Project implementation would not result in the loss of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan; and the Proposed Project would result in no impacts in relation to mineral resources, consistent with the 2018 Dockweiler FEIR. No new or greater impacts would occur.

M. NOISE

The potential for the Proposed Project to result in new or substantially more adverse significant impacts related to noise was evaluated in relation to the 2018 Dockweiler FEIR and six questions recommended for consideration by the *State CEQA Guidelines*.

³⁷ USGS, Mineral Resources Online Spatial Data. Available online at: <https://mrdata.usgs.gov/general/map-us.html>, accessed August 16, 2024.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Generate a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		
(b) Generate excessive groundborne vibration or groundborne noise levels?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

Construction

The Approved Project would require the use of heavy equipment for ground clearing, site grading, and roadway construction. Several pieces of construction equipment operating simultaneously would generate a noise level of approximately 94.6 dBA. The estimated construction noise levels impacting sensitive receptors are expected to exceed the City's daytime noise standards for residential uses (see Section 4.8, Noise, Table 4.8-9, Estimated Exterior Construction Noise at Nearest Sensitive Receptors, of the EIR). Notwithstanding implementation of **Mitigation Measures 4.8-1** through **4.8-9**, which would require best practices to reduce construction related noise, construction noise levels would still constitute a significant unavoidable impact.

The Approved Project site clearing and grading activities would not occur within 100 feet of any occupied residential structure within the Project area. The nearest homes to the Approved Project are approximately 400 feet north of the Project site. These homes would be exposed to vibration levels in the range of 69 VdB, which is below the dividing line between barely perceptible and distinctly perceptible levels for many people. Construction activities that would occur within 300 feet of a residential zone would be limited to the hours of 7:00 A.M. through 7:00 P.M. Monday through Friday and 8:00 A.M. through 6:00 P.M. on Saturday. Therefore, vibration impacts would not occur during recognized sleep hours for residences. The Approved Project would not generate vibration levels in excess of the 80 VdB threshold at any residences and/or buildings where people normally sleep. Thus, the Proposed Project's potential impact upon exposing persons to excessive groundborne vibration or groundborne noise levels would be less than significant.

Operation

Section 4.8, Noise, of the EIR, analyzed operational noise impacts resulting from the Approved Project. The changes in future noise levels along the study-area roadway segments in the project vicinity for the Approved Project near term (Year 2019) impacts would increase local noise levels by a maximum of 2.7 dBA CNEL (at the location of Dockweiler Drive (between Sierra Highway and Valle del Oro) (see Section 4.8, Noise, Table 4.8-11, Future (2019) Project Roadway Noise Impacts at Off-Site Locations, of the EIR). This increase would be below the identified thresholds of significance. At all other roadway segments, the resulting noise levels were determined to have an anticipated decrease.

The EIR concluded that the Approved Project's potential to generate a substantial permanent increase in ambient noise levels in the project vicinity above existing levels would also be less than significant as the Approved Project would exclude the extension of Dockweiler Drive to Lyons Avenue but would include improvements to the intersection of Arch Street, 12th Street and Placerita Canyon Road, and at-grade railroad crossing and roadway improvements at the intersection of 13th Street and Railroad Avenue.

Under the Approved Project, the Future (2019) With Project noise levels on the new roadway segment from Lyons Avenue to Valle del Oro are expected to be 63.3 dBA (CNEL) within 50 feet of the centerline of the roadway. The resulting noise levels at the three identified sensitive receptors would be below 52.9 dBA (see Section 4.8, Noise, Table 4.8-12, Estimated Roadway Noise at Nearest Sensitive Receptors, of the EIR). Thus, the anticipated with project noise levels at all off-site receptor locations would be within the "normally acceptable" range of noise for residential areas.

The Approved Project would direct more traffic through Arch Street and 13th Street. The land uses along Arch Street and 13th Street are commercial properties and are not considered sensitive land uses for purposes of evaluating noise impacts. Thus, noise impacts associated with the change of traffic flows under the Approved Project would be less than significant.

Proposed Project

Construction

Similar to the assumptions in the 2018 Dockweiler FEIR, the Proposed Project involves the same basic phases of construction and conventional construction equipment would be used, such as excavators, backhoes, and both light- and heavy-duty trucks. The Proposed Project generally requires less daily and total construction activity and associated equipment. As such, construction-related noise levels would be less than those disclosed for the Approved Project.

Furthermore, the 2018 Dockweiler FEIR identified noise-sensitive land uses within 130 feet of the Approved Project Site. The closest sensitive receptors to 15601 Norland Drive are located more than 400 feet to the north, across the Antelope Valley Freeway (SR 14). Given the distance to the closest sensitive receptor, construction noise impacts on sensitive receptors would be generally reduced under the Proposed Project. Thus, noise and vibration impacts from construction would be within those evaluated in the 2018 Dockweiler FEIR. The Proposed Project would implement **Mitigation Measures 4.8-1** through **4.8-9**. These mitigation measures are designed to minimize noise impacts during construction activities near sensitive receptors. They include restrictions on construction hours, requirements for advance notice to residents when work is close by and require noise control through proper equipment use and placement of construction activities. Additionally, they mandate the posting of construction schedules and a superintendent's contact information on-site, the use of quieter equipment where feasible, and the use of temporary noise barriers to protect nearby sensitive receptors from excessive noise. No additional mitigation would be required and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

Operation

The Proposed Project could include new mechanical equipment, HVAC units and exhaust fans that could be audible to nearby sensitive receptors. However, the Proposed Project would be subject to compliance with Los Angeles County Code of Ordinances Section 12.08, which prohibits project mechanical equipment from elevating noise levels at nearby residences above 50 dB(A) and the nearest residential sensitive receptor is across the Antelope Valley Freeway over 400 feet away.

Various noise events would occur periodically from the Project's storage and parking of vehicles. Automobile movements would comprise the most continuous noise source and would generate a noise level of approximately 65 dB(A) at a distance of 25 feet. Car alarm and horn noise events generate sound levels as high as 75 dB(A) at a reference distance of 25 feet, however these noise sources would be sporadic and there are no sensitive receptors located in close proximity to the Norland Drive site.

Therefore, no additional mitigation would be required and there would be no new or greater stationary-source noise impacts than those identified in the certified 2018 FEIR. There would be no vibration impacts associated with operation of the Proposed Project. Therefore, no additional mitigation would be required and there would be no new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following: (c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR concludes no impact with respect to noise from airports and airstrips. As indicated in the 2018 FEIR the Project Site for the Approved Project is neither located within two miles of a public or private airstrip nor is it located within an airport land use plan.

Proposed Project

The Norland Drive site is not located within two miles of a public or private airstrip nor is it located within an airport land use plan. Therefore, the Proposed Project would not change impacts as compared to the evaluation included in the 2018 FEIR. Therefore, there would be no new or greater impacts than those identified in the certified 2018 FEIR.

N. POPULATION AND HOUSING

Population and housing impacts of the Proposed Project were evaluated with regard to the 2018 Dockweiler FEIR. The potential for the Proposed Project to result in new or substantially more adverse significant was evaluated in relation to three questions recommended for consideration by the *State CEQA Guidelines*.

The 2018 Dockweiler FEIR addressed the Approved Project's impacts related to Population and Housing in Section 5.1, Impacts Determined to be Less Than Significant, and in Appendix A, Notice of Preparation and CEQA Initial Study Checklist (July 2013). Impacts related to Population and Housing were generalized.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		
(b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR concluded less than significant impacts would occur with respect to population, and no impact with respect to displacement of housing and people. No residential, commercial, or industrial land uses were proposed. Therefore, the Approved Project would not have the potential to induce substantial population growth in the area.

Proposed Project

The Proposed Project is a relocation of the County's Placerita maintenance yard and does not include any housing. Therefore, no new population would occur. Further, because the project is the relocation of an existing use, no new employment would result from the Proposed Project. The Norland Drive site is currently vacant and partially paved. No housing is present that would need to be removed or relocated. As such, the Proposed Project would not induce substantial unplanned population growth in an area, nor would it displace any existing housing. Therefore, there would be no impact to Population and Housing, and there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

O. PUBLIC SERVICES

Public Services impacts of the Proposed Project were evaluated based on a review of the 2018 Dockweiler FEIR. The potential for the Proposed Project to result in new or substantially more adverse significant impacts to public services was evaluated in relation to one question (relevant to each public service) recommended for consideration by the *State CEQA Guidelines*.

The 2018 Dockweiler FEIR addressed the Approved Project's impacts related to Public Services in Section 5.1, Impacts Determined to be Less Than Significant, and in Appendix A, Notice of Preparation and CEQA Initial Study Checklist (July 2013). Impacts related to the Public Services were generalized.

(a) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: (i) Fire protection? (ii) Police protection? (iii) Schools (iv) Parks (v) Other public facilities		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

i and ii) Fire and Police Protection

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined that the Approved Project would not directly increase the demands for fire and police protection as the Approved Project does not include any new housing units or commercial uses. Adequate emergency access would be provided and facilitated, and the Approved Project would include new safety features aimed at reducing potential conflicts between pedestrians, vehicles and trains. As such, the Approved Project would not result in substantial adverse effects to the existing fire and police protection facilities, therefore no mitigation was required.

Proposed Project

The Proposed Project involves the relocation of the County's Placerita maintenance operation to a vacant, partially paved site at 15601 Norland Drive. The Proposed Project would not increase employment as it is a relocation of an existing use. Therefore, the Proposed Project would not lead to additional population growth in the area and the Proposed Project would not necessitate additional fire or police protection services. The Proposed Project would not result in any changes to the operations of local governmental facilities such as police protection or fire protection, and therefore would not create any additional demand for fire or police protection beyond what was analyzed. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

iii) Schools

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR indicated a less than significant impact on schools as a result of the implementation of the Approved Project. The Approved Project would not generate a substantial population increase. Therefore, the Approved Project would not generate an increased demand for school services and facilities.

Proposed Project

The Proposed Project is a relocation of the Placerita maintenance yard to 15601 Norland Drive and would not generate population; it would therefore have no impact on school facilities consistent with the evaluation in the 2018 Dockweiler FEIR. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

iv) Parks

2018 Dockweiler FEIR

As stated, the Approved Project would not generate population and, therefore, would not increase the demand for park facilities. Further, the Approved Project would not require potential property acquisitions of existing parkland. As such, the 2018 Dockweiler FEIR indicated a less than significant impact to parks as a result of the implementation of the Approved Project.

Proposed Project

The Proposed Project would not generate population increase; it would therefore have no impact on parks and recreational facilities consistent with the evaluation in the 2018 Dockweiler FEIR. There would be no new or greater impacts to parks than those identified in the 2018 Dockweiler FEIR.

v) Other Public Facilities / Libraries

2018 Dockweiler FEIR

As stated, the Approved Project would not generate a substantial population increase resulting in demand for other library facilities or services. As such, the 2018 Dockweiler FEIR indicates a less than significant impact on other public facilities as a result of the implementation of the Approved Project.

Proposed Project

The Proposed Project would not generate population increase and would have no impact to other public facilities or libraries, consistent with the discussion in the 2018 Dockweiler FEIR. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

P. RECREATION

The potential for the Proposed Project to result in new or substantially more adverse significant impacts to recreation was evaluated in relation to the 2018 Dockweiler FEIR and two questions recommended for consideration by the *State CEQA Guidelines*.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		
(b) On-site recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

According to the 2018 Dockweiler FEIR, there are no existing recreational facilities that are adjacent to the Approved Project Site. The Approved Project would not increase the use of existing regional parks, nor would the Approved Project require the expansion of recreational facilities. Therefore, no impacts to recreation as a result of the implementation of the Approved Project would occur.

Proposed Project

The Proposed Project would involve relocating the County's Placerita maintenance yard to 15601 Norland Drive. Because the Proposed Project would not generate any new population there would be no increase in demand for park facilities as a result of the Proposed Project. The Proposed Project would not require the expansion of regional parks or recreational facilities. Further, the Proposed Project does not include the construction of recreational facilities. The Proposed Project therefore would not have an impact on

recreational facilities consistent with the evaluation in the 2018 Dockweiler FEIR. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

Q. TRANSPORTATION AND CIRCULATION

Transportation and traffic impacts of the Proposed Project were evaluated in light of the 2018 Dockweiler FEIR. The potential for the Proposed Project to result in new or substantially more adverse significant impacts related to transportation and traffic was evaluated in relation to four questions recommended for consideration by the *State CEQA Guidelines*. As part of the 2018 *State CEQA Guidelines* updates, the checklist was revised to address consistency with *State CEQA Guidelines* Section 15064.3, subdivision (b), which relates to use of vehicle miles traveled (VMT) as the methodology for evaluating traffic impacts. The County published a VMT methodology in June 2020, updated September 2, 2020.

Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?		
(b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR concludes less than significant impacts with respect to adopted plans and policies regarding transit or bicycle. The Approved Project would comply with the City's Circulation Element goals of enhancing the circulation system by providing bicycle lanes and accessibility to bicycle paths that are fundamental for a comprehensive transportation network. In further support of the Circulation Element, the Approved Project would provide an additional route of travel connecting Railroad Avenue to Dockweiler Drive.

Construction of the Approved Project was estimated to occur over an approximate 12-month timeframe and would involve clearing, grading, excavation, trenching, and asphalt paving. Construction would require 4,990 cubic yards (cy) of cut, 2,760 cy of fill, and 2,230 cy of soil export associated with grading and excavation. Construction trips were estimated to be 125 trips per day based on truck capacity and cubic yards of material import and export during construction.

At the time that the Approved Project was analyzed, Vehicle Miles Traveled (VMT) was not the standard for analyzing impacts to traffic. However, 2018 Dockweiler FEIR did include information related to the Approved Project's consistency with a VMT based approach to CEQA analysis. In addition, the roadway improvement, Class II bike lanes, multiuse paths and pedestrian sidewalks would be provided to enhance non-auto travel safety and promote connectivity between The Master's University, the Newhall Metrolink Station and Old Town Newhall. This would aim to reduce trips and promote the use of other modes of transportation reducing VMT. Further, the Approved Project is recognized as a part of the regional strategy that is consistent with the SCAG's policies to reduce VMT. Because no land uses such as residential or commercial, are being proposed, the Approved Project would not generate any new vehicle trips and thus would not have the potential to increase VMTs on a per capita basis.

Proposed Project

Construction

The Proposed Project would relocate the County's Placerita maintenance yard to 15601 Norland Drive. Construction of the Proposed Project would largely be limited to clearing and grading activities. A small number of construction trips would occur to and from the Norland Drive site to complete these activities, as well as one-time trips associated with moving the existing equipment to the new site, including the modular buildings. No import or export of soil would be necessary, compared to the approximately 125 haul truck trips that would be necessary for the Approved Project. Due to the small number of construction trips generated and the one time nature of the trips, they would be well within the assumptions of the much larger overall Approved Project Vehicle trips generated during construction would mainly stem from the movement of equipment of other structures from the existing maintenance yard. However, these trips would be nominal and would cease upon completion. Trips associated with construction of the Proposed Project would not exceed what was analyzed in the 2018 Dockweiler FEIR.

Operation

The Proposed Project would continue to operate at the capacity of the Placerita maintenance yard. No additional employees or operations would occur at the Norland Drive site. Vehicle trips to the Norland Drive site would be comparable to the Placerita maintenance yard. There would be no change to any intersection impacts identified in the Dockweiler EIR as the maintenance yard was assumed to be acquired as part of the Approved Project and therefore would not be operational and would have no effect on local trips. With regard to regional trips (i.e., VMT), the maintenance yard would continue to generate the same number of trips and at the regional level, there would be no change in VMT as a result of this change. Overall, the Approved Project was determined to reduce VMT and the change in the maintenance yard location would not change this finding. With a new location approximately 9.5 miles from the existing

location, the length of trips associated with maintenance activities could change. While some trips could be longer, other trips would likely be shorter, overall resulting in no change to VMT. Further, the County deploys team members based on a number of factors including proximity to job sites. As such, it is expected that overall trip lengths and number of trips would not change based on the relocation of the maintenance yard. Therefore, there would be no new or greater impacts under the Proposed Project.

(c) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to substantially increasing hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler did not identify any potential hazards due to geometric design features, such as sharp curves or dangerous intersection, or incompatible uses.

Proposed Project

The Proposed Project would relocate the County's Placerita maintenance yard to 15601 Norland Drive. Ingress and egress would be designed to meet County roadway standards, allowing maintenance vehicles to enter and exit safely. Similar to the existing location, the Norland Drive site would not be accessible to the public and would be limited to use by County employees. As such, the Proposed Project would not introduce a new design feature that would increase hazards. Therefore, there would be no new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

(d) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to inadequate emergency access?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

Construction of the Approved Project involves buildout of a roadway extension that was identified in the City's Circulation Element of the General Plan. Thus, the Approved Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would be less than significant. As such, no impacts would occur.

Proposed Project

As previously discussed in **Hazards and Hazardous Materials**, the Norland Drive location would be accessed by Norland Drive, which is not identified as a disaster route for the City. Further, emergency access to and from Norland Drive would adhere to all regulatory requirements of the Los Angeles County Fire Department (LACFD) for access points. No permanent lane closures or obstructions that could impede emergency response to or from the site from surrounding streets would occur with the Proposed Project. Consequently, the Proposed Project would result in a less than significant impacts related to emergency access and impacts. Therefore, there would be no new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

R. TRIBAL CULTURAL RESOURCES

Tribal Cultural Resources of the Proposed Project were evaluated with regard to the 2018 Dockweiler FEIR. Assembly Bill (AB) 52 went into effect on July 1, 2015, and requires that for a project for which a Notice of Preparation (NOP) for a Draft EIR was filed on or after July 1, 2015, the lead agency is required to consult with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of a proposed project, if: (1) the tribe requested to the lead agency, in writing, to be informed by the lead agency of proposed projects in that geographic area; and (2) the tribe requests consultation, prior to the release of a negative declaration, mitigated negative declaration or environmental impact report for a project. The Notice of Preparation (NOP) for the Draft EIR was published on August 5, 2013, and therefore, the lead agency was not required to comply with the requirements of AB 52. AB 52 also required an update to Appendix G of the *State CEQA Guidelines* to include questions related to impacts to tribal cultural resources. Changes to Appendix G were approved by the Office of Administrative Law on September 27, 2016. The potential for the Proposed Project to result in new or substantially more adverse significant impacts was evaluated with respect to the 2018 Dockweiler FEIR and in relation to two questions recommended for consideration by the *State CEQA Guidelines* (see also **Section E. Cultural Resources** above).

<p>Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to causing a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</p> <p>(i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or</p> <p>(ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.</p>		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR did not directly evaluate impacts related to Tribal Cultural Resources, but instead evaluated Tribal Cultural Resources as a part of Cultural Resources. The NOP for the Approved Project was released in 2013 and therefore preceded AB 52 and the CEQA amendments pertaining to the public notification requirements of Native American Tribes. Based on a records search conducted through the South Central Coastal Information Center, no archaeological sites were identified within a ½ mile radius of the Approved Project Site. As such, the Proposed Project would not have a direct impact upon known archaeological resources, including Native American tribal resources. However, as noted in the Native American Heritage Commission's response to the NOP, a lack of surface evidence of archaeological resources does not preclude their subsurface existence. As such, provisions for the identification and evaluation of accidentally discovery of tribal resources would be less than significant with the implementation of **Mitigation Measure 4.4-1**; this mitigation states that upon the discovery of any archaeological materials during the course of development, all construction is to be halted and requires the services of a qualified archaeologist to assess the materials and prepare a report evaluating its significance. The archaeologist's written assessment shall contain a detailed description of the materials encountered, and recommendations, if necessary, for the preservation, conservation, and relocation of the resource. With the incorporation of **Mitigation Measure 4.4-1**, impacts upon tribal resources would be less than significant.

Proposed Project

As previously mentioned, the Approved Project did not separately evaluate potential impacts to Tribal Cultural Resources outside of the Cultural Resources section. Per Section 21080.3 of *the State CEQA Guidelines* and as described above, AB 52 consultation is not applicable to the Proposed Project and as such, no tribal consultation was undertaken. The Norland Drive location shows evidence of previous disturbance. Nonetheless, although limited ground disturbance would occur, the possibility to unearth human remains, and tribal cultural resources remains. Consistent with the 2018 Dockweiler FEIR, implementation of **Mitigation Measure 4.4-1** would be applied to ensure that impacts to archaeological as well as tribal resources remain less than significant. Further, as the County or its designee would be performing any ground disturbing activities, the County would, as necessary, enlist trained experts in cultural and tribal cultural resources awareness to ensure appropriate treatment of any finds. Therefore, there would be no new or greater impacts than those identified in the certified 2018 Dockweiler FEIR.

S. UTILITIES

Utilities and service systems impacts of the Proposed Project were evaluated with regard to the 2018 Dockweiler FEIR. The potential for the Proposed Project to result in new or substantially more adverse significant impacts to utilities and service systems was evaluated in relation to seven questions recommended for consideration by the *State CEQA Guidelines*.

Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the following:		
(a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? (b) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to having sufficient water supplies available to serve the currently Proposed Project and reasonably foreseeable future development during normal, dry, and multiple dry years? (c) Does the currently Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to resulting in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments? (d) Generating solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? (e) Compliance with federal, state, and local management and reduction statutes and regulations related to solid waste?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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2018 Dockweiler FEIR

The Approved Project included the development of a roadway alignment and did not include the development of residential, commercial or industrial uses. As such no sanitary sewer connections were required. The 2018 FEIR determined the drainage system would be developed so that post development peak runoff discharge rates are equal to or less than predevelopment peak runoff rates, as required by the City of Santa Clarita and the Countywide MS4 Permit. Therefore, the Approved Project would not result in the construction of new stormwater drainage facilities or expansion of existing facilities. The Approved Project would not create a demand for potable water or for solid waste resources. Therefore, the 2018 FEIR determined impacts, with respect to utilities, would be less than significant.

Proposed Project

The Proposed Project would not alter the operations of local utility services, including water supply or treatment facilities. During construction temporary power would be used for construction equipment and debris would be taken to local landfills. While the Proposed Project would necessitate a limited extension of power and water to the site, these extensions would not require the relocation or expansion of existing facilities for water, wastewater treatment, stormwater drainage, electricity, natural gas, or telecommunications in the area as any use would be limited and minor. Operational activities would also result in some limited generation of solid waste during both construction and operation; however, all solid waste would be disposed of in accordance with local requirements. Further, as the Proposed Project is a relocation of an existing use, there would be no change in the amount of solid waste, water, and electricity generated at the regional level. Thus, the Proposed Project would have a less than significant impact on Utilities and Service Systems. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

T. WILDFIRE

As part of the 2018 *State CEQA Guidelines* updates, new Wildfire checklist questions were added that pertain to projects that are located in, or near, state responsibility areas, lands classified as very high fire hazard severity zones, and other conditions that could pose a hazard with respect to Wildfire. The potential for the Proposed Project to result in new or substantially more adverse significant impacts to wildfire was generally evaluated in relation to the 2018 Dockweiler FEIR hazards section and four questions recommended for consideration by the *State CEQA Guidelines*.

Do the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to being located in or near state responsibility areas or lands classified as very high fire hazard severity zones, and any of the following: (a) Substantially impairing an adopted emergency response plan or emergency evacuation plan? (b) Due to slope, prevailing winds, and other factors, exacerbating wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? (c) Requiring the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? (d) Exposing people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler EIR

Impacts related to Hazards and Hazardous Materials were generalized in the 2018 Dockweiler FEIR and no separate Wildfire chapter was included within the 2018 Dockweiler FEIR. Accordingly, the 2018 Dockweiler FEIR did not provide an analysis or conclude the Approved Project's impacts related to wildland fires.

Proposed Project

The Norland Drive site is within a Fire Hazard Severity Zone in a State Responsibility Area (FHSZ in SRA) categorized as 'Very High'.³⁸ As previously mentioned, other than minor repairs, no heavy vehicle maintenance, servicing, or refueling would take place as part of the Proposed Project. Therefore, no fuel storage tanks or vehicle maintenance bays that may require the storage and use of petroleum products and solvents will be included stored on site, making fire risks associated with the presence of petroleum-based fuels less than significant. Additionally, the Proposed Project would comply with the provisions of Title 32, Section 326, Activities in Wildfire Risk Areas, which includes Sections 326.7, Fire Protection Facilities Required.³⁹ Section 326.7 establishes required fire protection facilities as well as conditions and/or limitations that are necessary to maintain reasonable fire safety, which includes but is not limited to the

³⁸ Cal Fire, Fire Hazard Severity Zone Viewer, Available online at: <https://experience.arcgis.com/experience/03beab8511814e79a0e4eabf0d3e7247/>, accessed August 7, 2024

³⁹ County of Los Angeles, *County of Los Angeles Code: Title 32, Section 326 – Activities in Wildfire Risk Areas*. Available online at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT32FICO_326ACWIRIAR, accessed August 19, 2024.

removal of dry grass and weeds from around buildings, along roadways, and automobile parking areas, providing adequate water supply, pumps, hydrants, and hoses, as well as including firebreaks as necessary to prevent a fire on the premises from spreading to adjacent brush or grass-covered areas.⁴⁰

The Proposed Project would incorporate BMPs included in the LACDPW Construction Site BMPs Manual and adhere to the policies related to minimizing fire risks to existing and new land uses that were established in the Fire Hazard Planning and Technical Advisory published by the OPR.^{41,42} Compliance with regulations established in the County Code, the Fire Hazard Planning and Technical Advisory, and BMPs established in the LACDPW Construction BMPs Manual and regularly implemented by LACDPW, would ensure that implementation of the Proposed Project would not expose people or structures to wildfires. Therefore, impacts would be less than significant, and no new or greater impacts would occur.

As the topography of the Norland Drive site is generally flat and there are no other nearby structures in the vicinity, the Proposed Project would not expose people or structures to significant downslope or downstream risks of flooding or landslides resulting from post-fire slope instability or drainage changes. Therefore, there would be no new or greater impacts than those identified in the 2018 Dockweiler FEIR.

U. GROWTH INDUCING IMPACTS

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR determined that the Approved Project would not result in substantial growth inducing impacts.

Proposed Project

The Proposed Project would not induce growth in an area that is not already developed with infrastructure to accommodate any population growth. The Proposed Project would involve the relocation of an existing use and does not propose an expansion of use.

Overall, as with the 2018 Dockweiler FEIR, the Proposed Project would not result in an increase in the population that could tax existing community service facilities or encourage or facilitate other activities

⁴⁰ County of Los Angeles, *County of Los Angeles Code: Title 32, Section 326.7 – Fire Protection Facilities Required*. Available online at: https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances?nodeId=TIT32FICO_326.7FIPRFARE, accessed August 19, 2024.

⁴¹ Los Angeles County Department of Public Works, *Construction Site Best Management Practices Manual*, August 2010. Available online at: <https://dpw.lacounty.gov/cons/specs/bmpmanual.pdf>, accessed August 19, 2024.

⁴² Governor's Office of Planning and Research, *Fire Hazard Planning Technical Advisory*, 2022. Available online at: https://opr.ca.gov/docs/20220817-Fire_Hazard_Planning_TA.pdf, accessed August 19, 2024.

that could significantly affect the environment or the area, either individually or cumulatively. Thus, the Proposed Project would not result in significant growth-inducing impacts.

The Norland Drive site is currently vacant with a minimally paved access road. However, the Proposed Project would not require extending or improving infrastructure in a manner that would facilitate off-site growth, as the maintenance yard would be served by existing adjacent streets for vehicles and the any utilities would only be for the County's use. There would be no change to existing staffing levels.

Overall, the Proposed Project would not remove obstacles to population growth, result in an increase in the population that may tax existing community service facilities, or encourage or facilitate other activities that could significantly affect the environment or the area, either individually or cumulative. Thus, as discussed in the 2018 Dockweiler FEIR, the currently Proposed Project would not result in significant growth-inducing impacts. No new or greater impacts would occur.

V. MANDATORY FINDINGS OF SIGNIFICANCE

Mandatory Findings of Significance were evaluated with respect to the 2018 Dockweiler FEIR and three questions.

(a) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to the potential to substantially degrade the quality of the environment, substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The 2018 Dockweiler FEIR concluded that the Approved Project would have significant impacts with respect to the issue areas identified below.

- **Air Quality – Construction:** Emissions would exceed regional daily thresholds for VOCs and NO_x and localized thresholds for NO_x, PM_{2.5} and PM₁₀ based on assumed equipment use and distance to sensitive receptors.

- **Construction Noise:** The 2018 FEIR indicates that construction noise levels would generate a noise level of 94.6 dBA, exceeding daytime noise standard levels at nearby sensitive receptors. Therefore, noise impacts from construction, while temporary, were identified as significant and unavoidable.

The 2018 FEIR found, with mitigation, the Approved Project would not have the potential to substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California prehistory.

Proposed Project

The Proposed Project relates to each of the significant impacts identified in the 2018 Dockweiler FEIR as follows:

- **Air Quality – Construction:** Construction activities associated with the Proposed Project would not result in peak daily emissions exceeding those analyzed in the 2018 FEIR.
- **Construction Noise:** Noise and vibration impacts of construction would be within those evaluated in the 2018 Dockweiler FEIR. No additional mitigation would be required and there would be no new or greater impacts than those identified in the 2018 FEIR.

The significant impacts identified in the 2018 Dockweiler FEIR have the potential to degrade the quality of the environment. No additional mitigation has been identified and there would be no new or greater impacts than those identified in the certified 2018 FEIR with respect to these issue areas.

The Proposed Project would not increase impacts compared to those analyzed in the 2018 FEIR and therefore similarly would not substantially impact the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California prehistory.

(b) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to impacts, which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

Other than the significant impacts identified above, the 2018 FEIR did not identify any other impacts that would be individually limited, but cumulatively considerable.

Proposed Project

All impacts associated with the Proposed Project would be within those analyzed in the 2018 Dockweiler FEIR and therefore would not result in individually limited impacts that could be cumulatively considerable.

(c) Does the Proposed Project require Subsequent or Supplemental CEQA Documentation with respect to environmental effects, which cause substantial adverse effects on human beings, either directly or indirectly?		
	Yes	No
New Significant Environmental Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Substantial Increase in the Severity of a Previously Identified Significant Effect Caused by a Change in the Project or Circumstances	<input type="checkbox"/>	<input checked="" type="checkbox"/>
New or Substantially More Severe Significant Impacts Shown by New Information	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ability to Substantially Reduce a Significant Effect Shown by New Information but Declined by Proponent	<input type="checkbox"/>	<input checked="" type="checkbox"/>

2018 Dockweiler FEIR

The two significant impacts identified above (air quality and noise) that were analyzed in the 2018 FEIR would have the potential to cause substantial adverse effects on human beings, either directly or indirectly.

Proposed Project

The Proposed Project would not require additional mitigation or result in new or greater impacts than those identified in the 2018 Dockweiler FEIR with respect to adverse effects to human beings.

W. CONCLUSION

The Proposed Project is described in Section 2 of this Addendum and would be within the assumptions analyzed in the 2018 Dockweiler FEIR. The Proposed Project has been reviewed by the County of Los Angeles in light of Sections 15162 and 15163 of the *State CEQA Guidelines*. As the CEQA Lead Agency, the County of Los Angeles has determined, based on the analysis presented herein, that none of the conditions (identified in Section 1) apply which would require preparation of a subsequent or supplemental EIR and that an Addendum to the certified Lyons Avenue/Dockweiler Drive Extension Final EIR is the appropriate environmental documentation under CEQA for the Proposed Project.

Section 3 discusses issue-by-issue how the impacts anticipated for the Proposed Project would be within those previously identified in the 2018 Dockweiler FEIR. The MMRP adopted with the 2018 Dockweiler FEIR would apply as appropriate to the Proposed Project to ensure that all impacts are reduced as necessary and feasible. Further, the Proposed Project is consistent with the 2011 OVOV FEIR.

As discussed throughout this Addendum, the Proposed Project would result in environmental impacts within those analyzed for Lyons Avenue/Dockweiler Drive Extension Project for every issue with implementation of applicable mitigation measures from the 2018 Dockweiler FEIR.

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Jessica is owner and Managing Principal, and she frequently serves in multiple roles on projects, including contract and project manager, as well as conducting and writing environmental analyses all while overseeing the firm's most high-profile clients, revenue, and growth of the firm. With 20 years of experience and a background in journalism, Jessica's emphasis on clear, concise documents that are not overly complicated has become a company hallmark, along with the ability to deliver projects on unbelievably tight deadlines. She is highly skilled at taking technical documents and concepts and translating them into reader-friendly concepts. She has managed the preparation of more than 100 CEQA documents, including numerous projects with the County of Los Angeles including the Department of Public Works Whittier Narrows Splashpad Project, Sun Valley Watershed Management Plan, and Downey Laboratory Expansion Project. Jessica also serves as an advisor to lead agencies on CEQA implementation. She has provided input to and taught workshops and seminars on CEQA compliance, CEQA streamlining, and environmental justice analysis.

Jessica has a wide range of project experience, including commercial developments, housing projects, regional plans, and policy documents. Jessica's technical expertise and experience provide her with the tools necessary to guide projects through the environmental review process and address hurdles as they arise. As a project manager, Jessica interacts with projects from the beginning to provide project recommendations and assist with any conflict resolutions. Engaging early in the process allows the team to incorporate design features that may help streamline the review process and produce a project that is well received by the public and decision makers.

Jessica is actively involved in projects, including contract administration, client engagement, and leadership of the overall preparation of environmental documents. Jessica also represents the team at meetings and provides public presentations on behalf of the project. Jessica works closely with internal and external team members to provide a seamless approach towards project management, especially for technical and controversial projects. Based on her experience with complex projects, Jessica understands how to work with sensitive communities and bridge the gap between stakeholders and decision makers.

Jessica's extensive experience has provided her with a strong technical background that is sought after for peer reviews and quality control. Jessica is familiar with recent legislation/regulations and case law governing environmental documentation. In addition, her vast knowledge of environmental regulations allows her to provide policy consistency analyses for projects and decipher the most appropriate approach to move projects forward.

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Brett Pomeroy has more than 19 years of professional experience in the environmental planning field with an emphasis in environmental compliance pursuant to CEQA and NEPA. Brett's experience includes preparing and managing environmental documentation for both private- and public-sector clients. He has overseen the preparation of numerous technical analyses for a wide range of projects. He has provided environmental analyses to support several types of environmental documents, including categorical exemptions, initial studies, negative declarations (NDs), mitigated negative declarations (MNDs), mitigation monitoring & reporting programs (MMRPs), environmental impact reports (EIRs), and addenda.

Brett has worked on a variety of projects, including community planning, housing, mobility, mixed-use/commercial, climate change and sustainability; and numerous projects with the County of Los Angeles, such as the Department of Public Works Whittier Narrows Splashpad Project (CEQA Exemption Memo and Technical Studies for Air Quality and Noise/Vibration) and Downey Laboratory Expansion Project. Brett's duties include project management, document preparation, and oversight of technical services. He is familiar with current regulations and case law relating to land use, housing, mobility, noise, air quality, and greenhouse gas (GHG) emissions. Additionally, Brett possesses strong writing skills to help effectively communicate the results of environmental analyses to decision makers and the general public.

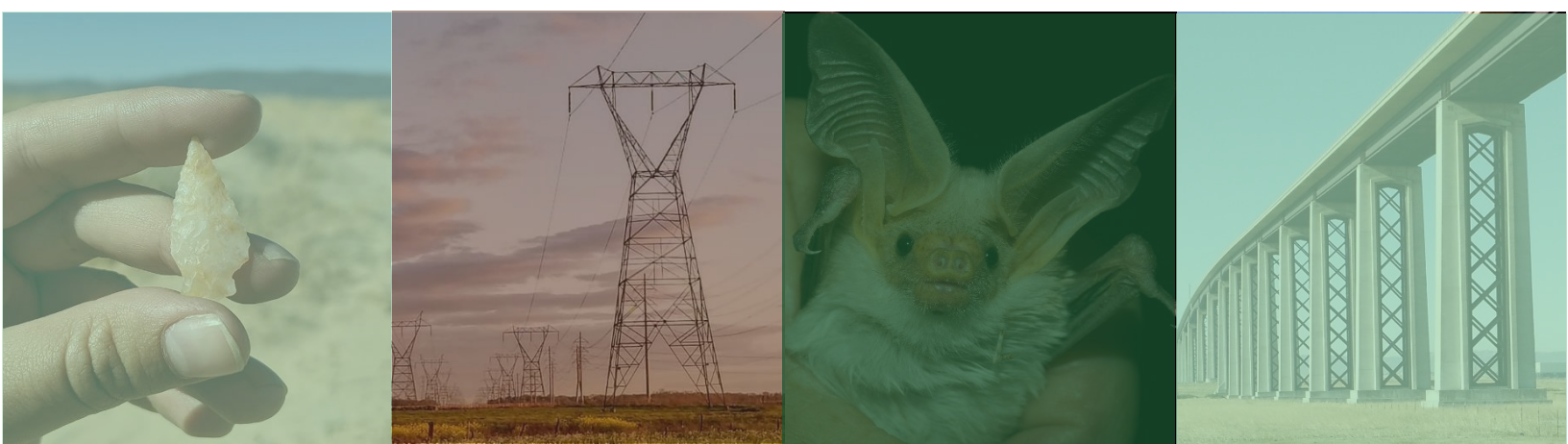
Brett possesses a strong technical background and has provided quantitative analytical modeling support for air quality, GHG, health risk assessments, noise and vibration, and shade/shadow impact analyses for several complex and multi-faceted projects using industry accepted modeling software. As the Technical Director, Brett provides general oversight of technical services and leads the preparation and review of the air quality, greenhouse gas, and noise/vibration technical reports. Specifically, Brett has experience with AERMOD and ISC air dispersion modeling systems, CalEEMod, CALINE4-based model, noise modeling based on the Federal Highway Administration's Traffic Noise Model (TNM) and Roadway Construction Noise Model (RCNM).

As a project manager, Brett provides guidance and recommendations during the planning stages to ensure project objectives at achieved and deliverables are met on time and within budget.

APPENDIX A

Biological Resources Assessment

Biological Resources Assessment
Placerita Maintenance Yard Project
City of Santa Clarita, Los Angeles County, California



Prepared For: Impact Sciences
811 W. 7th Street, Suite 200
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Report Date: May 2024



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Recommended Citation: Bargas. 2024. Biological Resources Assessment – Placerita Maintenance Yard Project, in Santa Clarita, Los Angeles County, California. Prepared for Impact Sciences. May 2024



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1 Introduction

Bargas Environmental Consulting, LLC (Bargas) has prepared this Biological Resources Assessment (hereafter, Assessment) on behalf of Impact Sciences (Applicant). The Placerita Maintenance Yard Project (Project) proposes to construct on 1.72 acres of vacant land between Highway 14 and the Santa Clara River. This Assessment analyzes the potential for special status endangered, threatened, and sensitive species and their habitats to occur within the proposed project limits and an appropriate buffer (Biological Survey Area).

1.1 Summary of Findings

The Biological Survey Area includes potential habitat for no special status plant species and four special status wildlife species. These include one federally threatened species: California Gnatcatcher (*Poliophtila californica californica*), one federally endangered species: Arroyo Toad (*Anaxyrus californicus*), one federally proposed as threatened species: Western Spade Foot (*Spea hammondi*), and one California candidate endangered species: Crotch Bumble Bee (*Bombus crotchii*). The Santa Clara River is found immediately south of the Project Area and approximately 35 feet south of Norland Drive. Some erosional undercutting leading directly to the Santa Ana River was found along Norland Drive. Additionally, the City's water discharge was identified at the far east boundary of the Project Site.

1.2 Project Location

The proposed Project is approximately 1.72 acres of vacant land and 0.87 acres of road along Norland Drive, south of Highway 14 and north of the Santa Clara River in Santa Clarita, Los Angeles County, CA. The site is generally located in Section 13, Township 4 North, Range 15 West San Bernardino Meridian of the U.S. Geological Survey's (USGS) 7.5 minute *Mint Canyon* quadrangle (**Figure 1**).

1.3 Project Description

The project proposes to construct a maintenance yard on approximately 1.72 acres of vacant land at the end of Norland Drive. Additionally, the client has proposed to expand the road along Norland Drive by 12 feet north and south. The vacant lot proposed for the maintenance yard is devoid of vegetation for approximately 1.0 acre, with the remaining 0.72 acre consisting of mostly disturbed vegetation. Vegetation along Norland Drive is made up of scrubland and disturbed vegetation. Immediately south of the Project site is the Santa Clara River, containing a sparsely vegetated stream bed with riparian scrub species. North and west of the Project boundaries is developed land with roads and residential buildings. The Project will involve vegetation removal and leveling of the land while avoiding impacts to the Santa Clara River. Travel to and from the site will be on existing, maintained roads. The staging areas will occur onsite or within already developed areas adjacent to the Project Site.

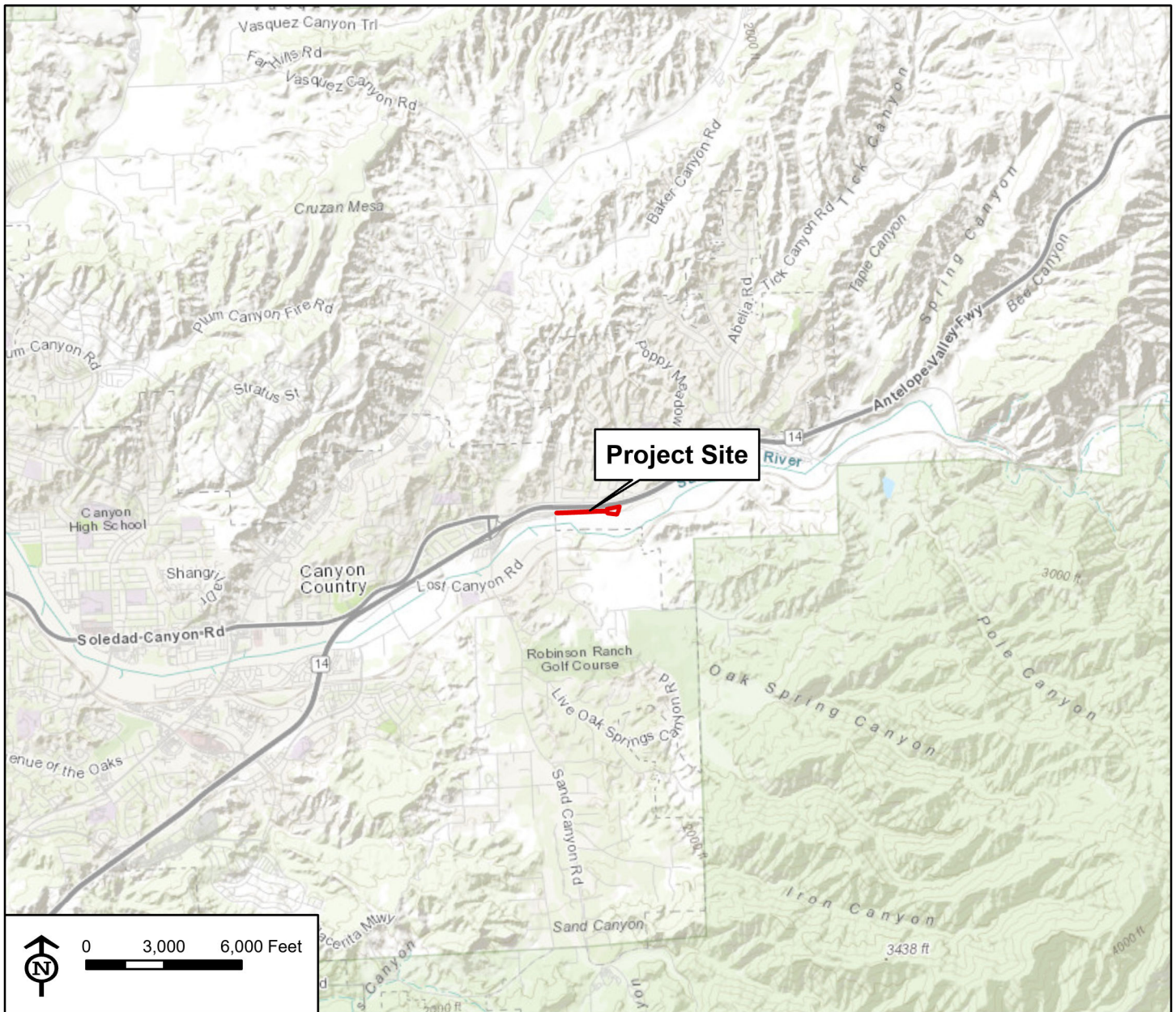
1.4 Definitions

The following definitions for areas are illustrated in **Figure 2** and will be followed throughout this report:

- **Project site:** The Project site is defined as the 1.72 acres being analyzed for Project entitlements.
- **Biological Study Area:** The Biological Study Area is defined as the Project site and a 500-foot buffer (approximately 80.37 acres). This is the area within which biological resources were fully analyzed.



- **Regional Study Area:** The Regional Study Area is defined as the Project site and a 3-mile buffer. The Regional Study Area was used as the basis for determining special-status biological resource records for consideration in this report.



Source: ESRI ArcGIS Online Basemap - World Topographic Map, World Street Map

Public Land Survey System (PLSS):
San Bernadino Meridian, Township 4N, Range 15W, Section 13

USGS Quad(s): Mint Canyon (2022)

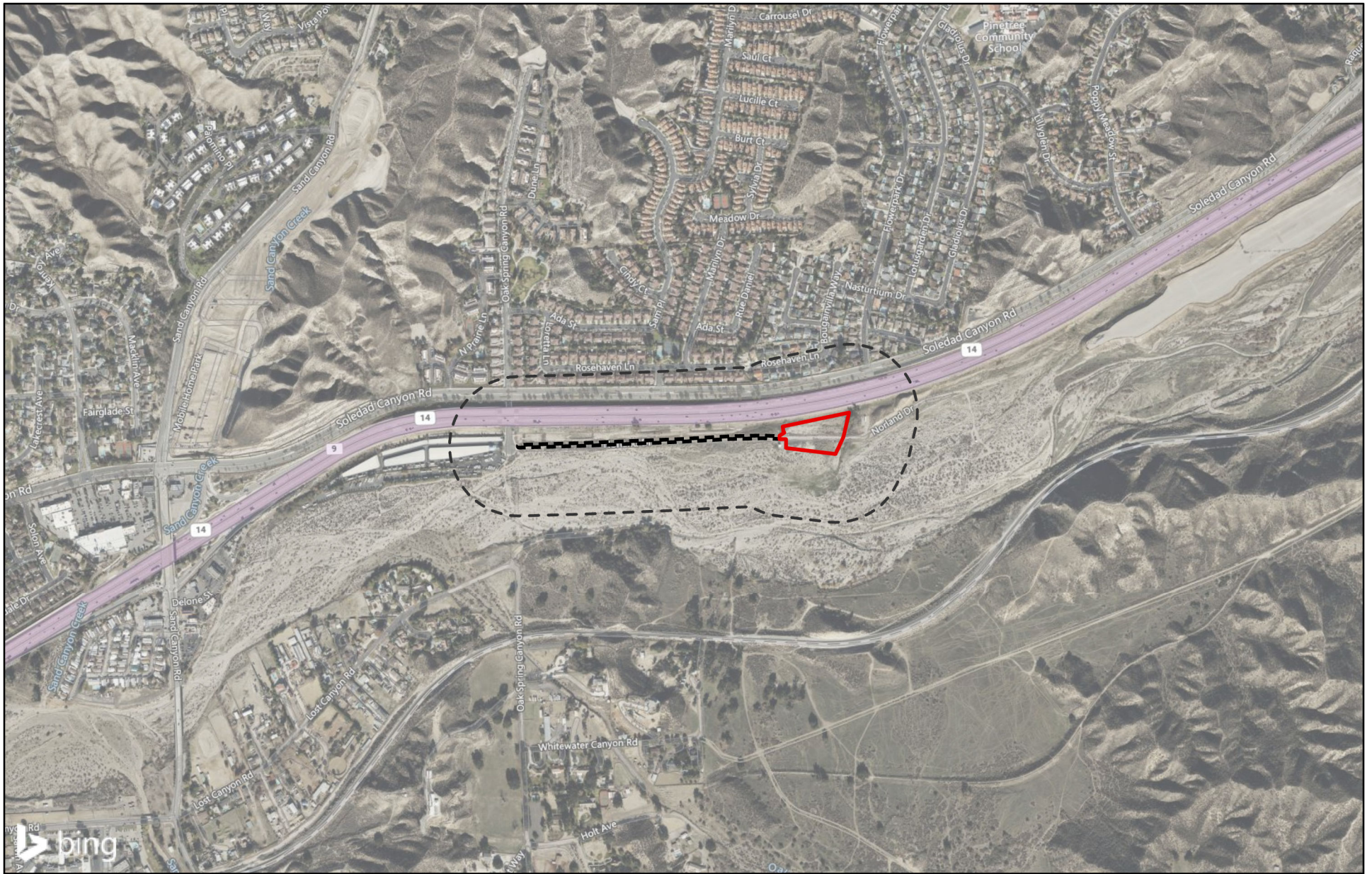
Watershed HUC 10: Headwaters Santa Clara river (1807010201)

Project Site Coordinates: -118.411°W 34.427°N

Figure 1
Project Site and Vicinity

Placerita Maintenance Yard





Source: Bing Maps Hybrid



- Project Boundary
- Norland Drive
- Biological Study Area (500 ft. buffer)

Figure 2
Study Area

Placerita Maintenance Yard



2 Regulatory Setting

2.1 Federal

2.1.1 Federal Endangered Species Act

The Federal Endangered Species Act (FESA) is the federal government's primary regulation protecting rare and declining plant and wildlife species. FESA is jointly implemented by the United States Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS, addressing marine resources only). FESA protects species using the following status designations:

- A federally **endangered** species is a species of invertebrate, plant, or wildlife formally listed by the USFWS under FESA as facing extinction throughout all or a significant portion of its geographic range.
- A federally **threatened** species is one formally listed by the USFWS as likely to become endangered within the foreseeable future throughout all or a significant portion of its range.
- A **proposed** threatened or endangered species is one officially proposed by the USFWS for addition to the federal threatened or endangered species list.
- **Candidate** species are "plants and animals for which the USFWS has sufficient information on their biological status and threats to propose them as endangered or threatened under FESA, but for which development of a proposed listing regulation is precluded by other higher priority listing activities" (USFWS 2017).

"Take" of a federally endangered or threatened species or its habitat is prohibited by federal law without a special permit. The term "take," under FESA, means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in such conduct. "Harm" is defined by the USFWS to encompass "an act which actually kills or injures wildlife. Such an act may include significant habitat modification or degradation where it actually kills or injures wildlife by significantly impairing essential behavioral patterns, including breeding, feeding or sheltering" (50 CFR § 17.3).

Section 10(a)(1)(B) of the FESA allows for take of a threatened or endangered species incidental to development activities once a Habitat Conservation Plan (HCP) has been prepared to the satisfaction of the USFWS and a Section 10(a) incidental take permit has been issued to an applicant. For federal projects (including those involving federal funding), Section 7 of the FESA allows for consultation between the affected agency and the USFWS to determine what measures may be necessary to compensate for the incidental take of a listed species. A federal project is any project that is proposed by a federal agency or is at least partially funded or authorized by a federal agency. Additionally, if the listed species or its habitat occurs in a portion of the project subject to federal jurisdiction (such as waters of the United States by the United States Army Corps of Engineers [USACE] under Section 404 of the Clean Water Act [CWA]), then consultation under Section 7 of the FESA is usually permissible and may be required.

FESA also requires the USFWS to consider whether there are areas of habitat essential to conservation for each listed species. **Critical habitat** designations protect these areas, including habitat that is currently unoccupied but may be essential to the recovery of a species. An area is designated as critical habitat after the USFWS



publishes a proposed federal regulation in the Federal Register and then receives and considers public comments on the proposal. The final boundaries of critical habitat are officially designated when published in the Federal Register.

2.1.2 Migratory Bird Treaty Act

The Migratory Bird Treaty Act of 1918 (MBTA) is a federal law governing the taking, killing, possession, transportation, and importation of various birds, their eggs, parts, and nests. The take of any number of a bird species listed as protected on any one of four treaty lists is governed by the MBTA's regulation of taking migratory birds for educational, scientific, and recreational purposes and requiring harvest to be limited to levels that prevent over utilization. The MBTA also prohibits taking, possession, import, export, transport, selling, purchase, barter, or offering for sale, purchase or barter, certain bird species, their eggs, parts, and nests, except as authorized under a valid permit (50 CFR 21.11).

2.1.3 Clean Water Act of the United States

The regulatory setting with regards to aquatic resources is framed by current enabling legislation and case law. Under Section 404 of the CWA, the USACE regulates the discharge of dredged and fill materials into “waters of the U.S.” Jurisdictional waters of the U.S. include “territorial seas, and waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including waters which are subject to the ebb and flow of the tide; tributaries; lakes and ponds, and impoundments of jurisdictional waters; and adjacent wetlands” (33 CFR § 328.3). Certain waters of the U.S. are considered “special aquatic sites” because they are generally recognized as having ecological value; such sites include sanctuaries and refuges, wetlands, mudflats, vegetated shallows, and riffle and pool complexes (40 CFR § 230). Special aquatic sites are defined by the U.S. Environmental Protection Agency (USEPA) and may be afforded additional consideration in a project’s permit process. The USACE also regulates navigable waters under Section 10 of the Rivers and Harbors Act of 1899. Navigable waters are defined as “... those waters of the U.S. that... are presently used, or have been used in the past, or may be susceptible to use to transport interstate or foreign commerce” (33 CFR § 322.2). Projects that place fill in jurisdictional wetlands and non-wetland waters of the U.S. require a permit from the USACE under Section 404 of the CWA. The USACE issues nationwide permits for specific types of activities with minimal individual or cumulative adverse environmental impacts. Individual permits are required for large and/or complex projects or projects that exceed the impact threshold for nationwide permits. Recent federal rulemaking has modified how the USACE defines certain waters of the U.S. The most pertinent rules are summarized below.

The regulatory setting is framed by current enabling legislation and case law. As of August 29, 2023, the USEPA and USACE amended the definition for “waters of the United States” per the Supreme Court *Sackett v. USEPA* decision. The previous overarching regulatory decision – the 2023 Rule – has had three distinct components modified.

1. Under the *Sackett v. USEPA*. decision, waters are no longer jurisdictional under the CWA due to the “*significant nexus standard*.”
2. Under the *Sackett v. USEPA*. decision, wetlands are not defined as “adjacent” or jurisdictional under the CWA solely because they are “bordering, contiguous, or neighboring or separated” from other “waters of the United States” by man-made dikes or barriers, natural river berms, beach dunes.



3. Under the *Sackett v. USEPA* decision, the USEPA and USACE are removing “interstate wetlands” from the 2023 Rule. The Court ruled that the use of the term “waters” referred to “open waters” and not wetlands so determined that a wetland is not jurisdictional due to singularly being interstate.

The remainder of the 2023 Rule will continue to regulate the interpretation of defining “waters of the United States.” These recent regulatory modifications require interpretation by USACE regulatory staff who will make jurisdictional determinations for any mapped aquatic features within the Project site.

In a previous determination the USEPA published a revised definition of “waters of the United States” on December 7, 2021, in response to President Biden’s Executive Order 13990 (86 Federal Register 7037) and after *Pascua Yaqui Tribe v. EPA* in which the U.S. District Court of the District of Arizona “vacated and remanded” the Navigable Waters Protection Rule (86 Federal Register 69372). The proposed revision was published in the Federal Register on January 18, 2023, and took effect on March 20, 2023. Due to litigation, the agencies interpreted “waters of the United States” consistent with pre-2015 regulations and the Supreme Court cases of *Rapanos v. United States* and *Carabell v. United States* (USEPA 2008), meaning the USACE asserted jurisdiction over traditional navigable waters (TNW) and the following types of features determined to have “significant nexus” to a TNW:

1. wetlands adjacent to TNWs
2. non-navigable tributaries of TNWs that are relatively permanent where the tributaries typically flow year-round or have continuous flow at least seasonally
3. wetlands that directly abut non-navigable tributaries of TNWs

However, the *Sackett* decision to remove the *significant nexus standard* and *adjacency* criteria with regards to what constitutes a jurisdictional wetland substantially redefines the pre-2015 regulations.

2.2 State of California

2.2.1 California Environmental Quality Act

The California Environmental Quality Act (CEQA) is a public disclosure process codified by California Public Resources Code 21000, requiring decision-makers to analyze the environmental impacts of a project, disclose those impacts to the public, and mitigate environmental impacts to the extent feasible. The state or local lead agency provides an evaluation of project effects on biological resources; determining the significance of those effects is guided by Appendix G of the CEQA Guidelines (AEP 2023). These evaluations must consider direct effects on a biological resource within the project site itself, indirect effects on adjacent resources, and cumulative effects within a larger area or region. Effects can be locally important but not significant according to CEQA if they would not substantially affect the regional population of the biological resource. Significant adverse impacts on biological resources would include the following:

- Substantial adverse effects on any species identified as candidate, sensitive, or special status in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife (CDFW) or the USFWS (these effects could be either direct or via habitat modification);
- Substantial adverse impacts to species designated by the CDFW as Species of Special Concern (SSC);



- Substantial adverse effects on riparian habitat or other sensitive habitat identified in local or regional plans, policies, or regulations or by CDFW and USFWS;
- Substantial adverse effects on federally protected wetlands defined under Section 404 of the CWA (these effects include direct removal, filling, or hydrologic interruption of marshes, vernal pools, coastal wetlands, or other wetland types);
- Substantial interference with movements of native resident or migratory fish or wildlife species population, or with use of native wildlife nursery sites;
- Conflicts with local policies or ordinances protecting biological resources (e.g., tree preservation policies); and;
- Conflict with provisions of an adopted HCP, Natural Community Conservation Plan (NCCP), or another approved local, regional, or state habitat conservation plan.

2.2.2 California Endangered Species Act

The California Endangered Species Act (CESA) prohibits the take of state-listed threatened and endangered species. Under CESA, state agencies are required to consult with CDFW when preparing CEQA documents. Under CESA, CDFW is responsible for maintaining a list of rare, threatened, and endangered species designated under state law (California Fish and Game Code [CFGF] § 2070-2079). CDFW also maintains lists of candidate species, SSC, and fully-protected species. Candidate species are those taxa that have been formally recognized by the CDFW and are under review for addition to the state threatened and endangered list. Species of special concern are those taxa that are considered sensitive, and this list serves as a “watch list.” The CDFW can authorize “take” if an incidental take permit is issued by the Secretary of the Interior or of Commerce in compliance with FESA, or if the director of the CDFW issues a permit under Section 2080 in those cases where it is demonstrated that the impacts are minimized and mitigated.

2.2.3 California Fish and Game Code

Section 1600 et seq. – Lake and Streambed Alteration Agreement. Section 1600 provides provisions for protecting riparian systems, including the bed, banks, and riparian habitat of lakes, seasonal and perennial streams, and rivers. This section requires an applicant to notify CDFW and obtain a Lake and Streambed Alteration Agreement (LSAA) if their project would divert or obstruct the natural flow of any river, stream, or lake; change the bed, channel, or bank of any river, stream, or lake; use material from any river, stream, or lake; or deposit or dispose of material into any river, stream, or lake.

Section 2050 et seq. – California Endangered Species Act. CESA establishes the policy of the state to conserve, protect, restore, and enhance threatened or endangered species and their habitats. CESA is administered by CDFW and prohibits the take of any species that the California Fish and Game Commission determines to be a threatened or endangered species. CESA also mandates that “state agencies should not approve projects as proposed which would jeopardize the continued existence of any endangered species or threatened species” if reasonable and prudent alternatives are available that would avoid jeopardy. CDFW administers CESA and authorizes take through CFGC 2081 Incidental Take Permits or through Section 2080.1. (For species also listed under FESA, consistency determination is with a USFWS Biological Opinion).



Section 3511 – Fully Protected Species. The legislature of the State of California designated certain species as “fully protected” prior to the creation of CESA. Section 3511 states that “fully protected” birds or parts thereof may not be taken or possessed at any time. Lists of fully protected species were initially developed to provide protection to those animals that were rare or faced possible extinction and included fish, mammals, amphibians and reptiles, and birds. Most fully protected species have since been listed as threatened or endangered under CESA and/or FESA.

Sections 3503, 3503.5, 3505, 3513 — Birds. These CFGC sections protect all birds, including birds of prey and all nongame birds, as well as their eggs and nests, for species that are not already listed as fully protected and that occur naturally within the state. Sections 3503 and 3503.5 of the CFGC stipulate the following regarding eggs and nests: Section 3503 states that it is unlawful to take, possess, or needlessly destroy the nest or eggs of any bird, except as otherwise provided by CFGC or any regulation made pursuant thereto; and Section 3503.5 states that it is unlawful to take, possess, or destroy any birds in the orders Falconiformes or Strigiformes (birds-of-prey) or to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by CFGC or any regulation adopted pursuant thereto. Section 3513 states that it is unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

2.2.4 California Native Plant Protection Act

The California Native Plant Protection Act of 1977 (GFGC § 1900-1913) affords the CDFW Commission the authority to designate native plants as endangered or rare and protect them from “take.” The California Native Plant Society (CNPS) maintains a list of sensitive plant species native to California and assigns each a rank in the California Rare Plant Rank (CRPR) system defined below:

- List 1A: Plants presumed extirpated in California and either rare or extinct elsewhere;
- List 1B: Plants are rare, threatened, or endangered in California and elsewhere;
- List 2A: Plants presumed extirpated in California, but more common elsewhere;
- List 2B: Plant are rare, threatened, or endangered in California, but more common elsewhere;
- List 3: Plants about which more information is needed (on a review list);
- List 4: Plants of limited distribution (on a watch list).

This list is further defined as described below:

- 0.1: Seriously threatened in California, meaning there is a high degree (over 80% of occurrences) and immediacy of threat;
- 0.2: Moderately threatened in California, meaning there is a moderate degree (20-80% of occurrences) and immediacy of threat;
- 0.3: Not very threatened in California, meaning there is a low degree (less than 20% of occurrences) and immediacy of threat.



All plants on Lists 1 and 2 meet the standards for state listing under the CEQA Guidelines (14 CCR § 15380). CNPS recommends that plants on Lists 3 and 4 be evaluated for consideration under CEQA.

2.2.5 Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act of 1969 established the State Water Resources Control Board (SWRCB) and the nine Regional Water Quality Control Boards (RWQCB), collectively referred to as the Water Boards, and authorized them to provide oversight for water rights and water quality. It uses the National Pollutant Discharge Elimination System (NPDES) to monitor point source discharges into the waters of the State to prevent water quality degradation. It also protects wetlands, surface waters, and groundwater from both point and nonpoint sources of pollution.

2.2.6 State Wetland Definition and Procedures

The SWRCB adopted the State Wetland Definition and Procedures for Discharges or Fill Material to Waters of the State in 2019 and completed revisions to this set of procedures in 2021 (SWRCB 2021). Four major elements are included in these procedures as described below, in addition to procedures for the submittal, review and approval of CWA Section 401 permits not described in this report.

1. Wetland definition:

An area is wetland if, under normal circumstances, (1) the area has continuous or recurrent saturation of the upper substrate caused by groundwater, or shallow surface water, or both; (2) the duration such saturation is sufficient to cause anaerobic conditions in the upper substrate; and 3) the area's vegetation is dominated by hydrophytes or the area lacks vegetation.

2. Framework for determining waters of the state:

Waters of the state are broadly defined by the Porter-Cologne Water Quality Control Act as “any surface water or groundwater, including saline waters, within the boundaries of the state.” The 2021 procedures expand upon this definition to clearly include natural wetlands, wetlands created by modification of a surface water of the state, and artificial wetlands meeting specific criteria.

The criteria for an artificial wetland include wetlands created for agency-approved compensatory mitigation; those identified in a water quality control plan; and those greater than or equal to one acre in size unless they are constructed and maintained for wastewater treatment or disposal, sediment settling, stormwater permitting program pollutant or runoff management, surface water treatment, agricultural crop irrigation or stock watering, fire suppression, industrial processing and cooling, active surface mining, log storage, recycled water management, maximizing groundwater recharge, or rice paddies.

3. Wetland delineation procedures:

USACE-defined procedures for aquatic resources delineation (USACE 1987; USACE 2008 used to assess the presence or absence of hydrophytic vegetation, hydric soils, and wetland hydrology are required by the SWRCB to delineate waters of the state, with one modification being that “the lack of vegetation does not preclude the determination of such an area that meets the definition of wetland.”



2.3 Local Policies and Ordinances

The Project site is in the City of Santa Clarita within Los Angeles County and is subject to the following local and regional regulations.

2.3.1 Santa Clarita Valley Area Plan

The Santa Clarita Valley Area Plan is a set of goals, policies, and maps to help guide development within the unincorporated regions of the Santa Clarita Valley. This plan functions to act as a more focused component of the Los Angeles County and City of Santa Clarita General Plans. Open space preservation, trail planning, hillside development, and historic preservation for the Santa Clarita Valley are specifically outlined. The plan was developed with the idea that there should be a unified effort to adequately distribute land use to provide long lasting infrastructure and conserve natural resources. The plan mentions its commitment to avoiding and minimizing impacts to sensitive species and their habitat during development activities. An Environmental Impact Report was prepared for this document to address concerns of the areas biological, cultural, water, and open space resources. This includes protecting critical habitat for the sensitive species known to occur in the region.

2.3.2 City of Santa Clarita General Plan

The City of Santa Clarita General Plan is a set of goals, objectives, policies, implementation measures, and maps that inform land use decisions to provide its citizens with acceptable infrastructure. The General Plan contains numerous goals, policies, and strategies to protect and/or preserve its biological resources.

The Conservation and Open Space Element of the General Plan defines the resource conservation issues relevant to the city. This section of the General Plan defines Significant Ecological Areas within the city. It details the habitat type present, the sensitive communities and species known to inhabit the areas and the impacts they have faced thus far. Guidelines to reduce and minimize impacts to these sensitive resources are outlined in this section.

If impacts have a substantial adverse effect on special-status species, mitigation measures include supporting State and Federal policies for preservation and enhancement of riparian and wetland habitats by incorporating, as applicable, standards published by the California Department of Fish and Wildlife and the U.S. Fish and Wildlife Service into site-specific development proposals.

3 Methods

This Assessment is informed by data from a desktop analysis of the literature and numerous resource databases, as well as field surveys. The methods used to complete these surveys and desktop analyses are described below.

3.1 Desktop Review

Prior to conducting field surveys, Bargas conducted an initial review of literature and data sources to characterize biological conditions and to compile records of sensitive biological resources that could potentially occur in the Biological Study Area. The methods used for this analysis are described below.



3.1.1 Biological Setting

The biological setting includes terrain, hydrology, soils, land uses, and other features that support or inhibit biological resources in an area. In order to better understand the biological setting of the project, the following resources were reviewed in detail:

- USFWS's *National Wetlands Inventory* to determine if surface waters and wetlands have been mapped on or adjacent to the Biological Study Area.
- U.S. Department of Agriculture National Resource Conservation Service *Web Soil Survey* to map and describe soil(s) within the Biological Study Area.
- Google Earth Pro aerial map images of the Biological Study Area, including historical aerial images.

3.1.2 Special Status Species & Habitats

It is important to create a well-defined list of habitats and species that could reasonably be expected to occur on the Project site in order to analyze potential Project effects on biological resources effectively. The following describes how the list of potentially occurring special status biological resources was assembled.

3.1.2.1 Data Sources

Species and habitat occurrences were queried from the following resources:

- USFWS's *Information for Planning and Consultation* portal (IPaC) for a list of federally listed species and designated critical habitat recommended for impact analysis consideration, based on an upload of the Biological Study Area limits.
- CDFW's *California Natural Diversity Database* (CNDDB) for special status species and habitat records within the Regional Study Area.
- CNPS's *Inventory of Rare and Endangered Plants* for a list of special status plant species occurrences within the USGS 7.5-minute quadrangles that overlap the Regional Study Area.

3.1.2.2 Special Status Designations Considered

A variety of agencies and respected non-profit organizations assess the conservation status of plant and wildlife species; however, not all are applicable to this Assessment. The following special status designations were considered when determining special status species to be discussed in this Assessment:

- **Federal Status:** Species listed as **Endangered (FE)** or **Threatened (FT)**, as well as species **Proposed as Endangered (FPE)**, **Proposed as Threatened (FPT)**, **Proposed for Delisting (FPD)**, and **Candidates (FC)** for listing under the FESA.
- **California Status:** Species listed as **Endangered (CE)** or **Threatened (CT)**, as well as species that are **Candidates for Endangered (CCE)** status, **Threatened (CCT)** status, or **Delisting (CCD)** under the California Endangered Species Act. Also considered are species listed as **Fully Protected (FP)** and **Species of Special Concern (SSC)**.
- **CNPS Status:** All California Rare Plant Ranks (CRPR) maintained by the CNPS *Inventory of Rare and Endangered Plants*.
- **Vegetation Communities:** All vegetation communities mapped by the CNDDB.



3.1.3 Occurrence Potential

Following the desktop review, field surveys, and habitat analyses, Bargas assessed the potential for the occurrence of special status species in the Biological Study Area. Biological conditions (vegetation communities, wildlife habitats, disturbances, etc.) and the habitat and life cycle requirements of special status species identified for analysis in the desktop review were considered. “Recent” occurrences are defined as observed within the past 30 years. Based on these considerations, species were assigned to the following categories:

- **Present:** Species is known to occur in Biological Study Area based on recent surveys, CNDDDB (within 30 years), or other records.
- **High:** Species with known recent recorded occurrences/populations near the Biological Study Area and highly suitable habitat occurs within the Biological Study Area. Highly suitable habitat includes all necessary elements to support the species (e.g., elevation, hydrology, soils, cover, habitat type, food resources).
- **Moderate.** Species with known recent recorded occurrences/populations near the Biological Study Area; however, habitat within the Biological Study Area has been moderately disturbed, fragmented, or is small in extent. Moderately suitable habitat includes several elements to support the species (e.g., elevation, hydrology, soils, cover, habitat type, food resources). Furthermore, moderately suitable habitat may also be located at the edge of the species’ range, or there are no reported occurrences nearby.
- **Low.** Species with few known recent recorded occurrences/populations near the Biological Study Area and habitat within the Biological Study Area is highly disturbed or extremely limited. A low potential is assigned to annual or perennial plant species that may have been detectable during a focused survey in the appropriate blooming period but was not found; however, small populations or scattered individuals are still considered to have a low potential to occur. Additionally, species for which poor-quality habitat may support the species within the Biological Study Area, but the reported extant range is far outside the Biological Study Area and/or any species observations would anticipate being migratory (i.e., not likely to reproduce within the Biological Study Area).
- **Presumed Absent/No Potential.** Focused surveys were conducted, and the species was not detected, or the species was found in the desktop review but suitable habitat (soil, vegetation, elevational range) was not found in the Biological Resource Assessment (BRA), or the BSA is not within the known geographic range of the species.

The potential for bird species were further distinguished into those that may: 1) nest within or near the Biological Study Area; 2) forage within or near the Biological Study Area; and/or 3) occur on or near the Biological Study Area only as transients during migratory flights or other dispersal events.

3.2 Field Surveys

A field assessment was conducted for the Biological Survey Area on May 3, 2024. Meandering transects were conducted on foot throughout the entire Biological Survey Area. Habitat types were documented, and plant and wildlife species were recorded. Habitats that were determined to be potential habitat for a special status species were further assessed for suitability.



3.3 Taxonomy and Nomenclature

Every effort was made to use naming standards that are recognized by the scientific community, with the understanding that – for many wildlife groups – scientists may not always agree on a standard source. Because of this, some common names used in this report may not be the same as those used by the underlying data sources for species records. Bargas maintains a yearly-updated reference species list which uses the following taxonomic sources:

- **Birds** – American Ornithological Society Checklist and Supplements (AOS 1998).
- **Mammals** – The reference list in the CDFW’s California Wildlife Habitats Relationships Database (CDFW 2014), with updates based on the American Society of Mammalogists Mammal Diversity Database (2020).
- **Reptiles and Amphibians** – The technical website californiaherps.com, which is regularly updated based on the latest taxonomic literature.
- **Fish** – Common and Scientific Names of Fishes from the United States, Canada, and Mexico, 7th edition (AFS 2013)
- **Invertebrates** – No naming standard was identified that was current and applicable to freshwater and terrestrial invertebrates. Names used by the underlying data sources when a species was first identified were retained.
- **Plants** – The Jepson eFlora database (Jepson Flora Project 2021)



4 Results

This section discusses in detail what is known about biological resources in the Biological Study Area based on information from field surveys, nine CNDDDB records, two CNPS records, seventeen IPaC records, and no critical habitat determinations in the Regional Study Area. A list of plant and wildlife species observed within the Biological Survey Area is included in **Appendix A**.

4.1 Biological Setting

The Project site is comprised of an existing vacant lot adjacent to the Santa Clara River. The northern and western boundaries of the Project site are developed while riparian scrub habitat can be found on the southern and eastern boundaries of the Project Site.

The western section of the vacant lot is primarily unvegetated, flat, rocky terrain, while the eastern section is made of softer sandy loam soils with scrub and forb species. The previously developed land is primarily dominated by exotic and disturbed plant species. The road expansion Project area along Norland Drive, is densely vegetated with scrub species on sandy loam soils. Riparian scrub habitat can be found immediately south in the Santa Clara River. The Project site is terraced with the streambed located approximately four feet below the Project site. Plant species observed within the Project site include California Sagebrush (*Artemisia californica*), Common Sagebrush (*Artemisia tridentata*), Maltese Star Thistle (*Centaurea melitensis*), and Short-podded Mustard (*Hirschfeldia*). A City water discharge site was observed at the far eastern portion of the vacant lot but is located outside of the Project boundary. Taller tree and shrub species were found at the City water discharge site, including Arroyo Willow (*Salix lasiolepis*) and Mexican Fanpalm (*Washingtonia robusta*).

The Project site is owned by the City and access is limited by a gate at the far western end of Norland Drive. The Project site also contains barbed wire fencing along the northern border to prevent access to the public. The Santa Clara River and Scrub habitat along Norland Drive provides suitable habitat for several species. Birds were seen utilizing larger shrubs and trees outside of the Project boundaries but were only seen foraging within the Project site. Nesting habitat within the Project site is marginal. Scrub and shrub species are less than three feet in height and plant cover is minimal even in the more densely vegetated areas. No amphibian species were detected; however, the streambed provides suitable habitat for amphibians during heavy rain events and for burrowing species during the dry seasons. Species observed within the BSA include Western Fence Lizard (*Sceloporus occidentalis*), Audubon's Cottontail (*Sylvilagus adubonii*), Ash-throated Flycatcher (*Myiarchus cinerascens*), and California Scrub-Jay (*Aphelocoma californica*). A full list of plant and animal species observed within the BSA is included as **Appendix A**.

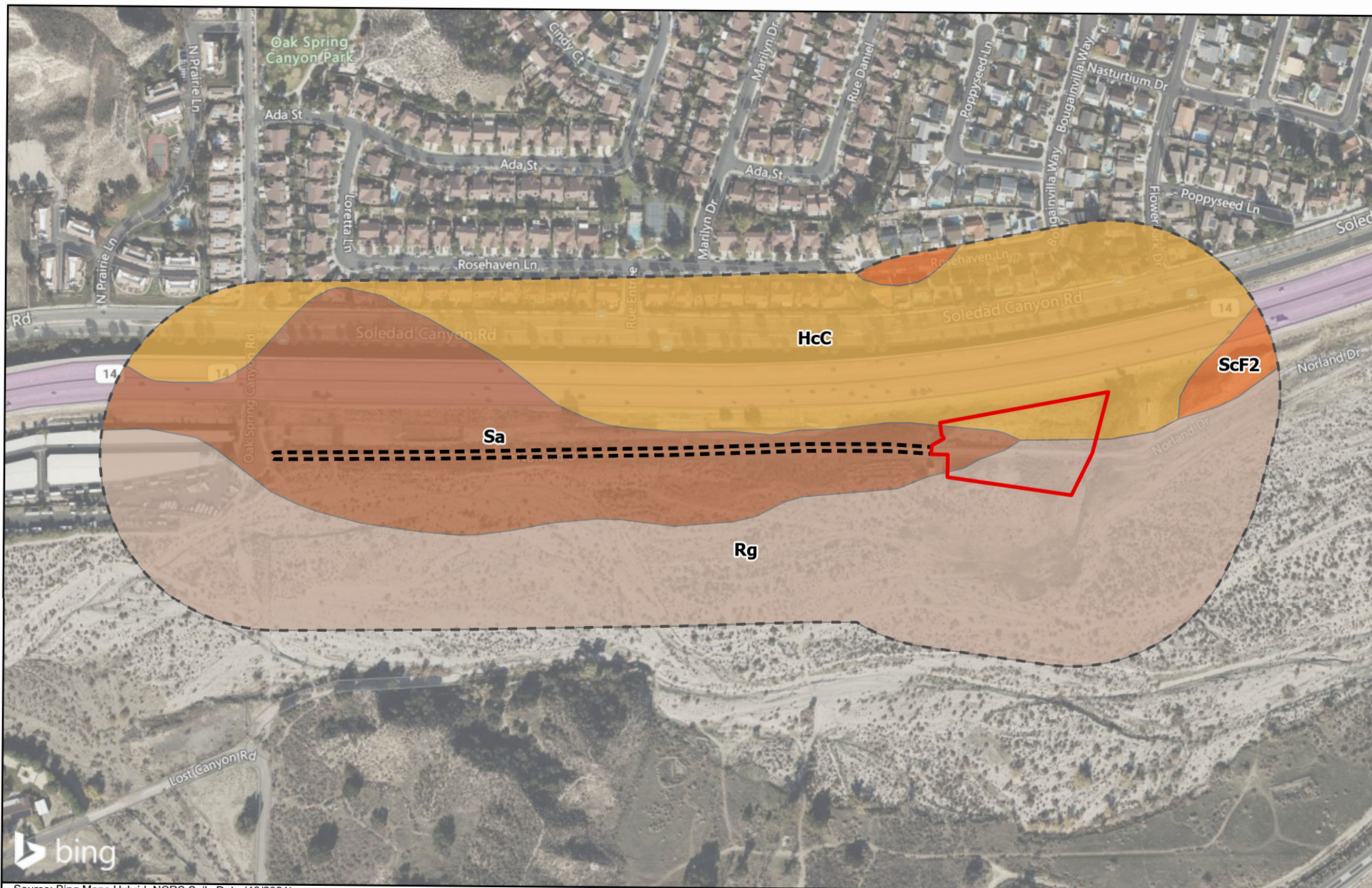


4.2 Soils

The soils identified in the BSA include Hanford sandy loam, Riverwash, Sandy Alluvial land, and Saugus loam. Prior to development this area was a part of the Santa Clara River. All areas north of the Project Site have been heavily developed. A map of soils within the Project site is shown in **Figure 3**.

4.3 Habitats

Three habitat types were mapped within the Biological Study Area. These include Urban Developed, Riparian Scrub, and Disturbed as described below. The habitats mapped within the Biological Study Area are shown in **Figure 4** and photographs are included in **Appendix B**.



Source: Bing Maps Hybrid, NCRS Soils Data (10/2021)

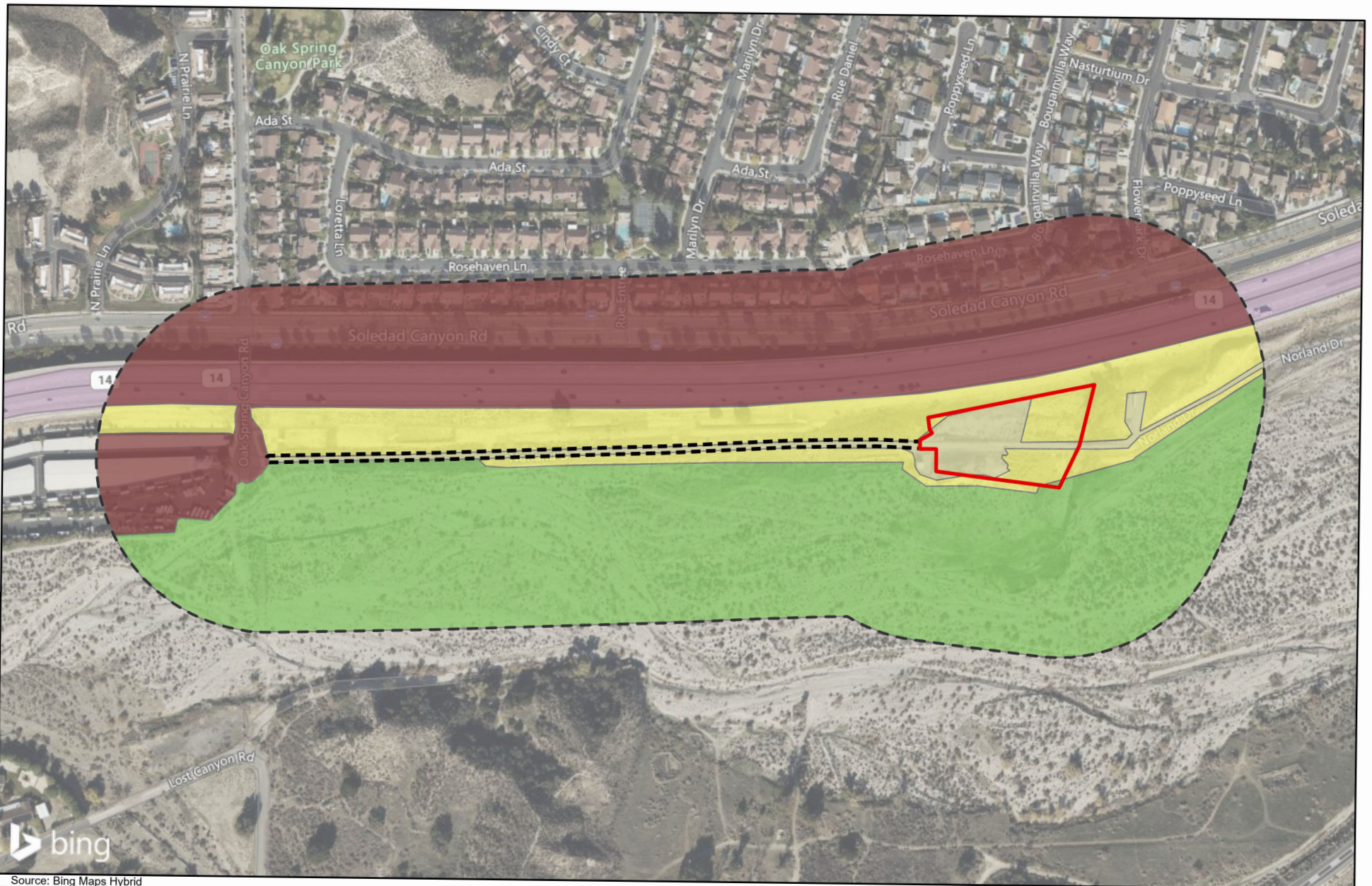


- Project Boundary
- Norland Drive
- Biological Study Area (500 ft. buffer)

- HcC - Hanford sandy loam, 2 to 9 percent slopes
- Rg - Riverwash
- Sa - Sandy alluvial land
- ScF2 - Saugus loam, 30 to 50 percent slopes, eroded

Figure 3
Soils Map

Placerita Maintenance Yard



Source: Bing Maps Hybrid



- ▬ Project Boundary
- - - Norland Drive
- - - Biological Study Area (500 ft. buffer)

- Artemisia tridentata Shrubland Alliance (34.9 acres)
- Brassica nigra - Centaurea (solstitialis, melitensis) Herbaceous Semi-Natural Alliance (12.2 acres)
- Upland mustards or star-thistle fields (12.2 acres)
- Disturbed (2.5 acres)
- Urban/Developed (30.7 acres)

Figure 4
Habitat Components

Placerita Maintenance Yard



4.3.1 Disturbed

The Project site is primarily comprised of disturbed habitat. Vegetation is sparse along the western half of the vacant lot with exotic species being found on the eastern portion of the Project site and along Norland Drive. Reptile species were observed basking on rocks and hiding under vegetation cover. Bird species were observed perching on electrical lines, utility poles, and fencing. This area had been previously flattened and graded with a paved road spanning both sides of the Project Site.

4.3.2 Riparian Scrub

South of the Project site is the Santa Clara River with a sparsely vegetated stream bed. This area is dry for most of the year and is largely undisturbed. Species of Saltbush (*Atriplex ssp.*), California Sagebrush (*Artemisia Californica*), Common Sagebrush (*Artemisia tridentata*), and Tamarisk (*Tamarix ssp.*) were observed. This area was utilized by a number of taxa; Audubon's Cottontail (*Sylvilagus audubonii*), Ash-throated Flycatcher (*Myiarchus cinerascens*), and Lazuli Bunting (*Passerina amoena*) were observed. This land may be used by amphibian species during the wet season and by burrowing species during the dry season. No amphibian species were detected during the survey.

4.3.3 Urban Developed

A majority of the area north and west of the Project site is urban developed landscape. Highway 14 is located immediately north of the Project site and residential homes are found adjacent to the highway. At the access point west of Norland Drive there are storage units used by the public. Santa Clarita is largely developed with residential homes, businesses, and open spaces found throughout the Santa Clara Valley. These developed areas are made up of ornamental vegetation that do not provide suitable habitat for wildlife.

4.4 Aquatic Resources

No aquatic resources were observed within the Project site. A formal ACOE protocol-level wetland delineation was not conducted within the total 1.72 acre Project site, but no signatures of wetlands were present. The site is relatively flat, but the Santa Clara River and Santa Clarita City discharge channel were found immediately outside the Project site boundary. The City discharge channel is to be fenced off to avoid impacts to the vegetation. Erosional undercutting that leads directly to the Santa Clara River was observed along Norland Drive. Road expansion may impact the streambed where the channel meets the road lens. The road expansion may impact the river if debris and asphalt enter the channel.

4.5 Special Status Species

4.5.1 Special Status Plants

The desktop review determined that nine plant taxa with special status had been documented as occurring within the Regional Study Area. All nine species were determined to have no potential for occurrence.



Table 1 – Special Status Plant Species with Occurrence Potential

Common Name	Scientific Name	Source(s)	Legal Status	Habitat	Soils	Potential
California Orcutt Grass	<i>Orcuttia californica</i>	CNPS, IPaC	FE, CE, CRPR 1B.1	Not Present	No	None
Gambel's Watercress	<i>Rorippa gambellii</i>	IPaC	FE, CT, CRPR 1B.1	Not Present	No	None
Marsh Sandwort	<i>Arenaria paludicola</i>	iPaC	FE, CE, CRPR 1B.1	Not Present	No	None
Slender-horned Spineflower	<i>Dodecahema leptoceras</i>	CNPS, IPaC	FE, CE, CRPR 1B.1	Not Present	No	None
Spreading Navarretia	<i>Navarretia fossalis</i>	IPaC	FT, CRPR 1B.1	Not Present	No	None
Piute Mountains Navarretia	<i>Navarretia setiloba</i>	CNDDB	CRPR 1B.1	Not Present	No	None
Greata's Aster	<i>Symphyotrichum greatae</i>	CNDDB	CRPR 1B.3	Not Present	No	None
Slender Mariposa-lily	<i>Calochortus clavatus</i>	CNDDB	CRPR 1B.2	Not Present	No	None
Short-joint Beavertail	<i>Opuntia basilaris</i> var. <i>brachyclada</i>	CNDDB	CRPR 1B.2	Not Present	No	None

4.5.1.1 Taxa Confirmed Present

No special status plant taxa from desktop analysis were determined to be **Present** in the Biological Study Area.

4.5.2 Special Status Wildlife

The desktop review determined that 15 wildlife taxa with special status had been documented as occurring within the Regional Study Area. Of these, eight species were determined to have **No** potential to occur due to lack of required habitat components. Four species were determined to have **Moderate** potential to occur, and three species was determined to have **Low** potential to occur.

These taxa and their occurrence potential within the Study Area are summarized below.



Table 2 – Special Status Wildlife Species with Occurrence Potential

Common Name	Scientific Name	Source(s)	Legal Status	Habitat	Potential
California Gnatcatcher	<i>Poliophtila californica californica</i>	CNDDDB; IPaC	Federal Threatened	Medium Quality	Moderate
California Condor	<i>Gymnogyps californianus</i>	IPaC	Federal Endangered, California Endangered	Not Present	None
Least Bell's Vireo	<i>Vireo bellii pusillus</i>	IPaC	Federal Endangered, California Endangered	Low Quality	Low
Southwestern Willow Flycatcher	<i>Empidonax traillii</i>	IPaC	Federal Endangered, California Endangered	Not Present	None
Yellow-billed Cuckoo	<i>Brachyramphus marmoratus</i>	IPaC	Federal Threatened, California Endangered	Not Present	None
Southwestern Pond Turtle	<i>Actinemys pallida</i>	IPaC	Federal Proposed Threatened	Medium Quality	Low
Arroyo Toad	<i>Anaxyrus californicus</i>	IPaC	Federal Endangered;	Medium Quality	Moderate
Western Spade Foot	<i>Spea hammondi</i>	IPaC	Federal Proposed Endangered	Medium	Moderate
Unarmored Threespine Stickleback	<i>Gasterosteus aculeatus williamsoni</i>	IPaC	Federal Endangered, California Endangered	Low Quality	None
Santa Ana Sucker	<i>Catostomus santaanae</i>	IPaC	Federal Threatened	Low	None
Quino Checkerspot Butterfly	<i>Euphydryas Editha guino</i>	IPaC	Federal Endangered	Low Quality	None
Crotch's Bumble Bee	<i>Bombus crotchii</i>	IPaC	California Candidate Endangered	Low Quality	Low
Monarch Butterfly	<i>Danaus plexippus</i>	IPaC	Federal Candidate	Medium Quality	Low
Vernal Pool Fairy Shrimp	<i>Brachinecta lynchi</i>	IPaC	Federal Threatened	Not Present	None
Riverside Fairy Shrimp	<i>Streptocephalus</i>	IPaC	Federal Endangered	Not Present	None

4.5.2.1 Taxa Confirmed Present

No special status animal taxa from desktop analysis were determined to be **Present** in the Biological Study Area.

4.5.2.2 Taxa With High Potential for Occurrence

No special status wildlife taxa from desktop analysis were determined to have **High** potential for occurrence in the Biological Study Area.



4.5.2.3 Taxa With Moderate Potential for Occurrence

Three special status wildlife taxa were determined to have **Moderate** potential for occurrence in the Biological Study Area.

1. California Gnatcatcher prefer to inhabit Sagebrush communities with nesting habitat in the form of scrub species taller than three feet in height. Suitable habitat is found within the Project site as Sage (*Salvia ssp.*) were detected but at low densities. No individuals were detected during the survey.
2. Arroyo Toad require slow moving, narrow, and shallow aquatic habitat with nearby upland areas for burrowing. The Santa Clara River provides suitable habitat for this species especially during rain events.
3. Western Spadefoot inhabit areas where they can burrow to hide against predators and have water sources for breeding. The western spadefoot becomes active for a short period between October and March.

4.5.2.4 Taxa With Low Potential for Occurrence

Four special status wildlife taxa from desktop analysis and pedestrian survey were determined to have **Low** potential for occurrence in the BSA, and all have low potential to occur.

1. Least Bell's vireo occur in riparian areas with dense vegetation cover and trees for nesting. The project site is unlikely to support this species due to the lack of riparian habitat present.
2. Southwestern pond turtle occupy riparian habitat with slow moving waters with dense vegetation for foraging and hiding from predators. There is low potential for the project site to support this species due to the long distance an individual would have to travel from the perennial stream.
3. Monarch Butterfly utilize milkweed (*Asclepias ssp.*) as a host plant. The site survey was conducted in May which is outside of the appropriate time to survey for the plant.
4. Crotch's Bumble Bee inhabit largely undisturbed habitat where there is sufficient flower production by plants and can utilize burrows for nesting sites. Outside of nesting season the species will burrow underground to hide from predators and rest. The project site is unlikely to host this species and the density of flowering species is low.

4.5.2.5 Taxa With No Potential for Occurrence

Eight special status wildlife taxa from desktop analysis were determined to have **No** potential for occurrence in the Biological Study Area. The Project site lacks vernal pool, wetland, and woodland habitats needed to support vernal pool fairy shrimp, riverside fairy shrimp, quino checkerspot butterfly, yellow-billed cuckoo, southwestern willow flycatcher, and California condor. Unarmored threespine stickleback and Santa Ana sucker are unable to access the BSA since the Project site lacks long term water sources for the species to travel.

4.6 Other Considerations

4.6.1 Wildlife Movement

The Santa Clara River is largely undisturbed habitat with the potential for species to wander onto the Project site. While there is a four-foot height difference that separates the bank of the river from the Project site, small mammalian and herpetofauna may be able to climb this barrier. Migrating species such as birds and Monarch butterfly have the potential to pass through the area as well.



4.6.2 Nesting Birds

Few trees are located within the Project site, which limits the opportunities for birds to nest. However, some shrub or ground nesting species might find suitable nesting locations at the far west end of Norland Drive where the vegetation is dominated by Common Sagebrush (*Artemisia tridentata*). All nesting birds and their eggs are protected by the Migratory Bird Treaty Act. Therefore, conservation measures described in Section 1.5 of this assessment should be followed. Specifically, a nesting bird survey should be conducted no less than five days before construction begins if work is to be conducted during the nesting bird season (February 1 to September 31).

5 Project Impacts

The following impacts may result from implementation of the Proposed Project:

5.1.1 Impacts to Special Status Species and Habitat

No impacts to special status species or habitat are expected to result from implementation of the proposed Project. The Project site has already been disturbed and provides little to no habitat for wildlife with the exception of shrub nesting birds along Norland Drive. Raptors may utilize the open area within the Project site for hunting lizards and small rodents, but no trees within the Project site are tall enough to support nesting raptors. Vegetation along Norland Drive may be too dense for burrowing and ground nesting species, but this vegetation does provide refuge for small mammals and reptiles. No burrows were found on the vacant lot of the proposed maintenance yard but soils along the eastern half of the lot may be suitable for burrowing species.

There is low potential for four species and moderate potential for three species to occur within the BSA. Implementation of the proposed avoidance, minimization and mitigation measures described below would reduce the potential to impact any special status species or their habitat.

5.1.2 Impacts to Aquatic Resources

No aquatic resources were observed within the Project site during a site visit on May 3, 2024, except for erosional undercutting observed along Norland Drive that leads to the Santa Clara River. No aquatic resources were mapped on the NWI mapper for the Project site, and a review of aerial photography does not show evidence of any resources. Implementation of the proposed avoidance, minimization and mitigation measures described below would reduce the potential to impact the portion of the Santa Clara River within the BSA. Specifically, best management practices (BMPs) such as storm water containment and erosion control on the Project site would reduce the potential to have any impacts on aquatic resources.

5.1.3 Impacts to Nesting Birds

Impacts to nesting birds may occur as a result of vegetation clearing and grading along Norland Drive. Most plant species are not suitable for nesting birds with the exception of a large population of Common Sagebrush (*Artemisia tridentata*) located at the far west end of Norland Drive.

Avoidance and minimization measures should be implemented to reduce the potential to impact to nesting birds. Specifically, surveys and/or exclusion methods should be conducted and implemented. If an active nest is discovered, an avoidance buffer may be required until the young have fledged.



5.1.4 Impacts to Wildlife Movement

Implementation of the proposed Project would not have a direct impact on the movement of wildlife. Construction noise may temporarily deter movement from the adjacent Santa Clara River, but construction would be limited to daylight hours and wildlife would not be disturbed during the times they typically travel (dawn, dusk, and night).

5.2 Avoidance and Minimization Measures

The following Avoidance and Minimization Measures are recommended to reduce the potential to impact special status species, sensitive habitats, and aquatic resources:

1. Ground disturbing work should take place in the dry season when rain is not forecasted.
2. Work should be restricted to periods of low rainfall (less than 0.25-inch per 24-hour period) and periods of dry weather (with less than a 50% chance of rain). No work will occur for a period of 24 hours after a rain event.
3. Erosion control measures should be installed prior to any storm events.
4. All work equipment will be washed at an offsite location.
5. All fueling and maintenance of vehicles and equipment will occur a minimum of 100 feet from aquatic resources.
6. All vehicles and equipment will be inspected for leaks prior to use.
7. Protocol level surveys should be conducted by a qualified biologist for the presence of Arroyo Toad, Western Spadefoot, and Southwestern Pond Turtle. If present, CDFW should be consulted to determine appropriate avoidance, minimization, and mitigation measures.
8. Pre-construction surveys should be conducted by a qualified biologist for California Gnatcatcher.
9. Pre-construction surveys should be conducted by a qualified biologist during the appropriate bloom time to determine if milkweed (host plant for the monarch butterfly) is present. If present, CDFW should be consulted to determine appropriate avoidance, minimization, and mitigation measures.
10. If work is to be conducted during the nesting bird season (February 1 to September 31), a nesting bird survey will be conducted no less than five days before the start of work.

6 Conclusions and Recommendations

6.1 Special Status Plant Species

There is no suitable habitat for special status plant species within the Biological Study Area. No special status plants were observed during the site Assessment.

6.2 Special Status Wildlife Species

The BSA has medium quality habitat for three special status species. Arroyo Toad, Western Spadefoot, and Southwestern Pond Turtle have potential to occur in the adjacent Santa Clara River, particularly during a rain event. Preconstruction surveys for these species should be conducted by a qualified biologist prior to any



construction activities to determine if the species are present in the BSA. If present, CDFW should be contacted to determine if additional avoidance, minimization, and mitigation measures are required.

A survey for the presence of milkweed should be conducted to determine if potential habitat for monarch butterfly is present within the BSA. If the host plant is discovered in the BSA, additional avoidance, minimization, and mitigation measures may be required.

Preconstruction surveys for California Gnatcatcher and nesting birds should be conducted prior to the start of construction to avoid impacts to these species. Any species or nests observed should be mapped and appropriate buffer distances should be adhered to. The CDFW should be consulted regarding appropriate buffers.

The potential for Least Bell's Vireo to occur within the BSA is unlikely as riparian woodland habitat is not present. Crotch Bumble Bee are also unlikely to occur in the BSA due to the lack of flowering plants in the BSA and the Project site is largely disturbed from previous development.



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Appendix A. Floral & Faunal Compendia

Bargas has documented the presence of 22 plant taxa and 13 wildlife taxa. Taxa are presented in taxonomic order.

Plants

Common Name	Scientific Name	Family	Major Clade	Nativity
California Sagebrush	<i>Artemisia californica</i>	Asteraceae	Dicot	Native
Common Sagebrush	<i>Artemisia tridentata</i>	Asteraceae	Dicot	Native
Maltese Star Thistle	<i>Centaurea melitensis</i>	Asteraceae	Dicot	Non-native
Telegraph Weed	<i>Heterotheca grandiflora</i>	Asteraceae	Dicot	Native
California Yerba Santa	<i>Eriodictyon californicum</i>	Namaceae	Dicot	Native
Short-podded Mustard	<i>Hirschfeldia incana</i>	Brassicaceae	Dicot	Non-native
Black Sage	<i>Salvia mellifera</i>	Lamiaceae	Dicot	Native
California Buckwheat	<i>Eriogonum fasciculatum</i>	Polygonaceae	Dicot	Native
Sandbar Willow	<i>Salix exigua</i>	Salicaceae	Dicot	Native
Arroyo Willow	<i>Salix lasiolepis</i>	Salicaceae	Dicot	Native
Toluaca	<i>Datura wrightii</i>	Solanaceae	Dicot	Native
Tree tobacco	<i>Nicotiana glauca</i>	Solanaceae	Dicot	Non-native
Mexican Fan Palm	<i>Washingtonia robusta</i>	Arecaceae	Monocot	Non-native
Edlerberry ssp.	<i>Sambucus ssp.</i>	Viburnaceae	Dicot	Native
Goldfields ssp.	<i>Lasthenia ssp.</i>	Asteraceae	Dicot	Native
Fiddleneck ssp.	<i>Amsinkia ssp.</i>	Boraginaceae	Dicot	Native
Saltbush ssp.	<i>Atriplex ssp.</i>	Chenopodiaceae	Dicot	Native
Sweetclover ssp.	<i>Melilotus ssp.</i>	Fabaceae	Dicot	Non-native
Stoeksbill ssp.	<i>Erodium ssp.</i>	Geraniaceae	Dicot	
	<i>Populus ssp.</i>	Salicaceae	Dicot	
	<i>Tamarix ssp.</i>	Tamaricaceae	Dicot	Non-native
	<i>Bromus ssp.</i>	Poaceae	Monocot	



Wildlife

Common Name	Scientific Name	Family	Introduced/Endemic
Western Fence Lizard	<i>Sceloporus occidentalis</i>	Phrynosomatidae	Endemic
Mourning Dove	<i>Zenaida macroura</i>	Columbidae	Endemic
Anna's Hummingbird	<i>Calypte anna</i>	Trochilidae	Endemic
Allen's Hummingbird	<i>Selasphorus sasin</i>	Trochilidae	Endemic
Black Phoebe	<i>Sayornis nigricans</i>	Tyrannidae	Endemic
Ash-throated Flycatcher	<i>Myiarchus cinerascens</i>	Tyrannidae	Endemic
California Scrub-Jay	<i>Aphelocoma californica</i>	Corvidae	Endemic
Common Raven	<i>Corvus corax</i>	Corvidae	Endemic
Lesser Goldfinch	<i>Spinus psaltria</i>	Fringillidae	Endemic
California Towhee	<i>Melospiza crissalis</i>	Passerellidae	Endemic
Lazuli Bunting	<i>Passerina amoena</i>	Cardinalidae	Endemic
Audubon's Cottontail	<i>Sylvilagus audubonii</i>	Leporidae	
California Ground Squirrel	<i>Otospermophilus beecheyi</i>	Sciuridae	



Appendix B. Site Photographs



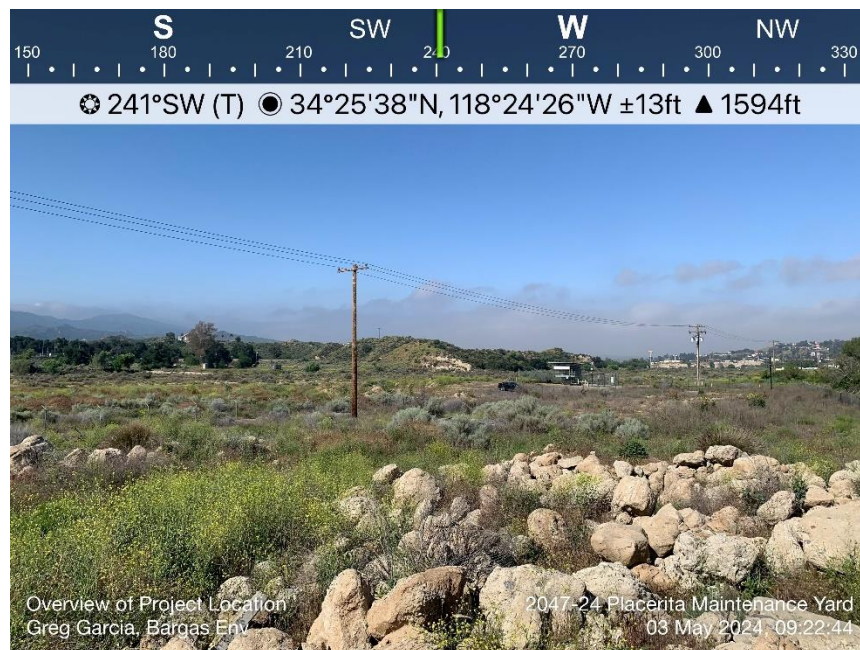
Picture 1: View of the Santa Clara River from the Project site.



Picture 2: View of the western boundary of the Project site.



Picture 3: Overview of the Project site.



Picture 4: Overview of vegetation in the Project site.



Picture 5: Northern section of the Project site.



Picture 6: Overview of Norland Drive.



Picture 7: Erosional undercutting on Norland Drive.



Picture 8: City water discharge location outside the northeastern boundary of the Project site.

June 25, 2024

Margaret Lin
Phone: (323) 253-6577
Email: margaret@impactsciences.com

Subject: California Gnatcatcher, Arroyo Toad, Southwestern Pond Turtle, Western Spadefoot, and Milkweed Survey Results for Placerita Maintenance Yard Project in Santa Clarita, Los Angeles County, California

Dear Margaret,

Bargas Environmental Consulting (Bargas) is pleased to provide this biological survey report for the construction of the Placerita Maintenance Yard Project (Project) located in the City of Santa Clarita, Los Angeles County, California (**Figure 1**).

A field assessment survey conducted on May 3, 2024 determined that suitable habitat for California gnatcatcher, arroyo toad, southwestern pond turtle, western spadefoot, and milkweed occurs within the Project site. Therefore, a focused pre-construction survey was conducted by Bargas biologist, Gregory Garcia for California gnatcatcher (*Polioptila californica californica*, CAGN) and monarch butterfly host plant milkweed species (*Asclepias sp.*) within the Project site and an adjacent 500-foot buffer surrounding the Project site on June 19, 2024. In addition, a second focused survey was conducted by Komodo Biological Services biologist, Christopher Taylor on June 22, 2024 for arroyo toad (*Anaxyrus californicus*), southwestern pond turtle (*Actinemys pallida*), and western spadefoot toad (*Spea hammondi*).

No California gnatcatcher or milkweed species were observed within the Biological Study Area during the June 19 survey. No arroyo toads, southwestern pond turtles, or western spadefoot toads were observed within the Biological Study Area during the June 22, 2024 survey.

Project Location & Description

The Project proposes to construct a maintenance yard on approximately 1.72 acres of vacant land at the end of Norland Drive with an expansion of the road by 12 feet. The Project site is located in Santa Clarita, Los Angeles County and is located between California State Route 14 (SR 14) and the Santa Clara River.

Methods

This report is informed by data collected during the field surveys on June 19 and June 22, 2024, the methods for which are described below.

Definitions

This report will use the following definitions for areas referred to herein:

- **Project site:** The Project site is defined as the 1.72 acres being analyzed for Project entitlements.
- **Biological Study Area:** The Biological Study Area is defined as the Project site and a 500-foot buffer as shown on **Figure 2** (approximately 80.37 acres).



Field Surveys

Bargas biologist, Gregory Garcia, performed a reconnaissance-level biological survey on June 19, 2024. The survey began at 9:00 AM and was completed at 10:45 AM. The survey focused on determining the presence or absence of any California gnatcatcher or milkweed species located within the Project site and a 500 foot buffer. Meandering transects were conducted on foot throughout the entire survey area where possible. The area immediately north of the Project site is entirely developed and does not support wildlife species.

A second reconnaissance-level biological survey was conducted on June 22, 2024 for arroyo toad, western spadefoot toad and southwestern pond turtle. The survey began at 10:00 AM and was completed at 2:00 PM. The survey focused on determining the presence or absence of any arroyo toad, western spadefoot toad and southwestern pond turtle. Biologist, Christopher Taylor, walked transects in suitable areas, including both sides of the stream banks and associated flood plain for the entirety of the survey area and 500 foot buffer.

Results

No California gnatcatcher, milkweed species, arroyo toads, western spadefoot toads, or southwestern pond turtles were observed within the Biological Study Area. However, due to the presence of suitable habitat within the previously mapped ranges for arroyo toads, western spadefoot toads, and southwestern pond turtles, presence should be assumed. Western toads in all life stages were also observed within the Biological Study Area.

Discussion

Seasonal and temporal factors may have influenced species detected. Wildlife activity was low during the June 19 and 22 surveys. When temperatures are high, California gnatcatcher may seek refuge in shadier areas. Additionally, it may be difficult to detect milkweed species through the brush due to the high density of vegetation in the Santa Clara River and along Norland Drive. It is the biological opinion of the survey biologist, Gregory Garcia, that any impacts to these species from the Project would be minimal. Suitable nesting and foraging habitat are found along Norland Drive. Noise from SR 14 and construction activities could deter individuals from using the Project site. It is recommended that a preconstruction survey be conducted prior to any vegetation removal on Norland Drive to mitigate any affects against California Gnatcatcher.

While no arroyo toad, western spadefoot toad, or southwestern pond turtle were observed, suitable habitat providing sandy, gravelly soils and a slow moving stream were present to support all life stages for these species. It is the biological opinion of the survey biologist, Christopher Taylor, that any impacts to these species from the Project would be minimal. The location of the construction yard is upland from the streambed and associated flood plain and would not impact its bed, banks or flood zone. All three species are known to use suitable upland habitat; however, the proposed disturbance area includes previously disturbed hard packed ground that is unlikely to present significant opportunities for these species. Toads and turtles may use the disturbance area for overland travel or foraging, but are unlikely to be affected by construction. To mitigate risk to traveling toads and turtles, the following minimization measures are recommend:

1. A monitoring biologist should be present to relocate any excavated toads or turtles if excavation is occurring in previously undisturbed habitat.
2. Wildlife ramps should be installed in every trench at no more than a 30 foot interval with a maximum slope of 3:1 if excavations are to be left open, or trenches should be completely covered after excavation and gaps should be sealed with soil around the perimeter. The greatest risk of project personnel impacting one of these three species comes during or immediately after a rain event.
3. A worker environmental awareness program (WEAP) should be conducted to train construction personel on the identification of these species.

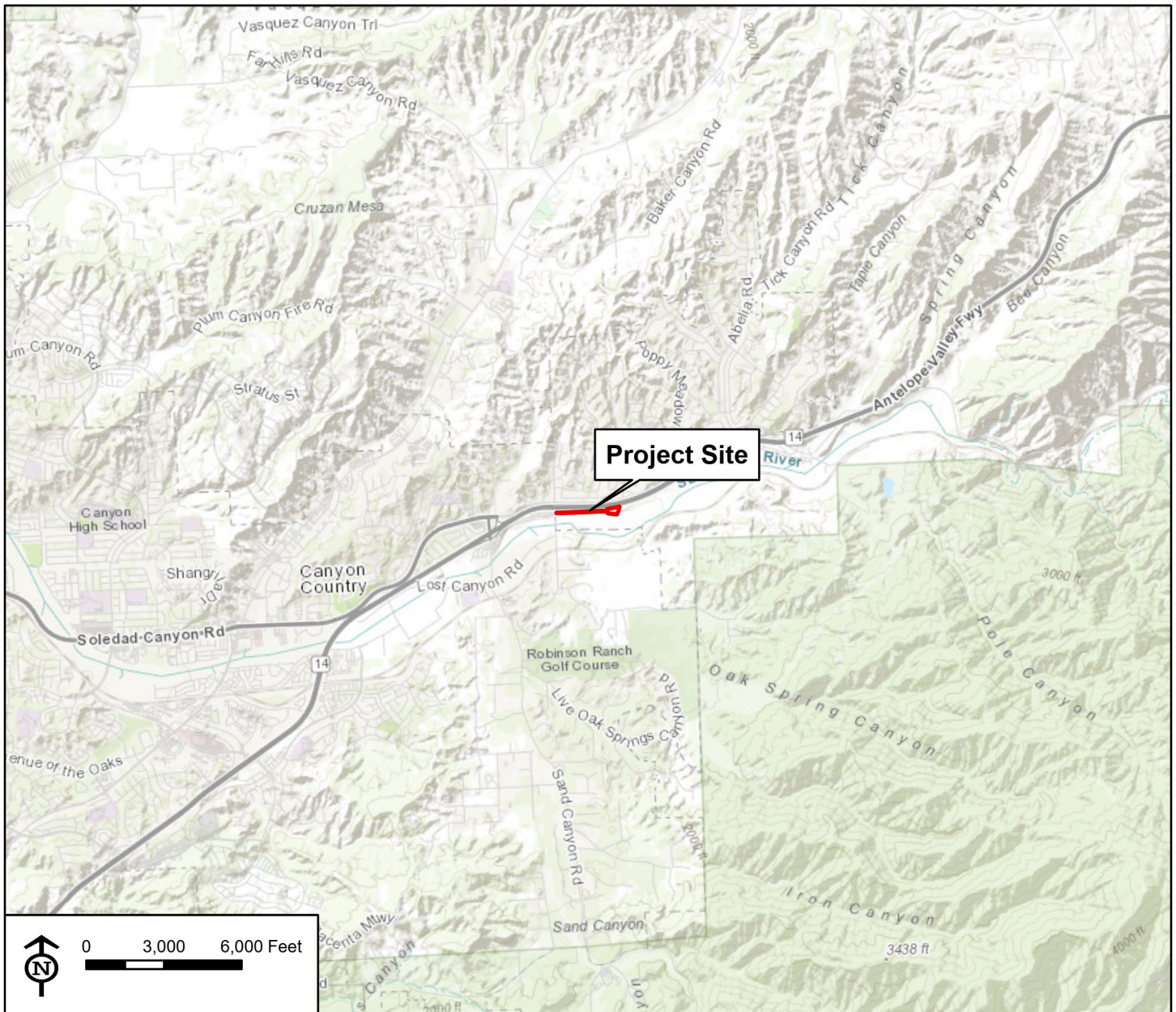


Construction personnel should contact a biologist immediately if any toad or turtle is observed. Western toads in all life stages were observed within the survey area. As it can be difficult to distinguish listed toads from common toads, we recommend that a biologist should be notified if any toads are observed.

Thank you for the opportunity to work on this project. Should you have any questions or comments regarding this letter, please do not hesitate to contact Dustin Baumbach at 916-597-5551 or dbaumbach@bargasconsulting.com.

Sincerely,

Dustin Baumbach, PhD
Senior Biologist



Source: ESRI ArcGIS Online Basemap - World Topographic Map, World Street Map

Public Land Survey System (PLSS):
San Bernadino Meridian, Township 4N, Range 15W, Section 13

USGS Quad(s): Mint Canyon (2022)

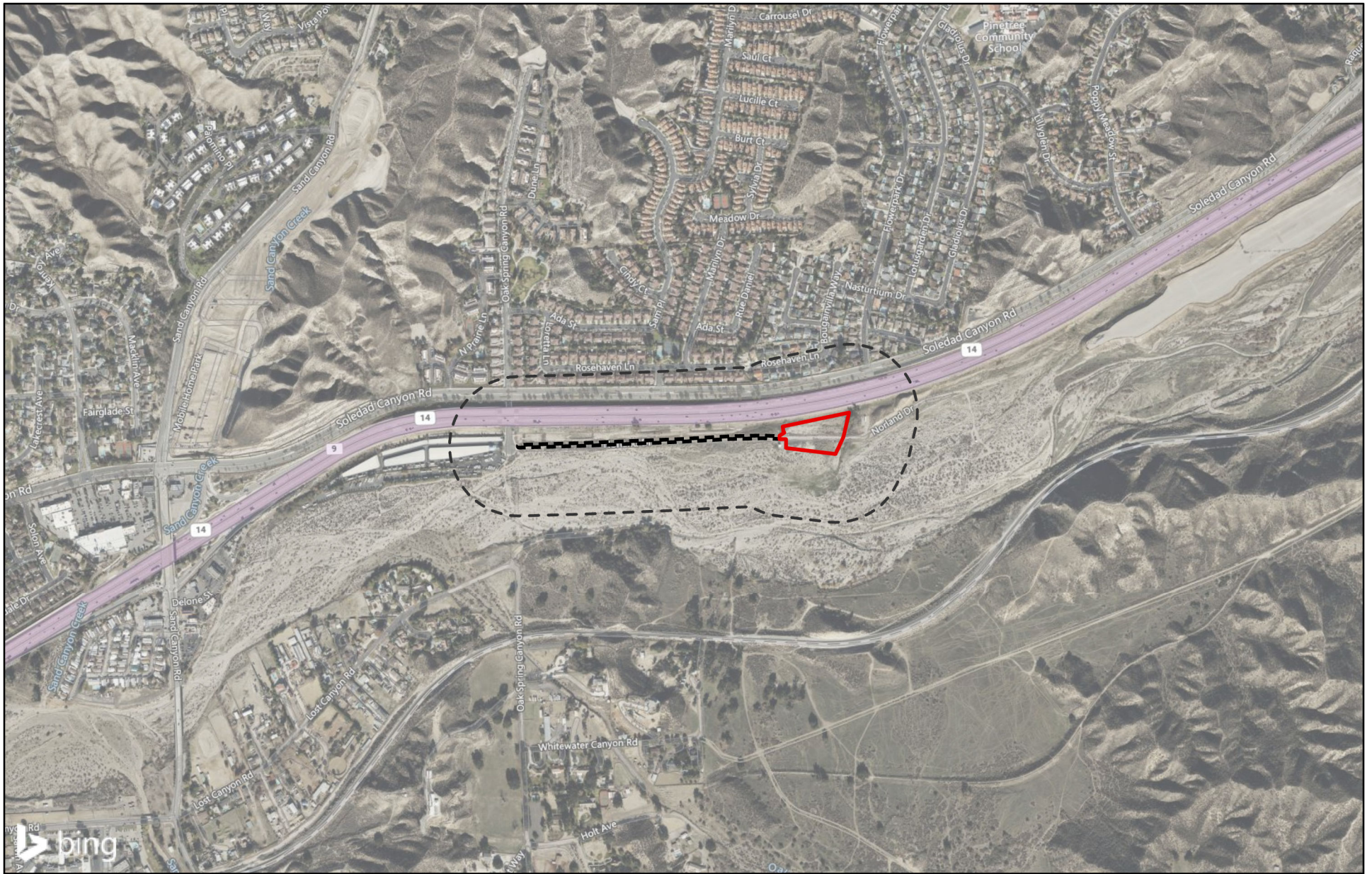
Watershed HUC 10: Headwaters Santa Clara river (1807010201)

Project Site Coordinates: -118.411°W 34.427°N

Figure 1
Project Site and Vicinity

Placerita Maintenance Yard





Source: Bing Maps Hybrid



- Project Boundary
- Norland Drive
- Biological Study Area (500 ft. buffer)

Figure 2
Study Area

Placerita Maintenance Yard



Figure 3 – Photographs

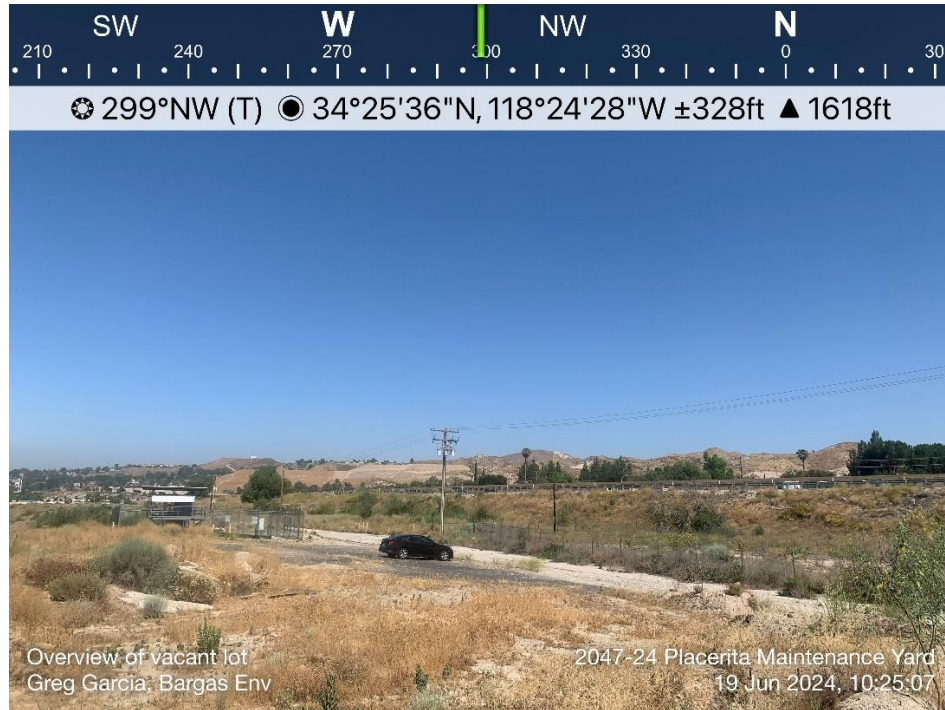


Photo 1: Proposed maintenance yard lot



Photo 2: Santa Clara River adjacent to Project site



Photo 3: Suitable habitat for arroyo toad, western spadefoot, and southwestern pond turtle within 500-foot buffer



Photo 4: Western toad tadpoles in Santa Clarita River

APPENDIX B

Phase II Environmental Site Assessment

Date: May 31, 2024

To: Impact Sciences, Inc.
Martha Lira, Contracts Administrator
811 W. 7th Street, Suite 200
Los Angeles, California 90017

Subject: **Phase II Environmental Site Assessment
Placerita Yard Relocation Site**
28837 Oak Springs Canyon Rd, Santa Clarita, CA 91387
Assessor's Parcel Number: 2840-001-271
EFI Global Project Number 045.12755

EFI Global (EFI) presents this Technical Memorandum to summarize the Phase II Environmental Site Assessment (ESA) activities conducted on a portion of Assessor's Parcel No. (APN) 2840-001-271, which is currently owned by the City of Santa Clarita, California (the Site; Figure 1). The Site is proposed as a replacement for the property currently occupied by Public Works' Placerita Yard (APNs 2833-005-902, -903, and -904), which is used by the Operational Services and Road Maintenance Divisions. The Site is proposed to be land swapped with the Placerita Yard property under an agreement between the City and Los Angeles County (County) to support the City's Dockweiler Drive Extension Project. Based on the project description provided from Survey/Mapping & Property Management Division, the Site is a trapezoidal-shaped, 90,000-square foot lot located within the City of Santa Clarita limits.

This assessment was performed based on the findings Los Angeles County Public Works Geotechnical and Materials Engineering Division Geology Investigations Section's *Phase I Environmental Site Assessment (Phase I)*, dated March 6, 2024, which identified construction debris piles located on-site consisting of trash, concrete, rebar, pipes, crushed asphalt, household trash and used oil filters. Additionally, stockpiles of undocumented soil and large aggregate stones were also reportedly present at the Site. Given the on-site conditions observed and the threatened or potential release of hazardous materials and/or contamination associated with the construction debris piles, the observed Site conditions were considered a recognized environmental concern (REC) for the Site. Therefore, the *Phase I* recommended a Phase II ESA to assess for potential impacts from apparent historical onsite dumping activities.

Accordingly, EFI collected soil samples from a total of six (6) of the dumped stockpile locations to collect discrete soil samples representative of Site conditions for chemical analyses. The six shallow soil borings (SP1 through SP6) were advanced into stockpiles to approximately 1.5 feet below ground surface (bgs) at representative locations throughout the Site to assess for impacts from the former apparent dumping activities. Soil samples were collected and analyzed for total petroleum hydrocarbons, carbon chain analyses (TPH-cc), volatile organic compounds (VOCs) and Title 22 Metals.

Presented in the following sections is a description of the Site, a summary of field activities, a summary of analytical results and EFI's conclusions/recommendations.

SITE DESCRIPTION

The Site is a mostly undeveloped, trapezoidal shaped, 90,000-square foot plot of land located south of California State Route 14 on Norland Drive (Figure 1). According to the County Assessor, the Site is fee-owned by the City of Santa Clarita with boundaries located within APN 2840-001-271, is zoned for

commercial use, and borders the Lost Canyon River Trail Open Space. The Site appears to be minimally graded, is transected by an asphalt access road (Norland Drive) and does not contain any structures. The southern portion of the Site is partially located within the banks of the Santa Clara River. A tree-lined, southerly flowing, blue-line tributary of the Santa Clara River is located adjacent to the eastern border of the Site. The Site appears to be vacant and unoccupied; however, piles of construction debris from former dumping are located on-site. A Santa Clarita Valley water well (Pinetree Well 5) is located west of the Site. State Route 14 is located immediately to the north, and the area to the south, west, and east of the Site is bordered by the Los Canyon Open Space preserve consisting of the unchanneled Santa Clara River.

FIELD ACTIVITIES

Initial field activities pertaining to this investigation were completed on May 9, 2024, in general conformance with the email workplan. EFI returned to the Site on May 16 to collect the deeper samples, which were not collected during the first mobilization.

Soil Sampling Locations

The locations of the six (6) soil excavations (SP1 through SP6) advanced as part of this assessment are presented on Figure 2. Borings SP1 through SP6 were advanced at stockpile locations throughout the Site to assess the Site for potential impacts from the construction debris piles.

Soil Sample Collection and Handling Procedures

On May 9, 2024, at each sampling location SP1 through SP6, a soil sample was initially collected at depths of 0 to 0.5 foot bgs. Hand tools (shovel and trowel) were used to excavate to the sampling depth of 0.5-foot bgs. On May 16, 2024 a deeper sample was collected similarly from each location at a depth of 1.5 feet bgs. Soil samples were collected at the designated sampling depth by retrieving a representative volume of soil from the shovel and immediately transferring the soil into pre-cleaned, laboratory-provided, glass jars. The glass jars were immediately sealed with Teflon® lined, tight fitting caps. All collected soil samples intended for VOC analysis were additionally subsampled using US Environmental Protection Agency (EPA) Method 5035 sampling methodology for VOC analysis. The soil sampling locations are shown in Figure 2.

All soil samples were labeled, recorded on a chain-of-custody form, and chilled pending transportation and submittal to Pace Analytical Laboratory (Pace) of Bakersfield, California, a State-certified analytical laboratory. Chain-of-custody documentation and protocol were maintained during sample collection through submittal to the analytical laboratory.

Following completion of soil sampling, each shallow excavation was backfilled with soil cuttings. No investigation-derived waste was generated during this investigation. Descriptions and classifications of soil encountered in the stockpiles are provided below.

Encountered Soil Types

Soil types encountered during this investigation were generally classified as well-graded Sand (USCS soil type symbol “SW”); fine to coarse grain sand; generally light brown, brown or dark brown where mixed with asphalt; loose to medium dense; dry (at surface) to moist. It should be noted that steel, polyvinyl chloride (PVC), concrete and asphalt debris were noted in location SP1; concrete chunks were additionally noted in locations SP2 and SP6; additional asphalt chunks were noted in locations SP3 and as mixed with soil in location SP5. Wooden pallets and debris were noted in location SP4. Asphalt was most prevalent in borings SP3 and SP5, which indicated brown and dark brown color. The presence of asphalt was generally recognizable in the soil making up the stockpiles and was noticeably absent in other areas. Groundwater was not encountered during our soil sampling activities. With the exception of asphalt discoloring the soil where present and mixed (i.e., locations SP5), chemical staining and/or odors were not present in any soil samples.

CHEMICAL ANALYSIS

Each of the 0.5-foot soil samples collected from borings SP1 through SP6, were analyzed for total petroleum hydrocarbons (TPH), full carbon chain analysis (TPH-cc) by EPA Method 8015B, VOCs by EPA Method 8260B and Title-22 Metals by EPA Methods 6010B/7471A. The remaining deeper soil samples collected from each location were initially placed on hold with the laboratory for potential future analysis pending results from the 0.5-foot samples. Upon receipt of the shallow soil data, the deeper soil sample collected below the most impacted shallow soil sample was analyzed.

Soil chemical analysis was completed off-site by Pace. The laboratory analytical reports are included as Appendix A

SOIL ANALYTICAL RESULTS

This section presents the chemical analytical results of soil sample analyses.

Petroleum Hydrocarbons in Soil

Petroleum hydrocarbons can be characterized by the length of their constituent carbon chains. Carbon C4-C12, C13-C22, and C23-C36 are commonly interpreted as gasoline (TPH-g), diesel (TPH-d), and oil (TPH-o) range hydrocarbons, respectively. TPH-cc (a full carbon chain analysis) includes all the petroleum hydrocarbons C4 through C36. TPH-d and/or TPH-o were detected in each of the seven soil samples collected and analyzed from the stockpiles for this assessment. Soil analytical results for TPH-cc are included in Table 1 and summarized below:

- TPH-g was not detected in any of the seven soil samples submitted for laboratory analysis.
- TPH-d was detected in three of the seven shallow (0.5-foot) soil samples up to a maximum concentration of 74 milligrams per kilogram (mg/kg) in sample SP5-S-0.5. TPH-d was not detected in the other four soil samples analyzed.
- TPH-o was detected in all seven soil samples collected and analyzed, up to a maximum concentration of 2,400 mg/kg in sample SP5-S-0.5.

In general, exposure to contaminants in soil through dermal contact, inhalation of particulate matter, and ingestion may pose risks to human health (including cancer and non-cancer risks). To evaluate if contaminants represent a significant risk to human receptors, the detected concentrations are compared to regulatory screening levels that have been established for this purpose. Human Health Screening Levels (HHSLs) are developed using default exposure and toxicity criteria to provide conservative screening levels for cancer and non-cancer risks. Concentrations of contaminants below such screening levels are not considered to represent a significant risk to human receptors. Applicable HHSLs have been established by the EPA, the California Department of Toxic Substances Control (DTSC), and the San Francisco Bay Regional Water Quality Control Board (SFBRWQCB) as follows:

Regional Screening Levels (RSLs) have been developed by the EPA using default exposure and toxicity criteria to provide conservative screening levels, whereby concentrations of contaminants below such levels are not considered to represent a significant risk to human receptors (including cancer and non-cancer risks). EPA publishes RSLs periodically. The most current release is dated May 2024. In general, the “Target Risk = 1E-06, Target Hazard Quotient = 1.0” RSL data set is appropriate to use.

DTSC recommends the use of alternative screening levels based on toxicity criteria reviewed by DTSC’s Human and Ecological Risk Office (HERO). DTSC-modified Screening Levels (DTSC-SLs) are updated periodically and published in *Human Health Risk Assessment (HHRA) Note Number 3, DTSC-modified Screening Levels (DTSC-SLs), Release Date: June 2020 – Revised May 2022* (Note 3). For compounds that have screening criteria listed in Note 3, the DTSC-SLs are used instead of RSLs.

SFBRWQCB has established Environmental Screening Levels (ESLs) for HHSLs and for Leaching to Groundwater. ESLs are updated periodically, and the most recent publication is dated January 24, 2019. ELS are used for compounds that do not have established DTSC-SLs or RSLs.

To evaluate if the TPH-d and TPH-o concentrations detected in soil represent an unacceptable risk to human receptors, the detected concentrations were compared to the ESLs for Commercial/Industrial Soil (1,200 and 180,000 mg/kg, respectively). As shown in Table 1, the detected concentrations are well below the human health screening levels. Thus, TPH-d and TPH-o detected in soil do not represent an unacceptable risk to the health of commercial occupants of the Site.

In addition to potentially impacting human health, contaminants in soil (i.e., secondary sources) also have the potential for vertical migration into groundwater bodies farther below grade. Lithologic structures between the impacted soil and the groundwater table often serve as attenuating features, which may restrict or retard vertical migration to concentrations that do not represent significant risks to groundwater. To evaluate whether the TPH concentrations detected in the soil samples from the Site represent a significant risk to groundwater quality, the concentrations were compared to the ESLs for Leaching to Groundwater, as established by the SFBRWQCB. As shown in Table 1, the detected TPH-d concentrations did not exceed the ESL of 7,300 mg/kg; no screening level for TPH-o has been established for the protection of groundwater. Thus, TPH in soil does not represent a potential threat to groundwater quality at the Site. Additionally, a deeper soil sample (SP5-S-1.5) collected below the impacted sample with the highest concentrations (sample SP5-S-0.5) also showed concentrations below the applicable human health and groundwater screening levels.

The soil samples analyzed for this assessment did not contain TPH at concentrations exceeding existing HHSLs for the protection of human health or ESLs for the protection of groundwater. Therefore, the soil sampled in the stockpile areas does not represent a potential threat to human health or to groundwater.

Volatile Organic Compounds in Soil

As shown in Table 1, VOCs were not detected at or above their respective laboratory practical quantitation limit (PQL), therefore, VOCs in soil do not represent a significant environmental concern at the Site.

Title 22 Metals in Soil

A summary of analytical results of Title 22 Metals in soil is presented in Table 1. In general, exposure to contaminants in soil through dermal contact, inhalation of particulate matter and ingestion may pose risks to human health (including cancer and non-cancer risks). To evaluate if the detected metals in soil represent a significant risk to human receptors, the detected concentrations were compared to regulatory screening levels that have been established using default exposure and toxicity criteria to provide conservative human health screening levels for cancer and non-cancer risks. Concentrations of contaminants below such screening levels are not considered to represent a significant risk to human receptors.

RSLs have been developed by the EPA using default exposure and toxicity criteria to provide conservative screening levels, whereby concentrations of contaminants below such levels are not considered to represent a significant risk (including cancer and non-cancer risks) to human receptors. EPA publishes RSLs periodically and the most recent iteration was published in May 2024.

The California DTSC recommends the use of alternative screening levels based on toxicity criteria reviewed by DTSC's HERO. DTSC SLs are updated periodically and published in Note 3, Release Date: June 2020 -revised May 2022. For compounds that have screening criteria listed in Note 3, the alternative screening levels are used instead of RSLs.

To evaluate if the metals detected in soil represent a significant risk to human receptors, the concentrations of metals detected in soil were evaluated against screening levels for commercial/industrial soil. None of

the detected concentrations of metal constituents exceeded their respective commercial/industrial human health screening levels. Accordingly, the presence of metals in the soil samples collected and analyzed from the soil stockpiles are not indicative of a threat to human health nor would the detected concentrations of any metals indicate they would be classified as a hazardous waste (state or federal).

CONCLUSIONS AND RECOMMENDATIONS

EFI conducted this Phase II ESA on a portion of APN 2840-001-271, which is currently owned by the City of Santa Clarita, California, and is proposed as a replacement for the property currently occupied by Public Works' Placerita Yard (APNs 2833-005-902, -903, and -904; see Figure 2). A total of six (6) soil borings (SP1 through SP6) were advanced at dumped stockpile locations throughout the Site to facilitate the collection of soil samples to assess for shallow soil impacts resulting from the historical soil, household and construction debris dumping. The 0.5-foot soil samples collected from each boring were analyzed for TPH-cc, VOCs and Title 22 Metals. A deeper sample (SP5-S-1.5) from the location with the highest concentrations observed in the shallow samples (SP5-S-0.5) was additionally analyzed for TPH-cc and VOCs. The following provide the results and EFI's Conclusions and Recommendations:

TPH-d and TPH-o were detected at maximum concentrations of 74 mg/kg and 2,400 mg/kg in the 0.5-foot soil samples collected from stockpile SP5 (sample SP5-S-0.5). A deeper sample collected from this boring (SP5-S-1.5) was ND for TPH-g and TPH-d, and indicated a TPH-o concentration of 2,000 mg/kg. None of the detected TPH exceeds their respective ESLs for the protection of human health or groundwater. Therefore, the detected TPH in soil is considered *de minimis* and is not considered a threat to human health or groundwater.

VOCs were not detected at or above the laboratory PQL in any of the samples analyzed, therefore, VOCs in soil are not a significant concern in the areas assessed.

Several Title 22 Metals were detected in the six (6) 0.5-foot soil samples analyzed, all at concentrations well below the established human health screening levels established for metals concentrations in soil or within background concentrations, therefore, the metals detected in soil during this investigation are considered background and *de minimis* in nature.

Based on the results of this investigation, a significant risk to human health or the environment has not been identified. However, it is obvious that dumping of construction debris including asphalt, wood, bricks, concrete, household trash, etc, has occurred at the Site and the TPH-impacted soil stockpiles will need to be properly handled and disposed. Accordingly, it is EFI's opinion that no further investigation is warranted in regard to the historical dumping identified in the Phase I ESA as a REC. However, it is recommended that the existing stockpiles be profiled for disposal, accepted at an appropriate waste receiving facility, and that the soil stockpiles are loaded, transported and properly disposed. The laboratory data attached herein can be used to profile the stockpiled soil for disposal at an appropriate facility. Based on the sampling performed on the soil stockpiles for this assessment, the previously dumped material may be disposed under profile as regulated non-hazardous waste at an appropriate licensed receiving facility. Additionally, EFI recommends the excavation, loading and disposal activities be performed under a Soils Management Plan (SMP) prepared for the Site, for the instance that unknown or unanticipated contaminants or containers (sludge, buckets or bottles of unknown liquids, drums or other unknown containers) are encountered in the dumped stockpiles during removal.

SIGNIFICANT ASSUMPTIONS, LIMITATION, AND RELIANCE

This report has been prepared in accordance with generally accepted environmental methodologies and industry standards as they relate to the Data Quality Objectives of the assessment. No warranties, expressed or implied, are made as to the professional services provided under the terms of EFI Global's contract(s) or specified in this report. This assessment has been conducted, in part, based on information, data or reports provided or prepared by others. EFI Global reviews and interprets these documents in good faith and relies on that the provided data and documents are true and accurate.

Environmental conditions at the site were assessed or interpreted within the context of EFI Global's contract(s) and existing environmental regulations of applicable jurisdiction(s) as of the date of the report. Regulatory requirements, regulations and guidance are subject to change after the date of the report. Unless otherwise stated in the report, evaluating compliance of past, present, or future owners with applicable local, provincial, and federal government laws and regulations was not included within the scope of the assessment.

The environmental assessment is limited by the availability of information at the time of the assessment. The conclusions and recommendations regarding environmental conditions presented in this report are based on a scope of work authorized by the Client. It is possible that unreported conditions impairing the environmental status of the site may have occurred which could not be identified. EFI Global's opinions cannot be extended to portions of the site that were unavailable for direct access and observation reasonably beyond the control of EFI Global or outside of the scope of the assessment. Environmental assessment activities, particularly the sampling of soil, vapor (air), groundwater and structure materials, represent those conditions which are present at the time of sampling within the immediate vicinity of the sample(s) collected. Although sampling plans are developed to provide what is interpreted as sufficient coverage within the assessment area to achieve the investigative objectives, no extent of sampling can guarantee all environmental conditions, potential chemicals of concern (man-made or naturally occurring) and concentrations at which they occur have been identified and quantified absolutely. The assessment performed and outlined in this report was based, in part, upon visual observations of the site and attendant structures. It should be noted that compounds, materials, or chemicals of potential concern other than those described could be present in the site environment, and the possibility remains that unexpected environmental conditions may be encountered at the site in locations not specifically investigated.

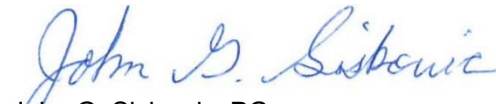
All components of this report, including but not limited to text, signatures, certifications, figures, tables, attachments, appendices, supporting documents and addenda are integral to the reporting of the assessment. This report may not be reproduced, except in full, without written approval of EFI Global.

This report has been prepared for the sole use of Impact Sciences, Inc. The contents should not be relied upon by any other parties without the express written consent of Impact Sciences, Inc. and EFI Global.

SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Activities reported herein have been conducted with the standards and level of care and skill exercised in such types of work, by qualified geologists, engineers, environmental scientists, or environmental professionals, in conformance with generally accepted industry standards and practices.

Prepared by:



John G. Siskowic, PG
Professional Geologist No. 8255
Senior Geologist



Reviewed by:



Brian Martasin, PG
Professional Geologist No. 8356
Principal Geologist



ENCLOSURES

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Table 2	Title 22 Metals in Soil

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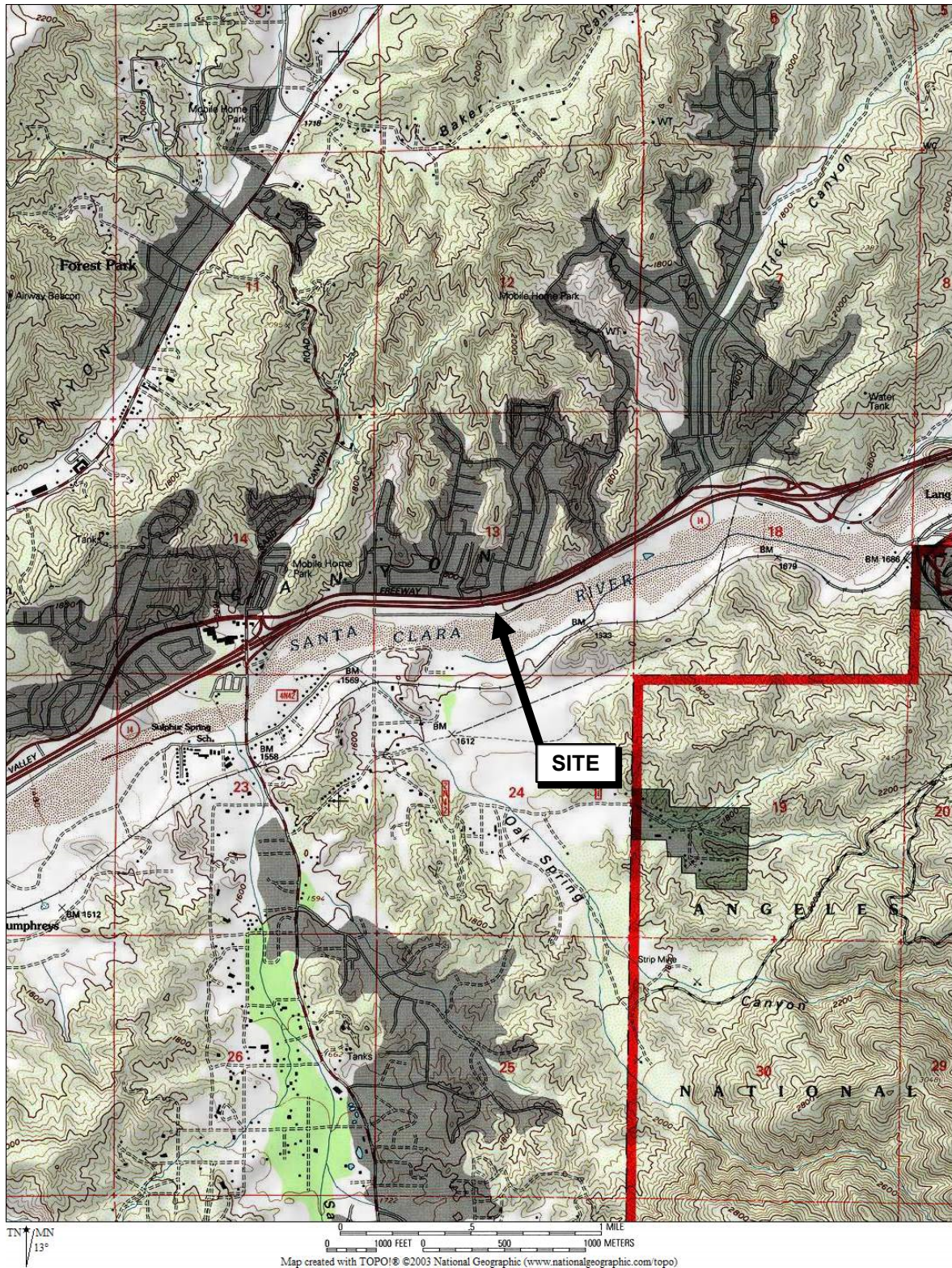


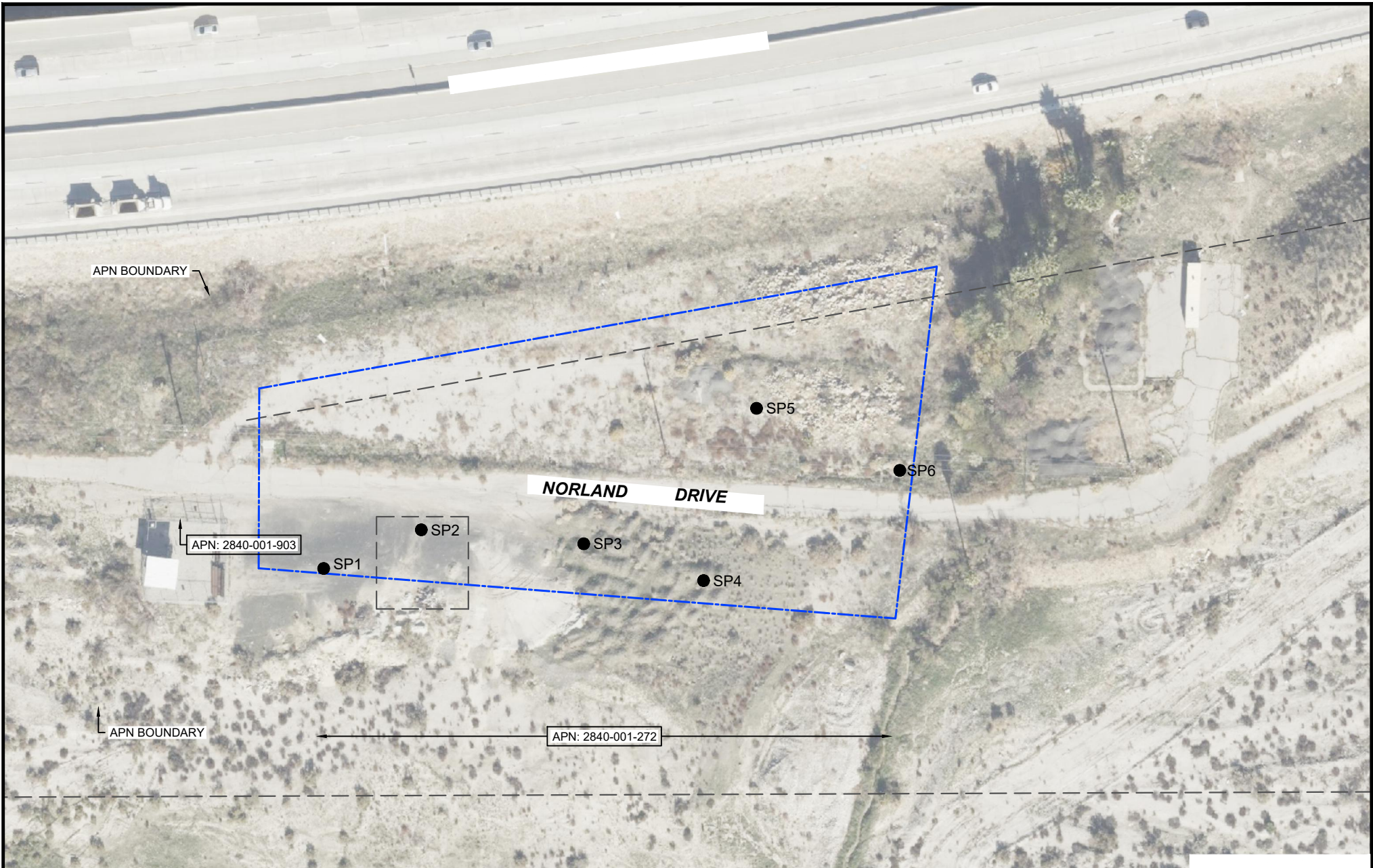
Figure 1
Site Location Map

Placerita Yard Relocation Site
15604 Norland Drive
Canyon Country, CA 91387

Source:
USGS 7.5 Minute Quadrangle of
Mint Canyon, CA
(Revised 1988)

Project Number: 045.12755





- SUBJECT PROPERTY
- APN LINES
- SB6 STOCKPILE SAMPLE LOCATION

LEGEND



APPROX. SCALE: 1"=80'

0 40' 80'

SITE PLAN:
PLACERITA YARD
RELOCATION

28837 OAK SPRINGS CANYON ROAD
SANTA CLARITA, CA 91387



045.12755
05/31/2024
KK JS

FIGURE
2

TABLES

Table 1: Total Petroleum Hydrocarbons and VOCs in Soil

Placerita Yard

15604 Norland Drive, Canyon Country CA 91387

Sample ID	Total Petroleum Hydrocarbons			Volatile Organic Compounds
	Gasoline Range Organics (C4-C12)	Diesel Range Organics (C13-C23)	Oil Range Organics (C24-C36)	All 8260B VOCs
EPA Method	EPA 8015B	EPA 8015B	EPA 8015B	EPA 8260B
Units	mg/kg	mg/kg	mg/kg	mg/Kg
SP1-S-0.5	ND<20	ND<10	56	All ND
SP2-S-0.5	ND<20	39	130	All ND
SP3-S-0.5	ND<4.0	2.2	8.9	All ND
SP4-S-0.5	ND<4.0	ND<2.0	8.5	All ND
SP5-S-0.5	ND<990	ND<490	2,400	All ND
SP5-S-1.5	ND<1.0	74	2,000	All ND
SP6-S-0.5	ND<20	ND<10	30	All ND
Maximum Concentration	--	74	2,400	All ND
Commercial DTSC-SL ¹	2,000	1,200	180,000	Varies
Leaching to Groundwater, Drinking Water ¹	1,100	7,300	NE	Varies

Notes:

¹ = Commercial Environmental Screening Levels (ESLs) for Total Petroleum Hydrocarbons and the Leaching to Groundwater, Drinking Water screening levels are from the San Francisco Bay Regional Water Quality Control Board's ESL Workbook, dated 2019 (Rev. 2).

Detections are indicated in **bold**.

Abbreviations:

EPA = United States Environmental Protection Agency

ft bgs = feet below ground surface

mg/kg = milligrams per kilogram

ND = not detected above practical quantitation limit indicated

NE = Not established

Exceedances shown highlighted in yellow (none)

Table 2: Title 22 Metals in Soil
Placerita Yard
15604 Norland Drive, Canyon Country CA 91387

Sample ID	Sample Date	Sample Depth (ft bgs)	Antimony	Arsenic	Barium	Beryllium	Cadmium	Chromium	Cobalt	Copper	Lead	Molybdenum	Nickel	Selenium	Silver	Thallium	Vanadium	Zinc	Mercury
EPA Method			6010B	6010B	6010B	6010B	6010B	6010B	6010B	6010B	6010B	6010B	6010B	6010B	6010B	6010B	6010B	6010B	7471A
Type			TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC	TTLC
Units			mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	mg/kg
SP1-S-0.5	5/9/2024	0.5	ND<10	4.6	170	ND<1.0	ND<1.0	13	8.3	15	16	ND<5.0	9.8	ND<2.0	ND<1.0	ND<10	31	74	ND<0.16
SP2-S-0.5	5/9/2024	0.5	ND<10	5.6	140	ND<1.0	ND<1.0	12	6.1	8.2	5.7	ND<5.0	8.5	ND<2.0	ND<1.0	ND<10	24	40	ND<0.16
SP3-S-0.5	5/9/2024	0.5	ND<25	ND<5.0	230	ND<2.5	ND<2.5	5.0	ND<12	11	ND<12	ND<12	2.8	ND<5.0	ND<2.5	ND<25	19	56	ND<0.16
SP4-S-0.5	5/9/2024	0.5	ND<25	ND<5.0	240	ND<2.5	ND<2.5	5.4	ND<12	9.8	ND<12	ND<12	3.4	ND<5.0	ND<2.5	ND<25	21	59	ND<0.16
SP5-S-0.5	5/9/2024	0.5	ND<5.0	2.2	100	ND<0.50	ND<0.50	9.5	6.1	15	23	ND<2.5	8.8	ND<1.0	ND<0.50	ND<5.0	26	75	ND<0.16
SP6-S-0.5	5/9/2024	0.5	ND<25	ND<5.0	190	ND<2.5	ND<2.5	20	ND<12	17	11	ND<12	16	ND<5.0	ND<2.5	ND<25	37	79	ND<0.16
Maximum Concentration			--	5.6	240	--	--	20	8.3	17	23	0	16	--	--	--	37	79	--
Typical Range for California Soils ¹			0.15-1.95	0.6-11	133-1,400	0.25-2.7	0.05-1.7	23-1,579	2.7-46.9	9.1-96.4	12.4-97.1	0.1-9.6	9-509	0.015-0.430	0.1-8.3	0.17-1.1	39-288	88-236	0.1-0.9
Typical Upper Limit for California Soils ²			5.5	19.1	323.6	1.0	2.7	99.6	22.2	69.4	16.1	4.8	119.8	5.6	1.8	7.6	74.3	106.1	0.4
DTSC Commercial SL ⁴			470	12 ³	230,000	230	79	--	23	47,000	500	5,800	11,000	5,800	5,800	12	5,800	350,000	4.4
TTLC California Hazardous Waste Limit			500	500	10,000	75	100	2,500	8,000	2,500	1,000	3,500	2,000	100	500	700	2,400	5,000	20
STLC California Hazardous Waste Limit			15	5	100	0.75	1	5	80	25	--	350	20	1	5	7	24	250	0.2
TCLP RCRA Hazardous Waste Limit			--	5	100	--	1	5	--	--	--	--	--	1	5	--	--	--	0.2
10x STLC Trigger Value			150	50	1000	7.5	10	50	800	250	50	3500	200	10	50	70	240	2500	2
20x TCLP Trigger Value			--	100	2,000	--	20	100	--	--	100	--	--	20	100	--	--	--	4

Notes:

¹ = Typical background levels for California soils (Bradford et al, 1996).

² = 99% Upper Tolerance Limit (UTL) Concentrations (Lawrence Berkeley National Laboratory, 2009).

³ = It is commonly understood and well documented that natural background concentrations of arsenic in soils are often well above DTSC SLs. DTSC has acknowledged that the strict use of RSLs is impractical and has set acceptable levels of arsenic in soil in the range of 8 to 12 mg/kg for school sites in California.

⁴ = Department of Toxic Substances Control Commercial Soil Screening Level (Human and Ecological Risk Office [HERO]; HHRA Note 3, June 2020 - Revised May 2022). For compounds without HERO Note 3 established screening levels, EPA Regional Screening Levels for Commercial Soil (May 2024) were used instead.

Detections are noted in **bold**

-- = Not Established/Not Applicable

Abbreviations:

EPA = United States Environmental Protection Agency

ft bgs = feet below ground surface

mg/kg = milligrams per kilogram

ND = not detected above laboratory reporting limit

STLC = Soluble Threshold Limit Concentration in milligrams per liter (mg/L) as identified in Title 22 of the California Code of Regulations. A concentration of ten times the STLC is sometimes used as a trigger to conduct further analysis (i.e., the soluble analysis) of a sample to determine disposal requirements. Wastes with soluble concentrations above this value are considered hazardous for the purposes of disposal under California regulations.

TCLP = Toxicity Characteristic Leaching Procedure concentration in mg/L as identified in the Code of Federal Regulations. A concentration of 20 times the TCLP is sometimes used as a trigger to conduct further analysis (i.e., the soluble analysis) of a sample to determine disposal requirements. Wastes with soluble concentrations above this value are considered hazardous for the purposes of disposal under federal regulations.

TTLC = Total Threshold Limit Concentration as identified in Title 22 of the California Code of Regulations. Waste with concentrations above this value are considered hazardous for the purposes of disposal under California regulations.

APPENDIX A

**SOIL LABORATORY REPORTS WITH
CHAIN-OF-CUSTODY DOCUMENTATION**



Date of Report: 05/17/2024

John Siskowic

EFI Global, Inc.

317 S. Isis Ave. Suite 207

Inglewood, CA 90301

Client Project: 045-12755

Pace Project: Placerita Yard- 15604 Norland Drive, Canyon Countr

Pace Work Order: 2407812

Invoice ID: B497532

Enclosed are the results of analyses for samples received by the laboratory on 5/9/2024. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Eli Velazquez", is positioned above a horizontal line.

Contact Person: Eli Velazquez
Client Service Rep

A handwritten signature in black ink, appearing to read "Stuart Buttram", is positioned above a horizontal line.

Stuart Buttram
Operations Manager

Certifications: CA ELAP #1186; NV #CA00014; OR ELAP #4032-001; AK UST101

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.
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Chain-of-Custody

LA-4A 1621

2407812

Method

Geotracker Global ID: 04512755

Project Number: 04512755

Project Address: Pleasant View - 15614 Marland Dr., Compton, CA 91387

Project Manager: John Gickman

Sampled by: S. McKenna

Phone: 310.945.4965

Email: john.gickman@paceanalytical.com

STEX and Fuel Oxygenates, 8260B

TPH full chain, EPA Method 8015M

Extractable Range PH 8015

VOCs 8260B

Hold

4- or 8-ounce Glass

Acetate Liner

VOCs (by EPA 8035)

Summa Canister

Tedlar Bag

Normal / Standard

72 Hour

48 Hours

24 Hours

CHK BY: [Signature] DISTRIBUTION

SUB-OUT

Relinquished by: [Signature]

Date: 5/9/24

Time: 13:00

Received by: [Signature]

Date: 5/9/24

Time: 13:00

Sample condition (circle): Chilled Intact

RC) water sneth 5/9/24 17:30

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PACE ANALYTICAL		COOLER RECEIPT FORM		Page <u>1</u> Of <u>1</u>	
Submission #: <u>24-07812</u>					
SHIPPING INFORMATION Fed Ex <input type="checkbox"/> UPS <input type="checkbox"/> GSO / GLS <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Pace Lab Field Service <input checked="" type="checkbox"/> Other <input type="checkbox"/> (Specify) _____			SHIPPING CONTAINER Ice Chest <input checked="" type="checkbox"/> None <input type="checkbox"/> Box <input type="checkbox"/> Other <input type="checkbox"/> (Specify) _____		FREE LIQUID YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W / S
Refrigerant: Ice <input checked="" type="checkbox"/> Blue Ice <input type="checkbox"/> None <input type="checkbox"/> Other <input type="checkbox"/> Comments: _____					
Custody Seals: Ice Chest <input type="checkbox"/> Containers <input type="checkbox"/> None <input checked="" type="checkbox"/> Comments: _____					
All samples received? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> All samples containers intact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Description(s) match COC? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>					
COC Received <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Emissivity: <u>0.97</u> Container: <u>NPY</u> Thermometer ID: <u>366</u> Temperature: (A) <u>11.3</u> °C / (C) <u>11.6</u> °C		Date/Time <u>5/9/24</u> Analyst Init <u>MPI 1730</u>	

SAMPLE CONTAINERS	SAMPLE NUMBERS									
	1	2	3	4	5	6	7	8	9	10
QT PE UNPRES										
4oz / 8oz / 16oz PE UNPRES										
2oz Cr ⁴										
QT INORGANIC CHEMICAL METALS										
INORGANIC CHEMICAL METALS 4oz / 8oz / 16oz										
PT CYANIDE										
PT NITROGEN FORMS										
PT TOTAL SULFIDE										
2oz NITRATE / NITRITE										
PT TOTAL ORGANIC CARBON										
PT CHEMICAL OXYGEN DEMAND										
PTA PHENOLICS										
40ml VOA VIAL TRAVEL BLANK										
40ml VOA VIAL										
QT EPA 1664B										
PT ODOR										
RADIOLOGICAL										
BACTERIOLOGICAL										
40 ml VOA VIAL- SM										
QT EPA 508/608.3/8081A										
QT EPA 515.1/8151A										
QT EPA 525.2										
QT EPA 525.2 TRAVEL BLANK										
40ml EPA 547										
40ml EPA 531.1										
8oz EPA 548.1										
QT EPA 549.2										
QT EPA 8015M										
QT EPA 8270C										
8oz / 16oz / 32oz AMBER										
8oz / 16oz / 32oz JAR	F	F	F	F	F	F				
SOIL SLEEVE										
PCB VIAL										
PLASTIC BAG										
TEDLAR BAG										
FERROUS IRON										
ENCORE										
SMART KIT	A-E	A-E	A-E	A-E	A-E	A-E				
SUMMA CANISTER										

Comments: No time date description on all smart kits, time date description was on ziplock
 Sample Numbering Completed By: PIUS Date/Time: 5/9/24 10:25-2005
 A = Actual / C = Corrected

Rev 23 05/20/22

[E:\WPDoc\WordPerfect\LAB_DOCS\FORMS\BAMREC.rvt 20]



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Laboratory / Client Sample Cross Reference

Laboratory	Client Sample Information			
2407812-01	COC Number:	---	Receive Date:	05/09/2024 17:30
	Project Number:	---	Sampling Date:	05/09/2024 08:50
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP1-S-0.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil
2407812-02	COC Number:	---	Receive Date:	05/09/2024 17:30
	Project Number:	---	Sampling Date:	05/09/2024 09:00
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP2-S-0.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil
2407812-03	COC Number:	---	Receive Date:	05/09/2024 17:30
	Project Number:	---	Sampling Date:	05/09/2024 09:10
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP3-S-0.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil
2407812-04	COC Number:	---	Receive Date:	05/09/2024 17:30
	Project Number:	---	Sampling Date:	05/09/2024 09:20
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP4-S-0.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil
2407812-05	COC Number:	---	Receive Date:	05/09/2024 17:30
	Project Number:	---	Sampling Date:	05/09/2024 09:30
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP5-S-0.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil
2407812-06	COC Number:	---	Receive Date:	05/09/2024 17:30
	Project Number:	---	Sampling Date:	05/09/2024 09:40
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP6-S-0.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-01		Client Sample Name: SP1-S-0.5, 5/9/2024 8:50:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Benzene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Bromobenzene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
Bromochloromethane	ND	mg/kg	0.0050	0.00081	EPA-8260B	ND		1
Bromodichloromethane	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Bromoform	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Bromomethane	ND	mg/kg	0.0050	0.0017	EPA-8260B	ND		1
n-Butylbenzene	ND	mg/kg	0.0050	0.00076	EPA-8260B	ND		1
sec-Butylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
tert-Butylbenzene	ND	mg/kg	0.0050	0.00085	EPA-8260B	ND		1
Carbon tetrachloride	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Chlorobenzene	ND	mg/kg	0.0050	0.00077	EPA-8260B	ND		1
Chloroethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
Chloroform	ND	mg/kg	0.0050	0.00090	EPA-8260B	ND		1
Chloromethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
2-Chlorotoluene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
4-Chlorotoluene	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Dibromochloromethane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,2-Dibromo-3-chloropropane	ND	mg/kg	0.0050	0.00096	EPA-8260B	ND		1
1,2-Dibromoethane	ND	mg/kg	0.0050	0.00082	EPA-8260B	ND		1
Dibromomethane	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,2-Dichlorobenzene	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,3-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,4-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
Dichlorodifluoromethane	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,1-Dichloroethane	ND	mg/kg	0.0050	0.00064	EPA-8260B	ND		1
1,2-Dichloroethane	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,1-Dichloroethene	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
cis-1,2-Dichloroethene	ND	mg/kg	0.0050	0.00054	EPA-8260B	ND		1
trans-1,2-Dichloroethene	ND	mg/kg	0.0050	0.0037	EPA-8260B	ND		1
1,2-Dichloropropane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
2,2-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1-Dichloropropene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-01		Client Sample Name: SP1-S-0.5, 5/9/2024 8:50:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
cis-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00058	EPA-8260B	ND		1
trans-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Ethylbenzene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
Hexachlorobutadiene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Isopropylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
p-Isopropyltoluene	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Methylene chloride	ND	mg/kg	0.010	0.0011	EPA-8260B	ND		1
Methyl t-butyl ether	ND	mg/kg	0.0050	0.00056	EPA-8260B	ND		1
Naphthalene	ND	mg/kg	0.0050	0.00099	EPA-8260B	ND		1
n-Propylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
Styrene	ND	mg/kg	0.0050	0.00062	EPA-8260B	ND		1
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00095	EPA-8260B	ND		1
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00084	EPA-8260B	ND		1
Tetrachloroethene	ND	mg/kg	0.0050	0.00097	EPA-8260B	ND		1
Toluene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
1,2,3-Trichlorobenzene	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,4-Trichlorobenzene	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,1,1-Trichloroethane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1,2-Trichloroethane	ND	mg/kg	0.0050	0.00094	EPA-8260B	ND		1
Trichloroethene	ND	mg/kg	0.0050	0.00074	EPA-8260B	ND		1
Trichlorofluoromethane	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,3-Trichloropropane	ND	mg/kg	0.0050	0.0019	EPA-8260B	ND		1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	mg/kg	0.0050	0.0010	EPA-8260B	ND		1
1,2,4-Trimethylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3,5-Trimethylbenzene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Vinyl chloride	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Total Xylenes	ND	mg/kg	0.010	0.0025	EPA-8260B	ND		1
p- & m-Xylenes	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
o-Xylene	ND	mg/kg	0.0050	0.00093	EPA-8260B	ND		1
1,2-Dichloroethane-d4 (Surrogate)	113	%	70 - 121 (LCL - UCL)		EPA-8260B			1
Toluene-d8 (Surrogate)	100	%	81 - 117 (LCL - UCL)		EPA-8260B			1
4-Bromofluorobenzene (Surrogate)	99.9	%	74 - 121 (LCL - UCL)		EPA-8260B			1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

BCL Sample ID: 2407812-01		Client Sample Name: SP1-S-0.5, 5/9/2024 8:50:00AM, S.McKenna						
DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	
1	EPA-8260B	05/15/24 07:39	05/15/24 17:24	JKR	MS-V17	1	B189634	EPA 5030 Soil MS

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Pace Sample ID:	2407812-01	Client Sample Name:	SP1-S-0.5, 5/9/2024 8:50:00AM, S.McKenna					
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
TPH - Gasoline	ND	mg/kg	20	5.0	EPA-8015C/FFP	ND	A10	1
TPH - Diesel (FFP)	6.5	mg/kg	10	3.8	EPA-8015C/FFP	ND	J,A10,A52	1
TPH - Motor Oil	56	mg/kg	20	9.0	EPA-8015C/FFP	ND	A10,A57	1
Tetracosane (Surrogate)	3.7	%	20 - 145 (LCL - UCL)		EPA-8015C/FFP		S09	1

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-8015C/FFP	05/14/24 09:45	05/16/24 12:58	BUP	GC-13	4.934	B189476	EPA 3550B

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Concentrations (TTLC)

Pace Sample ID: 2407812-01		Client Sample Name: SP1-S-0.5, 5/9/2024 8:50:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Antimony	ND	mg/kg	10	0.66	EPA-6010B	ND	A10	1
Arsenic	4.6	mg/kg	2.0	0.80	EPA-6010B	ND	A10	1
Barium	170	mg/kg	1.0	0.36	EPA-6010B	ND	A10	1
Beryllium	0.32	mg/kg	1.0	0.094	EPA-6010B	ND	J,A10	1
Cadmium	ND	mg/kg	1.0	0.10	EPA-6010B	ND	A10	1
Chromium	13	mg/kg	1.0	0.10	EPA-6010B	ND	A10	1
Cobalt	8.3	mg/kg	5.0	0.20	EPA-6010B	ND	A10	1
Copper	15	mg/kg	2.0	0.10	EPA-6010B	0.29	A10	1
Lead	16	mg/kg	5.0	0.82	EPA-6010B	ND	A10	1
Mercury	0.10	mg/kg	0.16	0.016	EPA-7471A	ND	J	2
Molybdenum	0.64	mg/kg	5.0	0.10	EPA-6010B	0.22	J,A10	1
Nickel	9.8	mg/kg	1.0	0.30	EPA-6010B	ND	A10	1
Selenium	ND	mg/kg	2.0	2.0	EPA-6010B	ND	A10	1
Silver	0.15	mg/kg	1.0	0.13	EPA-6010B	0.17	J,A10	1
Thallium	3.2	mg/kg	10	1.3	EPA-6010B	ND	J,A10	1
Vanadium	31	mg/kg	1.0	0.22	EPA-6010B	ND	A10	1
Zinc	74	mg/kg	5.0	0.17	EPA-6010B	ND	A10	3

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-6010B	05/10/24 07:10	05/15/24 16:57	JRG	PE-OP4	1.923	B189373	EPA 3050B
2	EPA-7471A	05/13/24 11:55	05/13/24 15:42	TMT	CETAC3	0.992	B189514	EPA 7471A
3	EPA-6010B	05/10/24 07:10	05/15/24 16:22	JRG	PE-OP4	1.923	B189373	EPA 3050B

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-02		Client Sample Name: SP2-S-0.5, 5/9/2024 9:00:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Benzene	0.0018	mg/kg	0.0050	0.00067	EPA-8260B	ND	J	1
Bromobenzene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
Bromochloromethane	ND	mg/kg	0.0050	0.00081	EPA-8260B	ND		1
Bromodichloromethane	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Bromoform	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Bromomethane	ND	mg/kg	0.0050	0.0017	EPA-8260B	ND		1
n-Butylbenzene	ND	mg/kg	0.0050	0.00076	EPA-8260B	ND		1
sec-Butylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
tert-Butylbenzene	ND	mg/kg	0.0050	0.00085	EPA-8260B	ND		1
Carbon tetrachloride	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Chlorobenzene	ND	mg/kg	0.0050	0.00077	EPA-8260B	ND		1
Chloroethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
Chloroform	ND	mg/kg	0.0050	0.00090	EPA-8260B	ND		1
Chloromethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
2-Chlorotoluene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
4-Chlorotoluene	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Dibromochloromethane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,2-Dibromo-3-chloropropane	ND	mg/kg	0.0050	0.00096	EPA-8260B	ND		1
1,2-Dibromoethane	ND	mg/kg	0.0050	0.00082	EPA-8260B	ND		1
Dibromomethane	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,2-Dichlorobenzene	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,3-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,4-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
Dichlorodifluoromethane	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,1-Dichloroethane	ND	mg/kg	0.0050	0.00064	EPA-8260B	ND		1
1,2-Dichloroethane	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,1-Dichloroethene	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
cis-1,2-Dichloroethene	ND	mg/kg	0.0050	0.00054	EPA-8260B	ND		1
trans-1,2-Dichloroethene	ND	mg/kg	0.0050	0.0037	EPA-8260B	ND		1
1,2-Dichloropropane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
2,2-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1-Dichloropropene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-02		Client Sample Name: SP2-S-0.5, 5/9/2024 9:00:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
cis-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00058	EPA-8260B	ND		1
trans-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Ethylbenzene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
Hexachlorobutadiene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Isopropylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
p-Isopropyltoluene	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Methylene chloride	ND	mg/kg	0.010	0.0011	EPA-8260B	ND		1
Methyl t-butyl ether	ND	mg/kg	0.0050	0.00056	EPA-8260B	ND		1
Naphthalene	ND	mg/kg	0.0050	0.00099	EPA-8260B	ND		1
n-Propylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
Styrene	ND	mg/kg	0.0050	0.00062	EPA-8260B	ND		1
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00095	EPA-8260B	ND		1
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00084	EPA-8260B	ND		1
Tetrachloroethene	ND	mg/kg	0.0050	0.00097	EPA-8260B	ND		1
Toluene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
1,2,3-Trichlorobenzene	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,4-Trichlorobenzene	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,1,1-Trichloroethane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1,2-Trichloroethane	ND	mg/kg	0.0050	0.00094	EPA-8260B	ND		1
Trichloroethene	ND	mg/kg	0.0050	0.00074	EPA-8260B	ND		1
Trichlorofluoromethane	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,3-Trichloropropane	ND	mg/kg	0.0050	0.0019	EPA-8260B	ND		1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	mg/kg	0.0050	0.0010	EPA-8260B	ND		1
1,2,4-Trimethylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3,5-Trimethylbenzene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Vinyl chloride	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Total Xylenes	ND	mg/kg	0.010	0.0025	EPA-8260B	ND		1
p- & m-Xylenes	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
o-Xylene	ND	mg/kg	0.0050	0.00093	EPA-8260B	ND		1
1,2-Dichloroethane-d4 (Surrogate)	107	%	70 - 121 (LCL - UCL)		EPA-8260B			1
Toluene-d8 (Surrogate)	101	%	81 - 117 (LCL - UCL)		EPA-8260B			1
4-Bromofluorobenzene (Surrogate)	101	%	74 - 121 (LCL - UCL)		EPA-8260B			1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

BCL Sample ID: 2407812-02		Client Sample Name: SP2-S-0.5, 5/9/2024 9:00:00AM, S.McKenna						
DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	
1	EPA-8260B	05/15/24 07:39	05/15/24 17:48	JKR	MS-V17	1	B189634	EPA 5030 Soil MS

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Pace Sample ID: 2407812-02		Client Sample Name: SP2-S-0.5, 5/9/2024 9:00:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
TPH - Gasoline	ND	mg/kg	20	5.0	EPA-8015C/FFP	ND	A10	1
TPH - Diesel (FFP)	39	mg/kg	10	3.8	EPA-8015C/FFP	ND	A10,A52	1
TPH - Motor Oil	130	mg/kg	20	9.0	EPA-8015C/FFP	ND	A10,A57	1
Tetracosane (Surrogate)	20.3	%	20 - 145 (LCL - UCL)		EPA-8015C/FFP			1

DCN	Method	Prep Date	Run		Analyst	Instrument	Dilution	QC	
			Date/Time					Batch ID	Prep Method
1	EPA-8015C/FFP	05/14/24 09:45	05/16/24 19:08		BUP	GC-13	5	B189476	EPA 3550B

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Concentrations (TTLIC)

Pace Sample ID: 2407812-02		Client Sample Name: SP2-S-0.5, 5/9/2024 9:00:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Antimony	ND	mg/kg	10	0.66	EPA-6010B	ND	A10	1
Arsenic	5.6	mg/kg	2.0	0.80	EPA-6010B	ND	A10	1
Barium	140	mg/kg	1.0	0.36	EPA-6010B	ND	A10	1
Beryllium	0.63	mg/kg	1.0	0.094	EPA-6010B	ND	J,A10	1
Cadmium	ND	mg/kg	1.0	0.10	EPA-6010B	ND	A10	1
Chromium	12	mg/kg	1.0	0.10	EPA-6010B	ND	A10	1
Cobalt	6.1	mg/kg	5.0	0.20	EPA-6010B	ND	A10	1
Copper	8.2	mg/kg	2.0	0.10	EPA-6010B	0.30	A10	1
Lead	5.7	mg/kg	5.0	0.82	EPA-6010B	ND	A10	1
Mercury	0.088	mg/kg	0.16	0.016	EPA-7471A	ND	J	2
Molybdenum	0.20	mg/kg	5.0	0.10	EPA-6010B	0.23	J,A10	1
Nickel	8.5	mg/kg	1.0	0.30	EPA-6010B	ND	A10	1
Selenium	ND	mg/kg	2.0	2.0	EPA-6010B	ND	A10	1
Silver	ND	mg/kg	1.0	0.13	EPA-6010B	0.17	A10	1
Thallium	ND	mg/kg	10	1.3	EPA-6010B	ND	A10	1
Vanadium	24	mg/kg	1.0	0.22	EPA-6010B	ND	A10	1
Zinc	40	mg/kg	5.0	0.17	EPA-6010B	ND	A10	3

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-6010B	05/10/24 07:10	05/15/24 16:58	JRG	PE-OP4	2	B189373	EPA 3050B
2	EPA-7471A	05/13/24 11:55	05/13/24 15:44	TMT	CETAC3	0.977	B189514	EPA 7471A
3	EPA-6010B	05/10/24 07:10	05/15/24 16:23	JRG	PE-OP4	2	B189373	EPA 3050B

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-03		Client Sample Name: SP3-S-0.5, 5/9/2024 9:10:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Benzene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Bromobenzene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
Bromochloromethane	ND	mg/kg	0.0050	0.00081	EPA-8260B	ND		1
Bromodichloromethane	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Bromoform	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Bromomethane	ND	mg/kg	0.0050	0.0017	EPA-8260B	ND		1
n-Butylbenzene	ND	mg/kg	0.0050	0.00076	EPA-8260B	ND		1
sec-Butylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
tert-Butylbenzene	ND	mg/kg	0.0050	0.00085	EPA-8260B	ND		1
Carbon tetrachloride	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Chlorobenzene	ND	mg/kg	0.0050	0.00077	EPA-8260B	ND		1
Chloroethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
Chloroform	ND	mg/kg	0.0050	0.00090	EPA-8260B	ND		1
Chloromethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
2-Chlorotoluene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
4-Chlorotoluene	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Dibromochloromethane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,2-Dibromo-3-chloropropane	ND	mg/kg	0.0050	0.00096	EPA-8260B	ND		1
1,2-Dibromoethane	ND	mg/kg	0.0050	0.00082	EPA-8260B	ND		1
Dibromomethane	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,2-Dichlorobenzene	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,3-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,4-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
Dichlorodifluoromethane	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,1-Dichloroethane	ND	mg/kg	0.0050	0.00064	EPA-8260B	ND		1
1,2-Dichloroethane	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,1-Dichloroethene	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
cis-1,2-Dichloroethene	ND	mg/kg	0.0050	0.00054	EPA-8260B	ND		1
trans-1,2-Dichloroethene	ND	mg/kg	0.0050	0.0037	EPA-8260B	ND		1
1,2-Dichloropropane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
2,2-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1-Dichloropropene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-03		Client Sample Name: SP3-S-0.5, 5/9/2024 9:10:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
cis-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00058	EPA-8260B	ND		1
trans-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Ethylbenzene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
Hexachlorobutadiene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Isopropylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
p-Isopropyltoluene	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Methylene chloride	ND	mg/kg	0.010	0.0011	EPA-8260B	ND		1
Methyl t-butyl ether	ND	mg/kg	0.0050	0.00056	EPA-8260B	ND		1
Naphthalene	ND	mg/kg	0.0050	0.00099	EPA-8260B	ND		1
n-Propylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
Styrene	ND	mg/kg	0.0050	0.00062	EPA-8260B	ND		1
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00095	EPA-8260B	ND		1
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00084	EPA-8260B	ND		1
Tetrachloroethene	ND	mg/kg	0.0050	0.00097	EPA-8260B	ND		1
Toluene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
1,2,3-Trichlorobenzene	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,4-Trichlorobenzene	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,1,1-Trichloroethane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1,2-Trichloroethane	ND	mg/kg	0.0050	0.00094	EPA-8260B	ND		1
Trichloroethene	ND	mg/kg	0.0050	0.00074	EPA-8260B	ND		1
Trichlorofluoromethane	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,3-Trichloropropane	ND	mg/kg	0.0050	0.0019	EPA-8260B	ND		1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	mg/kg	0.0050	0.0010	EPA-8260B	ND		1
1,2,4-Trimethylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3,5-Trimethylbenzene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Vinyl chloride	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Total Xylenes	ND	mg/kg	0.010	0.0025	EPA-8260B	ND		1
p- & m-Xylenes	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
o-Xylene	ND	mg/kg	0.0050	0.00093	EPA-8260B	ND		1
1,2-Dichloroethane-d4 (Surrogate)	112	%	70 - 121 (LCL - UCL)		EPA-8260B			1
Toluene-d8 (Surrogate)	101	%	81 - 117 (LCL - UCL)		EPA-8260B			1
4-Bromofluorobenzene (Surrogate)	101	%	74 - 121 (LCL - UCL)		EPA-8260B			1

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317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

BCL Sample ID: 2407812-03		Client Sample Name: SP3-S-0.5, 5/9/2024 9:10:00AM, S.McKenna						
DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	
1	EPA-8260B	05/15/24 07:39	05/15/24 18:12	JKR	MS-V17	1	B189634	EPA 5030 Soil MS

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Pace Sample ID:	2407812-03	Client Sample Name:	SP3-S-0.5, 5/9/2024 9:10:00AM, S.McKenna					
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
TPH - Gasoline	ND	mg/kg	4.0	1.0	EPA-8015C/FFP	ND		1
TPH - Diesel (FFP)	2.2	mg/kg	2.0	0.77	EPA-8015C/FFP	ND	A52	1
TPH - Motor Oil	8.9	mg/kg	4.0	1.8	EPA-8015C/FFP	ND	A57	1
Tetracosane (Surrogate)	69.9	%	20 - 145 (LCL - UCL)		EPA-8015C/FFP			1

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-8015C/FFP	05/14/24 09:45	05/16/24 19:31	BUP	GC-13	1	B189476	EPA 3550B

DCN = Data Continuation Number



EFI Global, Inc.
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Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Concentrations (TTLC)

Pace Sample ID: 2407812-03		Client Sample Name: SP3-S-0.5, 5/9/2024 9:10:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Antimony	ND	mg/kg	25	1.6	EPA-6010B	ND	A10	1
Arsenic	ND	mg/kg	5.0	2.0	EPA-6010B	ND	A10	1
Barium	230	mg/kg	2.5	0.90	EPA-6010B	ND	A10	1
Beryllium	ND	mg/kg	2.5	0.24	EPA-6010B	ND	A10	1
Cadmium	ND	mg/kg	2.5	0.26	EPA-6010B	ND	A10	1
Chromium	5.0	mg/kg	2.5	0.25	EPA-6010B	ND	A10	1
Cobalt	7.7	mg/kg	12	0.49	EPA-6010B	ND	J,A10	1
Copper	11	mg/kg	5.0	0.25	EPA-6010B	0.70	A10	1
Lead	2.3	mg/kg	12	2.0	EPA-6010B	ND	J,A10	1
Mercury	0.093	mg/kg	0.16	0.016	EPA-7471A	ND	J	2
Molybdenum	0.53	mg/kg	12	0.25	EPA-6010B	0.54	J,A10	1
Nickel	2.8	mg/kg	2.5	0.75	EPA-6010B	ND	A10	1
Selenium	ND	mg/kg	5.0	4.9	EPA-6010B	ND	A10	1
Silver	ND	mg/kg	2.5	0.34	EPA-6010B	0.41	A10	1
Thallium	3.8	mg/kg	25	3.2	EPA-6010B	ND	J,A10	1
Vanadium	19	mg/kg	2.5	0.55	EPA-6010B	ND	A10	1
Zinc	56	mg/kg	12	0.44	EPA-6010B	ND	A10	3

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-6010B	05/10/24 07:10	05/15/24 16:59	JRG	PE-OP4	4.673	B189373	EPA 3050B
2	EPA-7471A	05/13/24 11:55	05/13/24 15:47	TMT	CETAC3	0.992	B189514	EPA 7471A
3	EPA-6010B	05/10/24 07:10	05/15/24 16:25	JRG	PE-OP4	4.673	B189373	EPA 3050B

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-04		Client Sample Name: SP4-S-0.5, 5/9/2024 9:20:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Benzene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Bromobenzene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
Bromochloromethane	ND	mg/kg	0.0050	0.00081	EPA-8260B	ND		1
Bromodichloromethane	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Bromoform	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Bromomethane	ND	mg/kg	0.0050	0.0017	EPA-8260B	ND		1
n-Butylbenzene	ND	mg/kg	0.0050	0.00076	EPA-8260B	ND		1
sec-Butylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
tert-Butylbenzene	ND	mg/kg	0.0050	0.00085	EPA-8260B	ND		1
Carbon tetrachloride	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Chlorobenzene	ND	mg/kg	0.0050	0.00077	EPA-8260B	ND		1
Chloroethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
Chloroform	ND	mg/kg	0.0050	0.00090	EPA-8260B	ND		1
Chloromethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
2-Chlorotoluene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
4-Chlorotoluene	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Dibromochloromethane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,2-Dibromo-3-chloropropane	ND	mg/kg	0.0050	0.00096	EPA-8260B	ND		1
1,2-Dibromoethane	ND	mg/kg	0.0050	0.00082	EPA-8260B	ND		1
Dibromomethane	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,2-Dichlorobenzene	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,3-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,4-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
Dichlorodifluoromethane	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,1-Dichloroethane	ND	mg/kg	0.0050	0.00064	EPA-8260B	ND		1
1,2-Dichloroethane	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,1-Dichloroethene	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
cis-1,2-Dichloroethene	ND	mg/kg	0.0050	0.00054	EPA-8260B	ND		1
trans-1,2-Dichloroethene	ND	mg/kg	0.0050	0.0037	EPA-8260B	ND		1
1,2-Dichloropropane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
2,2-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1-Dichloropropene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-04		Client Sample Name: SP4-S-0.5, 5/9/2024 9:20:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
cis-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00058	EPA-8260B	ND		1
trans-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Ethylbenzene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
Hexachlorobutadiene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Isopropylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
p-Isopropyltoluene	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Methylene chloride	ND	mg/kg	0.010	0.0011	EPA-8260B	ND		1
Methyl t-butyl ether	ND	mg/kg	0.0050	0.00056	EPA-8260B	ND		1
Naphthalene	ND	mg/kg	0.0050	0.00099	EPA-8260B	ND		1
n-Propylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
Styrene	ND	mg/kg	0.0050	0.00062	EPA-8260B	ND		1
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00095	EPA-8260B	ND		1
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00084	EPA-8260B	ND		1
Tetrachloroethene	ND	mg/kg	0.0050	0.00097	EPA-8260B	ND		1
Toluene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
1,2,3-Trichlorobenzene	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,4-Trichlorobenzene	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,1,1-Trichloroethane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1,2-Trichloroethane	ND	mg/kg	0.0050	0.00094	EPA-8260B	ND		1
Trichloroethene	ND	mg/kg	0.0050	0.00074	EPA-8260B	ND		1
Trichlorofluoromethane	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,3-Trichloropropane	ND	mg/kg	0.0050	0.0019	EPA-8260B	ND		1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	mg/kg	0.0050	0.0010	EPA-8260B	ND		1
1,2,4-Trimethylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3,5-Trimethylbenzene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Vinyl chloride	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Total Xylenes	ND	mg/kg	0.010	0.0025	EPA-8260B	ND		1
p- & m-Xylenes	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
o-Xylene	ND	mg/kg	0.0050	0.00093	EPA-8260B	ND		1
1,2-Dichloroethane-d4 (Surrogate)	112	%	70 - 121 (LCL - UCL)		EPA-8260B			1
Toluene-d8 (Surrogate)	99.7	%	81 - 117 (LCL - UCL)		EPA-8260B			1
4-Bromofluorobenzene (Surrogate)	98.7	%	74 - 121 (LCL - UCL)		EPA-8260B			1

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317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

BCL Sample ID: 2407812-04		Client Sample Name: SP4-S-0.5, 5/9/2024 9:20:00AM, S.McKenna						
DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	
1	EPA-8260B	05/15/24 07:39	05/15/24 18:35	JKR	MS-V17	1	B189634	EPA 5030 Soil MS

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Pace Sample ID:	2407812-04	Client Sample Name:	SP4-S-0.5, 5/9/2024 9:20:00AM, S.McKenna					
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
TPH - Gasoline	ND	mg/kg	4.0	1.0	EPA-8015C/FFP	ND		1
TPH - Diesel (FFP)	1.5	mg/kg	2.0	0.77	EPA-8015C/FFP	ND	J,A52	1
TPH - Motor Oil	8.5	mg/kg	4.0	1.8	EPA-8015C/FFP	ND	A57	1
Tetracosane (Surrogate)	64.7	%	20 - 145 (LCL - UCL)		EPA-8015C/FFP			1

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-8015C/FFP	05/14/24 09:45	05/16/24 19:54	BUP	GC-13	0.984	B189476	EPA 3550B

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Concentrations (TTLC)

Pace Sample ID: 2407812-04		Client Sample Name: SP4-S-0.5, 5/9/2024 9:20:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Antimony	ND	mg/kg	25	1.6	EPA-6010B	ND	A10	1
Arsenic	ND	mg/kg	5.0	2.0	EPA-6010B	ND	A10	1
Barium	240	mg/kg	2.5	0.90	EPA-6010B	ND	A10	1
Beryllium	ND	mg/kg	2.5	0.24	EPA-6010B	ND	A10	1
Cadmium	ND	mg/kg	2.5	0.26	EPA-6010B	ND	A10	1
Chromium	5.4	mg/kg	2.5	0.25	EPA-6010B	ND	A10	1
Cobalt	8.6	mg/kg	12	0.49	EPA-6010B	ND	J,A10	1
Copper	9.8	mg/kg	5.0	0.25	EPA-6010B	0.74	A10	1
Lead	2.9	mg/kg	12	2.0	EPA-6010B	ND	J,A10	1
Mercury	0.078	mg/kg	0.16	0.016	EPA-7471A	ND	J	2
Molybdenum	0.39	mg/kg	12	0.25	EPA-6010B	0.57	J,A10	1
Nickel	3.4	mg/kg	2.5	0.75	EPA-6010B	ND	A10	1
Selenium	ND	mg/kg	5.0	4.9	EPA-6010B	ND	A10	1
Silver	ND	mg/kg	2.5	0.34	EPA-6010B	0.43	A10	1
Thallium	5.0	mg/kg	25	3.2	EPA-6010B	ND	J,A10	1
Vanadium	21	mg/kg	2.5	0.55	EPA-6010B	ND	A10	1
Zinc	59	mg/kg	12	0.44	EPA-6010B	ND	A10	3

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-6010B	05/10/24 07:10	05/15/24 17:01	JRG	PE-OP4	4.950	B189373	EPA 3050B
2	EPA-7471A	05/13/24 11:55	05/13/24 15:49	TMT	CETAC3	1.025	B189514	EPA 7471A
3	EPA-6010B	05/10/24 07:10	05/15/24 16:27	JRG	PE-OP4	4.950	B189373	EPA 3050B

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-05		Client Sample Name: SP5-S-0.5, 5/9/2024 9:30:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Benzene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Bromobenzene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
Bromochloromethane	ND	mg/kg	0.0050	0.00081	EPA-8260B	ND		1
Bromodichloromethane	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Bromoform	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Bromomethane	ND	mg/kg	0.0050	0.0017	EPA-8260B	ND		1
n-Butylbenzene	ND	mg/kg	0.0050	0.00076	EPA-8260B	ND		1
sec-Butylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
tert-Butylbenzene	ND	mg/kg	0.0050	0.00085	EPA-8260B	ND		1
Carbon tetrachloride	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Chlorobenzene	ND	mg/kg	0.0050	0.00077	EPA-8260B	ND		1
Chloroethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
Chloroform	ND	mg/kg	0.0050	0.00090	EPA-8260B	ND		1
Chloromethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
2-Chlorotoluene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
4-Chlorotoluene	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Dibromochloromethane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,2-Dibromo-3-chloropropane	ND	mg/kg	0.0050	0.00096	EPA-8260B	ND		1
1,2-Dibromoethane	ND	mg/kg	0.0050	0.00082	EPA-8260B	ND		1
Dibromomethane	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,2-Dichlorobenzene	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,3-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,4-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
Dichlorodifluoromethane	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,1-Dichloroethane	ND	mg/kg	0.0050	0.00064	EPA-8260B	ND		1
1,2-Dichloroethane	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,1-Dichloroethene	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
cis-1,2-Dichloroethene	ND	mg/kg	0.0050	0.00054	EPA-8260B	ND		1
trans-1,2-Dichloroethene	ND	mg/kg	0.0050	0.0037	EPA-8260B	ND		1
1,2-Dichloropropane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
2,2-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1-Dichloropropene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-05		Client Sample Name: SP5-S-0.5, 5/9/2024 9:30:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
cis-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00058	EPA-8260B	ND		1
trans-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Ethylbenzene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
Hexachlorobutadiene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Isopropylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
p-Isopropyltoluene	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Methylene chloride	ND	mg/kg	0.010	0.0011	EPA-8260B	ND		1
Methyl t-butyl ether	ND	mg/kg	0.0050	0.00056	EPA-8260B	ND		1
Naphthalene	ND	mg/kg	0.0050	0.00099	EPA-8260B	ND		1
n-Propylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
Styrene	ND	mg/kg	0.0050	0.00062	EPA-8260B	ND		1
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00095	EPA-8260B	ND		1
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00084	EPA-8260B	ND		1
Tetrachloroethene	ND	mg/kg	0.0050	0.00097	EPA-8260B	ND		1
Toluene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
1,2,3-Trichlorobenzene	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,4-Trichlorobenzene	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,1,1-Trichloroethane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1,2-Trichloroethane	ND	mg/kg	0.0050	0.00094	EPA-8260B	ND		1
Trichloroethene	ND	mg/kg	0.0050	0.00074	EPA-8260B	ND		1
Trichlorofluoromethane	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,3-Trichloropropane	ND	mg/kg	0.0050	0.0019	EPA-8260B	ND		1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	mg/kg	0.0050	0.0010	EPA-8260B	ND		1
1,2,4-Trimethylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3,5-Trimethylbenzene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Vinyl chloride	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Total Xylenes	ND	mg/kg	0.010	0.0025	EPA-8260B	ND		1
p- & m-Xylenes	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
o-Xylene	ND	mg/kg	0.0050	0.00093	EPA-8260B	ND		1
1,2-Dichloroethane-d4 (Surrogate)	116	%	70 - 121 (LCL - UCL)		EPA-8260B			1
Toluene-d8 (Surrogate)	99.6	%	81 - 117 (LCL - UCL)		EPA-8260B			1
4-Bromofluorobenzene (Surrogate)	99.9	%	74 - 121 (LCL - UCL)		EPA-8260B			1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

BCL Sample ID: 2407812-05		Client Sample Name: SP5-S-0.5, 5/9/2024 9:30:00AM, S.McKenna						
DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	
1	EPA-8260B	05/15/24 07:39	05/15/24 18:59	JKR	MS-V17	1	B189634	EPA 5030 Soil MS

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Pace Sample ID: 2407812-05		Client Sample Name: SP5-S-0.5, 5/9/2024 9:30:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
TPH - Gasoline	ND	mg/kg	990	250	EPA-8015C/FFP	ND	A10	1
TPH - Diesel (FFP)	ND	mg/kg	490	190	EPA-8015C/FFP	ND	A10	1
TPH - Motor Oil	2400	mg/kg	990	440	EPA-8015C/FFP	ND	A10,A57	1
Tetracosane (Surrogate)	0	%	20 - 145 (LCL - UCL)		EPA-8015C/FFP		A17	1

DCN	Method	Prep Date	Run		Analyst	Instrument	Dilution	QC	
			Date/Time					Batch ID	Prep Method
1	EPA-8015C/FFP	05/14/24 09:45	05/16/24 13:21		BUP	GC-13	246.71	B189476	EPA 3550B

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Concentrations (TTLIC)

Pace Sample ID:	2407812-05	Client Sample Name:	SP5-S-0.5, 5/9/2024 9:30:00AM, S.McKenna					
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Antimony	ND	mg/kg	5.0	0.33	EPA-6010B	ND		1
Arsenic	2.2	mg/kg	1.0	0.40	EPA-6010B	ND		1
Barium	100	mg/kg	0.50	0.18	EPA-6010B	ND		1
Beryllium	0.22	mg/kg	0.50	0.047	EPA-6010B	ND	J	1
Cadmium	ND	mg/kg	0.50	0.052	EPA-6010B	ND		1
Chromium	9.5	mg/kg	0.50	0.050	EPA-6010B	ND		1
Cobalt	6.1	mg/kg	2.5	0.098	EPA-6010B	ND		1
Copper	15	mg/kg	1.0	0.050	EPA-6010B	0.14		1
Lead	23	mg/kg	2.5	0.41	EPA-6010B	ND		1
Mercury	0.084	mg/kg	0.16	0.016	EPA-7471A	ND	J	2
Molybdenum	0.60	mg/kg	2.5	0.050	EPA-6010B	0.11	J	1
Nickel	8.8	mg/kg	0.50	0.15	EPA-6010B	ND		1
Selenium	ND	mg/kg	1.0	0.98	EPA-6010B	ND		1
Silver	ND	mg/kg	0.50	0.067	EPA-6010B	0.084		1
Thallium	1.4	mg/kg	5.0	0.64	EPA-6010B	ND	J	1
Vanadium	26	mg/kg	0.50	0.11	EPA-6010B	ND		1
Zinc	75	mg/kg	2.5	0.087	EPA-6010B	ND		3

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-6010B	05/10/24 07:10	05/14/24 13:27	JRG	PE-OP4	0.962	B189373	EPA 3050B
2	EPA-7471A	05/13/24 11:55	05/13/24 15:51	TMT	CETAC3	0.992	B189514	EPA 7471A
3	EPA-6010B	05/10/24 07:10	05/15/24 20:48	JRG	PE-OP4	0.962	B189373	EPA 3050B

DCN = Data Continuation Number



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Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-06		Client Sample Name: SP6-S-0.5, 5/9/2024 9:40:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Benzene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Bromobenzene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
Bromochloromethane	ND	mg/kg	0.0050	0.00081	EPA-8260B	ND		1
Bromodichloromethane	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Bromoform	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Bromomethane	ND	mg/kg	0.0050	0.0017	EPA-8260B	ND		1
n-Butylbenzene	ND	mg/kg	0.0050	0.00076	EPA-8260B	ND		1
sec-Butylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
tert-Butylbenzene	ND	mg/kg	0.0050	0.00085	EPA-8260B	ND		1
Carbon tetrachloride	ND	mg/kg	0.0050	0.00078	EPA-8260B	ND		1
Chlorobenzene	ND	mg/kg	0.0050	0.00077	EPA-8260B	ND		1
Chloroethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
Chloroform	ND	mg/kg	0.0050	0.00090	EPA-8260B	ND		1
Chloromethane	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
2-Chlorotoluene	ND	mg/kg	0.0050	0.00087	EPA-8260B	ND		1
4-Chlorotoluene	ND	mg/kg	0.0050	0.00070	EPA-8260B	ND		1
Dibromochloromethane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,2-Dibromo-3-chloropropane	ND	mg/kg	0.0050	0.00096	EPA-8260B	ND		1
1,2-Dibromoethane	ND	mg/kg	0.0050	0.00082	EPA-8260B	ND		1
Dibromomethane	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,2-Dichlorobenzene	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,3-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,4-Dichlorobenzene	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
Dichlorodifluoromethane	ND	mg/kg	0.0050	0.00079	EPA-8260B	ND		1
1,1-Dichloroethane	ND	mg/kg	0.0050	0.00064	EPA-8260B	ND		1
1,2-Dichloroethane	ND	mg/kg	0.0050	0.00073	EPA-8260B	ND		1
1,1-Dichloroethene	ND	mg/kg	0.0050	0.0011	EPA-8260B	ND		1
cis-1,2-Dichloroethene	ND	mg/kg	0.0050	0.00054	EPA-8260B	ND		1
trans-1,2-Dichloroethene	ND	mg/kg	0.0050	0.0037	EPA-8260B	ND		1
1,2-Dichloropropane	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
2,2-Dichloropropane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1-Dichloropropene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1

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Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Pace Sample ID: 2407812-06		Client Sample Name: SP6-S-0.5, 5/9/2024 9:40:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
cis-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00058	EPA-8260B	ND		1
trans-1,3-Dichloropropene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Ethylbenzene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
Hexachlorobutadiene	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
Isopropylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
p-Isopropyltoluene	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Methylene chloride	ND	mg/kg	0.010	0.0011	EPA-8260B	ND		1
Methyl t-butyl ether	ND	mg/kg	0.0050	0.00056	EPA-8260B	ND		1
Naphthalene	ND	mg/kg	0.0050	0.00099	EPA-8260B	ND		1
n-Propylbenzene	ND	mg/kg	0.0050	0.00071	EPA-8260B	ND		1
Styrene	ND	mg/kg	0.0050	0.00062	EPA-8260B	ND		1
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00095	EPA-8260B	ND		1
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.0050	0.00084	EPA-8260B	ND		1
Tetrachloroethene	ND	mg/kg	0.0050	0.00097	EPA-8260B	ND		1
Toluene	ND	mg/kg	0.0050	0.00069	EPA-8260B	ND		1
1,2,3-Trichlorobenzene	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,4-Trichlorobenzene	ND	mg/kg	0.0050	0.0014	EPA-8260B	ND		1
1,1,1-Trichloroethane	ND	mg/kg	0.0050	0.00067	EPA-8260B	ND		1
1,1,2-Trichloroethane	ND	mg/kg	0.0050	0.00094	EPA-8260B	ND		1
Trichloroethene	ND	mg/kg	0.0050	0.00074	EPA-8260B	ND		1
Trichlorofluoromethane	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
1,2,3-Trichloropropane	ND	mg/kg	0.0050	0.0019	EPA-8260B	ND		1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	mg/kg	0.0050	0.0010	EPA-8260B	ND		1
1,2,4-Trimethylbenzene	ND	mg/kg	0.0050	0.00080	EPA-8260B	ND		1
1,3,5-Trimethylbenzene	ND	mg/kg	0.0050	0.00066	EPA-8260B	ND		1
Vinyl chloride	ND	mg/kg	0.0050	0.00059	EPA-8260B	ND		1
Total Xylenes	ND	mg/kg	0.010	0.0025	EPA-8260B	ND		1
p- & m-Xylenes	ND	mg/kg	0.0050	0.0015	EPA-8260B	ND		1
o-Xylene	ND	mg/kg	0.0050	0.00093	EPA-8260B	ND		1
1,2-Dichloroethane-d4 (Surrogate)	114	%	70 - 121 (LCL - UCL)		EPA-8260B			1
Toluene-d8 (Surrogate)	99.5	%	81 - 117 (LCL - UCL)		EPA-8260B			1
4-Bromofluorobenzene (Surrogate)	98.6	%	74 - 121 (LCL - UCL)		EPA-8260B			1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

BCL Sample ID: 2407812-06		Client Sample Name: SP6-S-0.5, 5/9/2024 9:40:00AM, S.McKenna						
DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	
1	EPA-8260B	05/15/24 07:39	05/16/24 12:36	JKR	MS-V17	1	B189634	EPA 5030 Soil MS

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Pace Sample ID: 2407812-06		Client Sample Name: SP6-S-0.5, 5/9/2024 9:40:00AM, S.McKenna						
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
TPH - Gasoline	ND	mg/kg	20	5.0	EPA-8015C/FFP	ND	A10	1
TPH - Diesel (FFP)	ND	mg/kg	10	3.8	EPA-8015C/FFP	ND	A10	1
TPH - Motor Oil	30	mg/kg	20	9.0	EPA-8015C/FFP	ND	A10,A57	1
Tetracosane (Surrogate)	12.5	%	20 - 145 (LCL - UCL)		EPA-8015C/FFP		S09	1

DCN	Method	Prep Date	Run		Analyst	Instrument	Dilution	QC	
			Date/Time					Batch ID	Prep Method
1	EPA-8015C/FFP	05/14/24 09:45	05/16/24 20:40		BUP	GC-13	4.918	B189476	EPA 3550B

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Concentrations (TTLC)

Pace Sample ID:	2407812-06	Client Sample Name:	SP6-S-0.5, 5/9/2024 9:40:00AM, S.McKenna					
Constituent	Result	Units	PQL	MDL	Method	MB Bias	Lab Quals	DCN
Antimony	ND	mg/kg	25	1.6	EPA-6010B	ND	A10	1
Arsenic	ND	mg/kg	5.0	2.0	EPA-6010B	ND	A10	1
Barium	190	mg/kg	2.5	0.90	EPA-6010B	ND	A10	1
Beryllium	0.26	mg/kg	2.5	0.24	EPA-6010B	ND	J,A10	1
Cadmium	ND	mg/kg	2.5	0.26	EPA-6010B	ND	A10	1
Chromium	20	mg/kg	2.5	0.25	EPA-6010B	ND	A10	1
Cobalt	11	mg/kg	12	0.49	EPA-6010B	ND	J,A10	1
Copper	17	mg/kg	5.0	0.25	EPA-6010B	0.75	A10	1
Lead	11	mg/kg	12	2.0	EPA-6010B	ND	J,A10	1
Mercury	0.090	mg/kg	0.16	0.016	EPA-7471A	ND	J	2
Molybdenum	0.50	mg/kg	12	0.25	EPA-6010B	0.58	J,A10	1
Nickel	16	mg/kg	2.5	0.75	EPA-6010B	ND	A10	1
Selenium	ND	mg/kg	5.0	4.9	EPA-6010B	ND	A10	1
Silver	ND	mg/kg	2.5	0.34	EPA-6010B	0.44	A10	1
Thallium	4.9	mg/kg	25	3.2	EPA-6010B	ND	J,A10	1
Vanadium	37	mg/kg	2.5	0.55	EPA-6010B	ND	A10	1
Zinc	79	mg/kg	12	0.44	EPA-6010B	ND	A10	3

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-6010B	05/10/24 07:10	05/15/24 17:02	JRG	PE-OP4	5	B189373	EPA 3050B
2	EPA-7471A	05/13/24 11:55	05/13/24 15:53	TMT	CETAC3	0.992	B189514	EPA 7471A
3	EPA-6010B	05/10/24 07:10	05/15/24 16:30	JRG	PE-OP4	5	B189373	EPA 3050B

DCN = Data Continuation Number



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Quality Control Report - Method Blank Analysis

Constituent	QC Sample ID	MB Result	Units	PQL	MDL	Lab Quals	Run #
QC Batch ID: B189634							
Benzene	B189634-BLK1	ND	mg/kg	0.0050	0.00067		1
Bromobenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00087		1
Bromochloromethane	B189634-BLK1	ND	mg/kg	0.0050	0.00081		1
Bromodichloromethane	B189634-BLK1	ND	mg/kg	0.0050	0.00078		1
Bromoform	B189634-BLK1	ND	mg/kg	0.0050	0.00070		1
Bromomethane	B189634-BLK1	ND	mg/kg	0.0050	0.0017		1
n-Butylbenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00076		1
sec-Butylbenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00071		1
tert-Butylbenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00085		1
Carbon tetrachloride	B189634-BLK1	ND	mg/kg	0.0050	0.00078		1
Chlorobenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00077		1
Chloroethane	B189634-BLK1	ND	mg/kg	0.0050	0.0011		1
Chloroform	B189634-BLK1	ND	mg/kg	0.0050	0.00090		1
Chloromethane	B189634-BLK1	ND	mg/kg	0.0050	0.0011		1
2-Chlorotoluene	B189634-BLK1	ND	mg/kg	0.0050	0.00087		1
4-Chlorotoluene	B189634-BLK1	ND	mg/kg	0.0050	0.00070		1
Dibromochloromethane	B189634-BLK1	ND	mg/kg	0.0050	0.00080		1
1,2-Dibromo-3-chloropropane	B189634-BLK1	ND	mg/kg	0.0050	0.00096		1
1,2-Dibromoethane	B189634-BLK1	ND	mg/kg	0.0050	0.00082		1
Dibromomethane	B189634-BLK1	ND	mg/kg	0.0050	0.0014		1
1,2-Dichlorobenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00079		1
1,3-Dichlorobenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00073		1
1,4-Dichlorobenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00073		1
Dichlorodifluoromethane	B189634-BLK1	ND	mg/kg	0.0050	0.00079		1
1,1-Dichloroethane	B189634-BLK1	ND	mg/kg	0.0050	0.00064		1
1,2-Dichloroethane	B189634-BLK1	ND	mg/kg	0.0050	0.00073		1
1,1-Dichloroethene	B189634-BLK1	ND	mg/kg	0.0050	0.0011		1
cis-1,2-Dichloroethene	B189634-BLK1	ND	mg/kg	0.0050	0.00054		1
trans-1,2-Dichloroethene	B189634-BLK1	ND	mg/kg	0.0050	0.0037		1
1,2-Dichloropropane	B189634-BLK1	ND	mg/kg	0.0050	0.00080		1
1,3-Dichloropropane	B189634-BLK1	ND	mg/kg	0.0050	0.00067		1
2,2-Dichloropropane	B189634-BLK1	ND	mg/kg	0.0050	0.00067		1
1,1-Dichloropropene	B189634-BLK1	ND	mg/kg	0.0050	0.00067		1
cis-1,3-Dichloropropene	B189634-BLK1	ND	mg/kg	0.0050	0.00058		1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Quality Control Report - Method Blank Analysis

Constituent	QC Sample ID	MB Result	Units	PQL	MDL	Lab Quals	Run #
QC Batch ID: B189634							
trans-1,3-Dichloropropene	B189634-BLK1	ND	mg/kg	0.0050	0.00066		1
Ethylbenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00069		1
Hexachlorobutadiene	B189634-BLK1	ND	mg/kg	0.0050	0.00067		1
Isopropylbenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00080		1
p-Isopropyltoluene	B189634-BLK1	ND	mg/kg	0.0050	0.00059		1
Methylene chloride	B189634-BLK1	ND	mg/kg	0.010	0.0011		1
Methyl t-butyl ether	B189634-BLK1	ND	mg/kg	0.0050	0.00056		1
Naphthalene	B189634-BLK1	ND	mg/kg	0.0050	0.00099		1
n-Propylbenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00071		1
Styrene	B189634-BLK1	ND	mg/kg	0.0050	0.00062		1
1,1,1,2-Tetrachloroethane	B189634-BLK1	ND	mg/kg	0.0050	0.00095		1
1,1,2,2-Tetrachloroethane	B189634-BLK1	ND	mg/kg	0.0050	0.00084		1
Tetrachloroethene	B189634-BLK1	ND	mg/kg	0.0050	0.00097		1
Toluene	B189634-BLK1	ND	mg/kg	0.0050	0.00069		1
1,2,3-Trichlorobenzene	B189634-BLK1	ND	mg/kg	0.0050	0.0015		1
1,2,4-Trichlorobenzene	B189634-BLK1	ND	mg/kg	0.0050	0.0014		1
1,1,1-Trichloroethane	B189634-BLK1	ND	mg/kg	0.0050	0.00067		1
1,1,2-Trichloroethane	B189634-BLK1	ND	mg/kg	0.0050	0.00094		1
Trichloroethene	B189634-BLK1	ND	mg/kg	0.0050	0.00074		1
Trichlorofluoromethane	B189634-BLK1	ND	mg/kg	0.0050	0.0015		1
1,2,3-Trichloropropane	B189634-BLK1	ND	mg/kg	0.0050	0.0019		1
1,1,2-Trichloro-1,2,2-trifluoroethane	B189634-BLK1	ND	mg/kg	0.0050	0.0010		1
1,2,4-Trimethylbenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00080		1
1,3,5-Trimethylbenzene	B189634-BLK1	ND	mg/kg	0.0050	0.00066		1
Vinyl chloride	B189634-BLK1	ND	mg/kg	0.0050	0.00059		1
Total Xylenes	B189634-BLK1	ND	mg/kg	0.010	0.0025		1
p- & m-Xylenes	B189634-BLK1	ND	mg/kg	0.0050	0.0015		1
o-Xylene	B189634-BLK1	ND	mg/kg	0.0050	0.00093		1
1,2-Dichloroethane-d4 (Surrogate)	B189634-BLK1	91.3	%	70 - 121 (LCL - UCL)			1
Toluene-d8 (Surrogate)	B189634-BLK1	97.9	%	81 - 117 (LCL - UCL)			1
4-Bromofluorobenzene (Surrogate)	B189634-BLK1	96.3	%	74 - 121 (LCL - UCL)			1

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B189634-BLK1	PB	EPA-8260B	05/15/24	05/15/24 11:29	JKR	MS-V17	1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Quality Control Report - Laboratory Control Sample

Constituent	QC Sample ID	Type	Result	Spike Level	Units	Percent Recovery	RPD	Control Limits		Lab	Run #
								Percent Recovery	RPD		
QC Batch ID: B189634											
Benzene	B189634-BS1	LCS	0.12228	0.12500	mg/kg	97.8		70 - 130			1
Bromodichloromethane	B189634-BS1	LCS	0.11428	0.12500	mg/kg	91.4		70 - 130			1
Chlorobenzene	B189634-BS1	LCS	0.12228	0.12500	mg/kg	97.8		70 - 130			1
Chloroethane	B189634-BS1	LCS	0.11954	0.12500	mg/kg	95.6		70 - 130			1
1,4-Dichlorobenzene	B189634-BS1	LCS	0.12582	0.12500	mg/kg	101		70 - 130			1
1,1-Dichloroethane	B189634-BS1	LCS	0.12049	0.12500	mg/kg	96.4		70 - 130			1
1,1-Dichloroethene	B189634-BS1	LCS	0.11523	0.12500	mg/kg	92.2		70 - 130			1
Toluene	B189634-BS1	LCS	0.11885	0.12500	mg/kg	95.1		70 - 130			1
Trichloroethene	B189634-BS1	LCS	0.11955	0.12500	mg/kg	95.6		70 - 130			1
1,2-Dichloroethane-d4 (Surrogate)	B189634-BS1	LCS	0.048570	0.050000	mg/kg	97.1		70 - 121			1
Toluene-d8 (Surrogate)	B189634-BS1	LCS	0.049360	0.050000	mg/kg	98.7		81 - 117			1
4-Bromofluorobenzene (Surrogate)	B189634-BS1	LCS	0.048350	0.050000	mg/kg	96.7		74 - 121			1

Run #	QC Sample ID	QC Type	Method	Prep Date	Run		Analyst	Instrument	Dilution
					Date	Time			
1	B189634-BS1	LCS	EPA-8260B	05/15/24	05/15/24	20:34	JKR	MS-V17	1



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B)

Quality Control Report - Precision & Accuracy

Constituent	Type	Source Sample ID	Source Result	Result	Spike Added	Units	RPD	Percent Recovery	Control Limits		Lab Quals	R#
									RPD	Percent Recovery		
QC Batch ID: B189634		Used client sample: N										
Benzene	MS	2407811-01	ND	0.083760	0.12500	mg/kg		67.0		70 - 130	Q03	1
	MSD	2407811-01	ND	0.082570	0.12500	mg/kg	1.4	66.1	20	70 - 130	Q03	2
Bromodichloromethane	MS	2407811-01	ND	0.092090	0.12500	mg/kg		73.7		70 - 130		1
	MSD	2407811-01	ND	0.091740	0.12500	mg/kg	0.4	73.4	20	70 - 130		2
Chlorobenzene	MS	2407811-01	ND	0.088560	0.12500	mg/kg		70.8		70 - 130		1
	MSD	2407811-01	ND	0.085290	0.12500	mg/kg	3.8	68.2	20	70 - 130	Q03	2
Chloroethane	MS	2407811-01	ND	0.055000	0.12500	mg/kg		44.0		70 - 130	Q03	1
	MSD	2407811-01	ND	0.054990	0.12500	mg/kg	0.0	44.0	20	70 - 130	Q03	2
1,4-Dichlorobenzene	MS	2407811-01	ND	0.069760	0.12500	mg/kg		55.8		70 - 130	Q03	1
	MSD	2407811-01	ND	0.063370	0.12500	mg/kg	9.6	50.7	20	70 - 130	Q03	2
1,1-Dichloroethane	MS	2407811-01	ND	0.085110	0.12500	mg/kg		68.1		70 - 130	Q03	1
	MSD	2407811-01	ND	0.083670	0.12500	mg/kg	1.7	66.9	20	70 - 130	Q03	2
1,1-Dichloroethene	MS	2407811-01	ND	0.050530	0.12500	mg/kg		40.4		70 - 130	Q03	1
	MSD	2407811-01	ND	0.050280	0.12500	mg/kg	0.5	40.2	20	70 - 130	Q03	2
Toluene	MS	2407811-01	ND	0.081590	0.12500	mg/kg		65.3		70 - 130	Q03	1
	MSD	2407811-01	ND	0.080200	0.12500	mg/kg	1.7	64.2	20	70 - 130	Q03	2
Trichloroethene	MS	2407811-01	ND	0.084150	0.12500	mg/kg		67.3		70 - 130	Q03	1
	MSD	2407811-01	ND	0.081560	0.12500	mg/kg	3.1	65.2	20	70 - 130	Q03	2
1,2-Dichloroethane-d4 (Surrogate)	MS	2407811-01	ND	0.046510	0.050000	mg/kg		93.0		70 - 121		1
	MSD	2407811-01	ND	0.046500	0.050000	mg/kg	0.0	93.0		70 - 121		2
Toluene-d8 (Surrogate)	MS	2407811-01	ND	0.049150	0.050000	mg/kg		98.3		81 - 117		1
	MSD	2407811-01	ND	0.049340	0.050000	mg/kg	0.4	98.7		81 - 117		2
4-Bromofluorobenzene (Surrogate)	MS	2407811-01	ND	0.048320	0.050000	mg/kg		96.6		74 - 121		1
	MSD	2407811-01	ND	0.048090	0.050000	mg/kg	0.5	96.2		74 - 121		2

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B189634-MS1	MS	EPA-8260B	05/15/24	05/15/24 12:17	JKR	MS-V17	1
2	B189634-MSD1	MSD	EPA-8260B	05/15/24	05/15/24 12:40	JKR	MS-V17	1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Quality Control Report - Method Blank Analysis

Constituent	QC Sample ID	MB Result	Units	PQL	MDL	Lab Quals	Run #
QC Batch ID: B189476							
TPH - Gasoline	B189476-BLK1	ND	mg/kg	4.0	1.0		1
TPH - Diesel (FFP)	B189476-BLK1	ND	mg/kg	2.0	0.77		1
TPH - Motor Oil	B189476-BLK1	ND	mg/kg	4.0	1.8		1
Tetracosane (Surrogate)	B189476-BLK1	73.5	%	20 - 145 (LCL - UCL)			1

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B189476-BLK1	PB	EPA-8015C/FFP	05/14/24	05/16/24 17:35	BUP	GC-13	1.010



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Quality Control Report - Laboratory Control Sample

Constituent	QC Sample ID	Type	Result	Spike Level	Units	Percent Recovery	RPD	Control Limits		Lab	Run #
								Percent Recovery	RPD		
QC Batch ID: B189476											
TPH - Diesel (FFP)	B189476-BS1	LCS	12.892	16.779	mg/kg	76.8		64 - 124			1
Tetracosane (Surrogate)	B189476-BS1	LCS	0.49064	0.67114	mg/kg	73.1		20 - 145			1

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B189476-BS1	LCS	EPA-8015C/FFP	05/14/24	05/16/24 17:59	BUP	GC-13	1.007

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Quality Control Report - Precision & Accuracy

									Control Limits			
Constituent	Type	Source Sample ID	Source Result	Result	Spike Added	Units	RPD	Percent Recovery	RPD	Percent Recovery	Lab Quals	R#
QC Batch ID: B189476		Used client sample: Y - Description: SP1-S-0.5, 05/09/2024 08:50										
TPH - Diesel (FFP)	MS	2407812-01	6.4515	16.044	16.892	mg/kg		56.8		52 - 131	A10	1
	MSD	2407812-01	6.4515	13.906	16.949	mg/kg	14.3	44.0	30	52 - 131	A10,Q03	2
Tetracosane (Surrogate)	MS	2407812-01	ND	0.097297	0.67568	mg/kg		14.4		20 - 145	S09	1
	MSD	2407812-01	ND	0.0088136	0.67797	mg/kg	167	1.3		20 - 145	S09	2

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B189476-MS1	MS	EPA-8015C/FFP	05/14/24	05/16/24 18:22	BUP	GC-13	5.068
2	B189476-MSD1	MSD	EPA-8015C/FFP	05/14/24	05/16/24 18:45	BUP	GC-13	5.085



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Concentrations (TTLC)

Quality Control Report - Method Blank Analysis

Constituent	QC Sample ID	MB Result	Units	PQL	MDL	Lab Quals	Run #	
QC Batch ID: B189373								
Antimony	B189373-BLK1	ND	mg/kg	5.0	0.33		1	
Arsenic	B189373-BLK1	ND	mg/kg	1.0	0.40		1	
Barium	B189373-BLK1	ND	mg/kg	0.50	0.18		1	
Beryllium	B189373-BLK1	ND	mg/kg	0.50	0.047		1	
Cadmium	B189373-BLK1	ND	mg/kg	0.50	0.052		1	
Chromium	B189373-BLK1	ND	mg/kg	0.50	0.050		1	
Cobalt	B189373-BLK1	ND	mg/kg	2.5	0.098		1	
Copper	B189373-BLK1	0.14907	mg/kg	1.0	0.050	J	1	
Lead	B189373-BLK1	ND	mg/kg	2.5	0.41		1	
Molybdenum	B189373-BLK1	0.11524	mg/kg	2.5	0.050	J	1	
Nickel	B189373-BLK1	ND	mg/kg	0.50	0.15		1	
Selenium	B189373-BLK1	ND	mg/kg	1.0	0.98		1	
Silver	B189373-BLK1	0.087313	mg/kg	0.50	0.067	J	1	
Thallium	B189373-BLK1	ND	mg/kg	5.0	0.64		1	
Vanadium	B189373-BLK1	ND	mg/kg	0.50	0.11		1	
Zinc	B189373-BLK2	ND	mg/kg	2.5	0.087		2	
QC Batch ID: B189514								
Mercury	B189514-BLK1	ND	mg/kg	0.16	0.016		3	
Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B189373-BLK1	PB	EPA-6010B	05/10/24	05/14/24 12:07	JRG	PE-OP4	1
2	B189373-BLK2	PB	EPA-6010B	05/10/24	05/15/24 20:04	JRG	PE-OP4	1
3	B189514-BLK1	PB	EPA-7471A	05/13/24	05/13/24 14:48	TMT	CETAC3	1

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317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Concentrations (TTLC)

Quality Control Report - Laboratory Control Sample

Constituent	QC Sample ID	Type	Result	Spike Level	Units	Percent Recovery	RPD	Control Limits		Lab	
								Percent Recovery	RPD	Quals	Run #
QC Batch ID: B189373											
Antimony	B189373-BS1	LCS	109.43	100.00	mg/kg	109		75 - 125			1
Arsenic	B189373-BS1	LCS	21.291	20.000	mg/kg	106		75 - 125			1
Barium	B189373-BS1	LCS	116.15	100.00	mg/kg	116		75 - 125			1
Beryllium	B189373-BS1	LCS	11.034	10.000	mg/kg	110		75 - 125			1
Cadmium	B189373-BS1	LCS	10.324	10.000	mg/kg	103		75 - 125			1
Chromium	B189373-BS1	LCS	110.33	100.00	mg/kg	110		75 - 125			1
Cobalt	B189373-BS1	LCS	115.95	100.00	mg/kg	116		75 - 125			1
Copper	B189373-BS1	LCS	111.80	100.00	mg/kg	112		75 - 125			1
Lead	B189373-BS1	LCS	110.83	100.00	mg/kg	111		75 - 125			1
Molybdenum	B189373-BS1	LCS	109.98	100.00	mg/kg	110		75 - 125			1
Nickel	B189373-BS1	LCS	117.45	100.00	mg/kg	117		75 - 125			1
Selenium	B189373-BS1	LCS	20.622	20.000	mg/kg	103		75 - 125			1
Silver	B189373-BS1	LCS	11.068	10.000	mg/kg	111		75 - 125			1
Thallium	B189373-BS1	LCS	118.92	100.00	mg/kg	119		75 - 125			1
Vanadium	B189373-BS1	LCS	113.41	100.00	mg/kg	113		75 - 125			1
Zinc	B189373-BS2	LCS	101.03	100.00	mg/kg	101		75 - 125			2
QC Batch ID: B189514											
Mercury	B189514-BS1	LCS	0.90560	0.80000	mg/kg	113		80 - 120			3
	B189514-BSD1	LCSD	0.82880	0.80000	mg/kg	104	8.9	80 - 120	20		4

Run #	QC Sample ID	QC Type	Method	Prep Date	Run		Analyst	Instrument	Dilution
					Date	Time			
1	B189373-BS1	LCS	EPA-6010B	05/10/24	05/14/24	12:09	JRG	PE-OP4	1
2	B189373-BS2	LCS	EPA-6010B	05/10/24	05/15/24	20:07	JRG	PE-OP4	1
3	B189514-BS1	LCS	EPA-7471A	05/13/24	05/13/24	14:53	TMT	CETAC3	1
4	B189514-BSD1	LCSD	EPA-7471A	05/13/24	05/13/24	15:55	TMT	CETAC3	1

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317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Concentrations (TTLC)

Quality Control Report - Precision & Accuracy

										Control Limits			
Constituent	Type	Source Sample ID	Source Result	Result	Spike Added	Units	RPD	Percent Recovery	RPD	Percent Recovery	Lab	Quals	R#
QC Batch ID: B189373		Used client sample: N											
Antimony	DUP	2407790-08	ND	ND		mg/kg			20				1
	MS	2407790-08	ND	38.759	100.00	mg/kg		38.8		16 - 119			2
	MSD	2407790-08	ND	44.293	100.00	mg/kg	13.3	44.3	20	16 - 119			3
Arsenic	DUP	2407790-08	3.7649	3.9452		mg/kg	4.7		20				1
	MS	2407790-08	3.7649	25.004	20.000	mg/kg		106		75 - 125			2
	MSD	2407790-08	3.7649	23.322	20.000	mg/kg	7.0	97.8	20	75 - 125			3
Barium	DUP	2407790-08	34.065	30.645		mg/kg	10.6		20				1
	MS	2407790-08	34.065	142.84	100.00	mg/kg		109		75 - 125			2
	MSD	2407790-08	34.065	144.06	100.00	mg/kg	0.9	110	20	75 - 125			3
Beryllium	DUP	2407790-08	0.13940	0.14966		mg/kg	7.1		20		J		1
	MS	2407790-08	0.13940	9.8711	10.000	mg/kg		97.3		75 - 125			2
	MSD	2407790-08	0.13940	10.175	10.000	mg/kg	3.0	100	20	75 - 125			3
Cadmium	DUP	2407790-08	ND	ND		mg/kg			20				1
	MS	2407790-08	ND	9.2933	10.000	mg/kg		92.9		75 - 125			2
	MSD	2407790-08	ND	9.4552	10.000	mg/kg	1.7	94.6	20	75 - 125			3
Chromium	DUP	2407790-08	3.3609	3.2551		mg/kg	3.2		20				1
	MS	2407790-08	3.3609	97.772	100.00	mg/kg		94.4		75 - 125			2
	MSD	2407790-08	3.3609	105.30	100.00	mg/kg	7.4	102	20	75 - 125			3
Cobalt	DUP	2407790-08	1.9809	1.9976		mg/kg	0.8		20		J		1
	MS	2407790-08	1.9809	101.32	100.00	mg/kg		99.3		75 - 125			2
	MSD	2407790-08	1.9809	104.36	100.00	mg/kg	3.0	102	20	75 - 125			3
Copper	DUP	2407790-08	3.0935	3.1055		mg/kg	0.4		20				1
	MS	2407790-08	3.0935	103.67	100.00	mg/kg		101		75 - 125			2
	MSD	2407790-08	3.0935	106.74	100.00	mg/kg	2.9	104	20	75 - 125			3
Lead	DUP	2407790-08	1.0607	1.2023		mg/kg	12.5		20		J		1
	MS	2407790-08	1.0607	95.777	100.00	mg/kg		94.7		75 - 125			2
	MSD	2407790-08	1.0607	98.640	100.00	mg/kg	2.9	97.6	20	75 - 125			3
Molybdenum	DUP	2407790-08	0.51562	0.41194		mg/kg	22.4		20		J,A02		1
	MS	2407790-08	0.51562	91.725	100.00	mg/kg		91.2		75 - 125			2
	MSD	2407790-08	0.51562	96.400	100.00	mg/kg	5.0	95.9	20	75 - 125			3
Nickel	DUP	2407790-08	2.3767	2.3946		mg/kg	0.7		20				1
	MS	2407790-08	2.3767	102.30	100.00	mg/kg		99.9		75 - 125			2
	MSD	2407790-08	2.3767	106.30	100.00	mg/kg	3.8	104	20	75 - 125			3
Selenium	DUP	2407790-08	ND	ND		mg/kg			20				1
	MS	2407790-08	ND	17.298	20.000	mg/kg		86.5		75 - 125			2
	MSD	2407790-08	ND	17.517	20.000	mg/kg	1.3	87.6	20	75 - 125			3
Silver	DUP	2407790-08	ND	ND		mg/kg			20				1
	MS	2407790-08	ND	9.3545	10.000	mg/kg		93.5		75 - 125			2
	MSD	2407790-08	ND	9.7842	10.000	mg/kg	4.5	97.8	20	75 - 125			3

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Total Concentrations (TTLC)

Quality Control Report - Precision & Accuracy

									Control Limits			
Constituent	Type	Source Sample ID	Source Result	Result	Spike Added	Units	RPD	Percent Recovery	RPD	Percent Recovery	Lab Quals	R#
QC Batch ID: B189373		Used client sample: N										
Thallium	DUP	2407790-08	1.2408	1.2199		mg/kg	1.7		20		J	1
	MS	2407790-08	1.2408	98.866	100.00	mg/kg		97.6		75 - 125		2
	MSD	2407790-08	1.2408	102.12	100.00	mg/kg	3.2	101	20	75 - 125		3
Vanadium	DUP	2407790-08	13.611	13.663		mg/kg	0.4		20			1
	MS	2407790-08	13.611	118.07	100.00	mg/kg		104		75 - 125		2
	MSD	2407790-08	13.611	116.63	100.00	mg/kg	1.2	103	20	75 - 125		3
Zinc	DUP	2407790-08	13.847	13.761		mg/kg	0.6		20			4
	MS	2407790-08	13.847	109.98	100.00	mg/kg		96.1		75 - 125		5
	MSD	2407790-08	13.847	106.40	100.00	mg/kg	3.3	92.6	20	75 - 125		6

QC Batch ID: B189514		Used client sample: N										
Mercury	DUP	2407671-01	0.11250	0.092656		mg/kg	19.3		20		J	7
	MS	2407671-01	0.11250	1.0078	0.78125	mg/kg		115		80 - 120		8
	MSD	2407671-01	0.11250	1.0125	0.78125	mg/kg	0.5	115	20	80 - 120		9

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B189373-DUP1	DUP	EPA-6010B	05/10/24	05/14/24 12:14	JRG	PE-OP4	1
2	B189373-MS1	MS	EPA-6010B	05/10/24	05/14/24 12:19	JRG	PE-OP4	1
3	B189373-MSD1	MSD	EPA-6010B	05/10/24	05/14/24 12:20	JRG	PE-OP4	1
4	B189373-DUP2	DUP	EPA-6010B	05/10/24	05/15/24 20:11	JRG	PE-OP4	1
5	B189373-MS2	MS	EPA-6010B	05/10/24	05/15/24 20:16	JRG	PE-OP4	1
6	B189373-MSD2	MSD	EPA-6010B	05/10/24	05/15/24 20:17	JRG	PE-OP4	1
7	B189514-DUP1	DUP	EPA-7471A	05/13/24	05/13/24 14:58	TMT	CETAC3	0.977
8	B189514-MS1	MS	EPA-7471A	05/13/24	05/13/24 15:00	TMT	CETAC3	0.977
9	B189514-MSD1	MSD	EPA-7471A	05/13/24	05/13/24 15:02	TMT	CETAC3	0.977

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/17/2024 12:24
Project: Placerita Yard- 15604 Norland Drive, Canyon Countr
Project Number: 045-12755
Project Manager: John Siskowic

Notes And Definitions

J	Estimated Value (CLP Flag)
MDL	Method Detection Limit
ND	Analyte Not Detected
PQL	Practical Quantitation Limit
A02	The difference between duplicate readings is less than the quantitation limit.
A10	Detection and quantitation limits were raised due to matrix interference.
A17	Surrogate not reportable due to sample dilution.
A52	Chromatogram not typical of diesel.
A57	Chromatogram not typical of motor oil.
Q03	Matrix spike recovery(s) was(were) not within the control limits.
S09	The surrogate recovery for this compound was not within the control limits.



Date of Report: 05/28/2024

John Siskowic

EFI Global, Inc.

317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Client Project: 045-12755
Pace Project: 15604 Norland Dr - Plarreira Yard
Pace Work Order: 2408335
Invoice ID: B498209

Enclosed are the results of analyses for samples received by the laboratory on 5/20/2024. If you have any questions concerning this report, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Eli Velazquez", is positioned above a horizontal line.

Contact Person: Eli Velazquez
Client Service Rep

A handwritten signature in black ink, appearing to read "Stuart Buttram", is positioned above a horizontal line.

Stuart Buttram
Operations Manager

Certifications: CA ELAP #1186; NV #CA00014; OR ELAP #4032-001; AK UST101

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efi global
24-08335

EFI Global
5281 West Imperial Highway, Los Angeles CA 90045
Tel: (310) 854-6300 Fax: (310) 854-0199 www.AndersenEnviro.com

Chain-of-C

Method: **2408335**

Turnaround Time: **EFL_01**

TPH full chain, EPA Method 8015M

BTEX and Fuel Oxygenates, 8250B

Number	Sample ID	Lab ID	Matrix				Preservative				Sampling Information		Time
			Grab	Composite	Water	Soil	Vapor	Other	Cold (°C)	HNO ₃	NaHSO ₄	HCl	
-1	SP1-S-1.5		X		X			X	X	X		5/16/24	0945
-2	SP2-S-1.5		X		X			X	X	X		1000	
-3	SP3-S-1.5		X		X			X	X	X		1015	
-4	SP4-S-1.5		X		X			X	X	X		1030	
-5	SP5-S-1.5		X		X			X	X	X		1045	
-6	SP6-S-1.5		X		X			X	X	X		1100	
7													
8													
9													
10													
11													
12													
13													
14													
15													
16													
17													
18													
19													
20													

Requisitioned by: *[Signature]*

Received by: *[Signature]*

Date: 5/16/24 **Time:** 12:15 PM

Date: 5/16/24 **Time:** 12:19 PM

Date: 5/20/24 **Time:** 11:34 AM

Date: 5/20/24 **Time:** 13:45

Date: 5/20/24 **Time:** 14:00

Remarks: Sample condition (circle): Chilled Intact

Re: water breath 5-20-24 14:00

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Chain of Custody and Cooler Receipt Form for 2408335 Page 2 of 2

PACE ANALYTICAL		COOLER RECEIPT FORM		Page <u>1</u> Of <u>2</u>							
Submission #: <u>24-08335</u>											
SHIPPING INFORMATION Fed Ex <input type="checkbox"/> UPS <input type="checkbox"/> GSO / GLS <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Pace Lab Field Service <input checked="" type="checkbox"/> Other <input type="checkbox"/> (Specify) _____			SHIPPING CONTAINER Ice Chest <input type="checkbox"/> None <input type="checkbox"/> Box <input checked="" type="checkbox"/> Other <input type="checkbox"/> (Specify) _____		FREE LIQUID YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> W / S						
Refrigerant: Ice <input checked="" type="checkbox"/> Blue Ice <input type="checkbox"/> None <input type="checkbox"/> Other <input type="checkbox"/> Comments: _____											
Custody Seals: Ice Chest <input type="checkbox"/> Containers <input type="checkbox"/> None <input checked="" type="checkbox"/> Comments: _____											
Intact? Yes <input type="checkbox"/> No <input type="checkbox"/> Intact? Yes <input type="checkbox"/> No <input type="checkbox"/>											
All samples received? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> All samples containers intact? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Description(s) match COC? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>											
COC Received <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		Emissivity: <u>0.97</u> Container: <u>NA</u> Thermometer ID: <u>TH2766</u> Temperature: (A) <u>10.6</u> °C (C) <u>9.9</u> °C Date/Time: <u>5/20/24 1600</u> Analyst Init: <u>PRE</u>									
SAMPLE CONTAINERS		SAMPLE NUMBERS									
		1	2	3	4	5	6	7	8	9	10
QT PE UNPRES											
4oz / 8oz / 16oz PE UNPRES											
2oz Cr ⁴⁺											
QT INORGANIC CHEMICAL METALS											
INORGANIC CHEMICAL METALS 4oz / 8oz / 16oz											
PT CYANIDE											
PT NITROGEN FORMS											
PT TOTAL SULFIDE											
2oz NITRATE / NITRITE											
PT TOTAL ORGANIC CARBON											
PT CHEMICAL OXYGEN DEMAND											
PA PHENOLICS											
40ml VOA VIAL TRAVEL BLANK											
40ml VOA VIAL											
QT EPA 1664B											
PT ODOR											
RADIOLOGICAL											
BACTERIOLOGICAL											
40 ml VOA VIAL- 504											
QT EPA 508/508.3/8081A											
QT EPA 515.1/8151A											
QT EPA 525.2											
QT EPA 525.2 TRAVEL BLANK											
40ml EPA 547											
40ml EPA 531.1											
8oz EPA 548.1											
QT EPA 549.2											
QT EPA 8015M											
QT EPA 8278C											
8oz / 16oz / 32oz AMBER											
8oz / 16oz / 32oz JAR											
SOIL SLEEVE											
PCB VIAL											
PLASTIC BAG											
TEDLAR BAG											
FERROUS IRON											
ENCORE											
SMART KIT											
SUMMA CANISTER											

Comments: NO DESCRIPTION ON SMART KITS - 1 A-E to -6 A-E, Sample descriptions for smart kits
 Sample Numbering Completed By: PRE Date/Time: 5/20/24 1634 are on ziplock bags 5/20/24
 A = Actual / C = Corrected 2 ziplocks

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Laboratory / Client Sample Cross Reference

Laboratory	Client Sample Information			
2408335-01	COC Number:	---	Receive Date:	05/20/2024 16:00
	Project Number:	---	Sampling Date:	05/16/2024 09:45
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP1-S-1.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil
2408335-02	COC Number:	---	Receive Date:	05/20/2024 16:00
	Project Number:	---	Sampling Date:	05/16/2024 10:00
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP2-S-1.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil
2408335-03	COC Number:	---	Receive Date:	05/20/2024 16:00
	Project Number:	---	Sampling Date:	05/16/2024 10:15
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP3-S-1.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil
2408335-04	COC Number:	---	Receive Date:	05/20/2024 16:00
	Project Number:	---	Sampling Date:	05/16/2024 10:30
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP4-S-1.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil
2408335-05	COC Number:	---	Receive Date:	05/20/2024 16:00
	Project Number:	---	Sampling Date:	05/16/2024 10:45
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP5-S-1.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil
2408335-06	COC Number:	---	Receive Date:	05/20/2024 16:00
	Project Number:	---	Sampling Date:	05/16/2024 11:00
	Sampling Location:	---	Sample Depth:	---
	Sampling Point:	SP6-S-1.5	Lab Matrix:	Solids
	Sampled By:	S.McKenna	Sample Type:	Soil

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B/5035)

Pace Sample ID: 2408335-05		Client Sample Name: SP5-S-1.5, 5/16/2024 10:45:00AM, S.McKenna					
Constituent	Result	Units	PQL	Method	MB Bias	Lab Quals	DCN
Benzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Bromobenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Bromochloromethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
Bromodichloromethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
Bromoform	ND	mg/kg	0.0042	EPA-8260B	ND		1
Bromomethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
n-Butylbenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
sec-Butylbenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
tert-Butylbenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Carbon tetrachloride	ND	mg/kg	0.0042	EPA-8260B	ND		1
Chlorobenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Chloroethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
Chloroform	ND	mg/kg	0.0042	EPA-8260B	ND		1
Chloromethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
2-Chlorotoluene	ND	mg/kg	0.0042	EPA-8260B	ND		1
4-Chlorotoluene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Dibromochloromethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,2-Dibromo-3-chloropropane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,2-Dibromoethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
Dibromomethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,2-Dichlorobenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,3-Dichlorobenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,4-Dichlorobenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Dichlorodifluoromethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,1-Dichloroethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,2-Dichloroethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,1-Dichloroethene	ND	mg/kg	0.0042	EPA-8260B	ND		1
cis-1,2-Dichloroethene	ND	mg/kg	0.0042	EPA-8260B	ND		1
trans-1,2-Dichloroethene	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,2-Dichloropropane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,3-Dichloropropane	ND	mg/kg	0.0042	EPA-8260B	ND		1
2,2-Dichloropropane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,1-Dichloropropene	ND	mg/kg	0.0042	EPA-8260B	ND		1

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Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B/5035)

Pace Sample ID: 2408335-05		Client Sample Name: SP5-S-1.5, 5/16/2024 10:45:00AM, S.McKenna					
Constituent	Result	Units	PQL	Method	MB Bias	Lab Quals	DCN
cis-1,3-Dichloropropene	ND	mg/kg	0.0042	EPA-8260B	ND		1
trans-1,3-Dichloropropene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Ethylbenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Hexachlorobutadiene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Isopropylbenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
p-Isopropyltoluene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Methylene chloride	ND	mg/kg	0.0084	EPA-8260B	ND		1
Methyl t-butyl ether	ND	mg/kg	0.0042	EPA-8260B	ND		1
Naphthalene	ND	mg/kg	0.0042	EPA-8260B	ND		1
n-Propylbenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Styrene	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,1,1,2-Tetrachloroethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,1,2,2-Tetrachloroethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
Tetrachloroethene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Toluene	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,2,3-Trichlorobenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,2,4-Trichlorobenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,1,1-Trichloroethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,1,2-Trichloroethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
Trichloroethene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Trichlorofluoromethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,2,3-Trichloropropane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,1,2-Trichloro-1,2,2-trifluoroethane	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,2,4-Trimethylbenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,3,5-Trimethylbenzene	ND	mg/kg	0.0042	EPA-8260B	ND		1
Vinyl chloride	ND	mg/kg	0.0042	EPA-8260B	ND		1
Total Xylenes	ND	mg/kg	0.0084	EPA-8260B	ND		1
p- & m-Xylenes	ND	mg/kg	0.0042	EPA-8260B	ND		1
o-Xylene	ND	mg/kg	0.0042	EPA-8260B	ND		1
1,2-Dichloroethane-d4 (Surrogate)	112	%	70 - 121 (LCL - UCL)	EPA-8260B			1
Toluene-d8 (Surrogate)	99.2	%	81 - 117 (LCL - UCL)	EPA-8260B			1
4-Bromofluorobenzene (Surrogate)	97.2	%	74 - 121 (LCL - UCL)	EPA-8260B			1

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Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B/5035)

BCL Sample ID: 2408335-05		Client Sample Name: SP5-S-1.5, 5/16/2024 10:45:00AM, S.McKenna							
DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID		
1	EPA-8260B	05/23/24 11:32	05/23/24 13:07	EAB	MS-V18	0.842	B190176	EPA 5035 Soil MS	

DCN = Data Continuation Number



EFI Global, Inc.
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Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Purgeable Aromatics and Total Petroleum Hydrocarbons

Pace Sample ID: 2408335-05		Client Sample Name: SP5-S-1.5, 5/16/2024 10:45:00AM, S.McKenna					
Constituent	Result	Units	PQL	Method	MB Bias	Lab Quals	DCN
Gasoline Range Organics (C4 - C12)	ND	mg/kg	1.0	EPA-8015B	ND		1
a,a,a-Trifluorotoluene (FID Surrogate)	100	%	70 - 130 (LCL - UCL)	EPA-8015B			1

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-8015B	05/24/24 15:51	05/24/24 19:50	SR1	GC-V8	1	B190306	EPA 5030 Soil GC

DCN = Data Continuation Number



EFI Global, Inc.
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Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Pace Sample ID: 2408335-05		Client Sample Name: SP5-S-1.5, 5/16/2024 10:45:00AM, S.McKenna					
Constituent	Result	Units	PQL	Method	MB Bias	Lab Quals	DCN
TPH - Diesel Range Organics (C12 - C22)	74	mg/kg	50	EPA-8015CC	ND	A10,A52	1
TPH - Oil Range Organics (C23 - C32)	2000	mg/kg	100	EPA-8015CC	ND	A10,A57	1
Tetracosane (Surrogate)	116	%	40 - 130 (LCL - UCL)	EPA-8015CC		A10	1

DCN	Method	Prep Date	Run Date/Time	Analyst	Instrument	Dilution	QC Batch ID	Prep Method
1	EPA-8015CC	05/23/24 16:35	05/24/24 14:50	BUP	GC-2	50	B190235	EPA 3546

DCN = Data Continuation Number



EFI Global, Inc.
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Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B/5035)

Quality Control Report - Method Blank Analysis

Constituent	QC Sample ID	MB Result	Units	PQL	Lab Quals	Run #
QC Batch ID: B190176						
Benzene	B190176-BLK1	ND	mg/kg	0.0050		1
Bromobenzene	B190176-BLK1	ND	mg/kg	0.0050		1
Bromochloromethane	B190176-BLK1	ND	mg/kg	0.0050		1
Bromodichloromethane	B190176-BLK1	ND	mg/kg	0.0050		1
Bromoform	B190176-BLK1	ND	mg/kg	0.0050		1
Bromomethane	B190176-BLK1	ND	mg/kg	0.0050		1
n-Butylbenzene	B190176-BLK1	ND	mg/kg	0.0050		1
sec-Butylbenzene	B190176-BLK1	ND	mg/kg	0.0050		1
tert-Butylbenzene	B190176-BLK1	ND	mg/kg	0.0050		1
Carbon tetrachloride	B190176-BLK1	ND	mg/kg	0.0050		1
Chlorobenzene	B190176-BLK1	ND	mg/kg	0.0050		1
Chloroethane	B190176-BLK1	ND	mg/kg	0.0050		1
Chloroform	B190176-BLK1	ND	mg/kg	0.0050		1
Chloromethane	B190176-BLK1	ND	mg/kg	0.0050		1
2-Chlorotoluene	B190176-BLK1	ND	mg/kg	0.0050		1
4-Chlorotoluene	B190176-BLK1	ND	mg/kg	0.0050		1
Dibromochloromethane	B190176-BLK1	ND	mg/kg	0.0050		1
1,2-Dibromo-3-chloropropane	B190176-BLK1	ND	mg/kg	0.0050		1
1,2-Dibromoethane	B190176-BLK1	ND	mg/kg	0.0050		1
Dibromomethane	B190176-BLK1	ND	mg/kg	0.0050		1
1,2-Dichlorobenzene	B190176-BLK1	ND	mg/kg	0.0050		1
1,3-Dichlorobenzene	B190176-BLK1	ND	mg/kg	0.0050		1
1,4-Dichlorobenzene	B190176-BLK1	ND	mg/kg	0.0050		1
Dichlorodifluoromethane	B190176-BLK1	ND	mg/kg	0.0050		1
1,1-Dichloroethane	B190176-BLK1	ND	mg/kg	0.0050		1
1,2-Dichloroethane	B190176-BLK1	ND	mg/kg	0.0050		1
1,1-Dichloroethene	B190176-BLK1	ND	mg/kg	0.0050		1
cis-1,2-Dichloroethene	B190176-BLK1	ND	mg/kg	0.0050		1
trans-1,2-Dichloroethene	B190176-BLK1	ND	mg/kg	0.0050		1
1,2-Dichloropropane	B190176-BLK1	ND	mg/kg	0.0050		1
1,3-Dichloropropane	B190176-BLK1	ND	mg/kg	0.0050		1
2,2-Dichloropropane	B190176-BLK1	ND	mg/kg	0.0050		1
1,1-Dichloropropene	B190176-BLK1	ND	mg/kg	0.0050		1
cis-1,3-Dichloropropene	B190176-BLK1	ND	mg/kg	0.0050		1

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Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B/5035)

Quality Control Report - Method Blank Analysis

Constituent	QC Sample ID	MB Result	Units	PQL	Lab Quals	Run #
QC Batch ID: B190176						
trans-1,3-Dichloropropene	B190176-BLK1	ND	mg/kg	0.0050		1
Ethylbenzene	B190176-BLK1	ND	mg/kg	0.0050		1
Hexachlorobutadiene	B190176-BLK1	ND	mg/kg	0.0050		1
Isopropylbenzene	B190176-BLK1	ND	mg/kg	0.0050		1
p-Isopropyltoluene	B190176-BLK1	ND	mg/kg	0.0050		1
Methylene chloride	B190176-BLK1	ND	mg/kg	0.010		1
Methyl t-butyl ether	B190176-BLK1	ND	mg/kg	0.0050		1
Naphthalene	B190176-BLK1	ND	mg/kg	0.0050		1
n-Propylbenzene	B190176-BLK1	ND	mg/kg	0.0050		1
Styrene	B190176-BLK1	ND	mg/kg	0.0050		1
1,1,1,2-Tetrachloroethane	B190176-BLK1	ND	mg/kg	0.0050		1
1,1,2,2-Tetrachloroethane	B190176-BLK1	ND	mg/kg	0.0050		1
Tetrachloroethene	B190176-BLK1	ND	mg/kg	0.0050		1
Toluene	B190176-BLK1	ND	mg/kg	0.0050		1
1,2,3-Trichlorobenzene	B190176-BLK1	ND	mg/kg	0.0050		1
1,2,4-Trichlorobenzene	B190176-BLK1	ND	mg/kg	0.0050		1
1,1,1-Trichloroethane	B190176-BLK1	ND	mg/kg	0.0050		1
1,1,2-Trichloroethane	B190176-BLK1	ND	mg/kg	0.0050		1
Trichloroethene	B190176-BLK1	ND	mg/kg	0.0050		1
Trichlorofluoromethane	B190176-BLK1	ND	mg/kg	0.0050		1
1,2,3-Trichloropropane	B190176-BLK1	ND	mg/kg	0.0050		1
1,1,2-Trichloro-1,2,2-trifluoroethane	B190176-BLK1	ND	mg/kg	0.0050		1
1,2,4-Trimethylbenzene	B190176-BLK1	ND	mg/kg	0.0050		1
1,3,5-Trimethylbenzene	B190176-BLK1	ND	mg/kg	0.0050		1
Vinyl chloride	B190176-BLK1	ND	mg/kg	0.0050		1
Total Xylenes	B190176-BLK1	ND	mg/kg	0.010		1
p- & m-Xylenes	B190176-BLK1	ND	mg/kg	0.0050		1
o-Xylene	B190176-BLK1	ND	mg/kg	0.0050		1
1,2-Dichloroethane-d4 (Surrogate)	B190176-BLK1	107	%	70 - 121 (LCL - UCL)		1
Toluene-d8 (Surrogate)	B190176-BLK1	101	%	81 - 117 (LCL - UCL)		1
4-Bromofluorobenzene (Surrogate)	B190176-BLK1	96.5	%	74 - 121 (LCL - UCL)		1

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B190176-BLK1	PB	EPA-8260B	05/23/24	05/23/24 08:43	EAB	MS-V18	1

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Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B/5035)

Quality Control Report - Laboratory Control Sample

Constituent	QC Sample ID	Type	Result	Spike Level	Units	Percent Recovery	RPD	Control Limits		Lab	Run #
								Percent Recovery	RPD		
QC Batch ID: B190176											
Benzene	B190176-BS1	LCS	0.12280	0.12500	mg/kg	98.2		70 - 130			1
Bromodichloromethane	B190176-BS1	LCS	0.12497	0.12500	mg/kg	100		70 - 130			1
Chlorobenzene	B190176-BS1	LCS	0.12694	0.12500	mg/kg	102		70 - 130			1
Chloroethane	B190176-BS1	LCS	0.12917	0.12500	mg/kg	103		70 - 130			1
1,4-Dichlorobenzene	B190176-BS1	LCS	0.13793	0.12500	mg/kg	110		70 - 130			1
1,1-Dichloroethane	B190176-BS1	LCS	0.11877	0.12500	mg/kg	95.0		70 - 130			1
1,1-Dichloroethene	B190176-BS1	LCS	0.11421	0.12500	mg/kg	91.4		70 - 130			1
Toluene	B190176-BS1	LCS	0.11918	0.12500	mg/kg	95.3		70 - 130			1
Trichloroethene	B190176-BS1	LCS	0.11863	0.12500	mg/kg	94.9		70 - 130			1
1,2-Dichloroethane-d4 (Surrogate)	B190176-BS1	LCS	0.053600	0.050000	mg/kg	107		70 - 121			1
Toluene-d8 (Surrogate)	B190176-BS1	LCS	0.049740	0.050000	mg/kg	99.5		81 - 117			1
4-Bromofluorobenzene (Surrogate)	B190176-BS1	LCS	0.050800	0.050000	mg/kg	102		74 - 121			1

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B190176-BS1	LCS	EPA-8260B	05/23/24	05/23/24 09:07	EAB	MS-V18	1

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Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Volatile Organic Analysis (EPA Method 8260B/5035)

Quality Control Report - Precision & Accuracy

Constituent	Type	Source Sample ID	Source Result	Result	Spike Added	Units	RPD	Percent Recovery	Control Limits			
									RPD	Percent Recovery	Lab Quals	
QC Batch ID: B190176		Used client sample: N										
Benzene	MS	2408504-01	ND	0.10778	0.12500	mg/kg		86.2		70 - 130		
	MSD	2408504-01	ND	0.10169	0.12500	mg/kg	5.8	81.4	20	70 - 130		2
Bromodichloromethane	MS	2408504-01	ND	0.10694	0.12500	mg/kg		85.6		70 - 130		1
	MSD	2408504-01	ND	0.10299	0.12500	mg/kg	3.8	82.4	20	70 - 130		2
Chlorobenzene	MS	2408504-01	ND	0.10988	0.12500	mg/kg		87.9		70 - 130		1
	MSD	2408504-01	ND	0.10638	0.12500	mg/kg	3.2	85.1	20	70 - 130		2
Chloroethane	MS	2408504-01	ND	0.11219	0.12500	mg/kg		89.8		70 - 130		1
	MSD	2408504-01	ND	0.10486	0.12500	mg/kg	6.8	83.9	20	70 - 130		2
1,4-Dichlorobenzene	MS	2408504-01	ND	0.11669	0.12500	mg/kg		93.4		70 - 130		1
	MSD	2408504-01	ND	0.11232	0.12500	mg/kg	3.8	89.9	20	70 - 130		2
1,1-Dichloroethane	MS	2408504-01	ND	0.10530	0.12500	mg/kg		84.2		70 - 130		1
	MSD	2408504-01	ND	0.099480	0.12500	mg/kg	5.7	79.6	20	70 - 130		2
1,1-Dichloroethene	MS	2408504-01	ND	0.10267	0.12500	mg/kg		82.1		70 - 130		1
	MSD	2408504-01	ND	0.095660	0.12500	mg/kg	7.1	76.5	20	70 - 130		2
Toluene	MS	2408504-01	ND	0.10155	0.12500	mg/kg		81.2		70 - 130		1
	MSD	2408504-01	ND	0.099280	0.12500	mg/kg	2.3	79.4	20	70 - 130		2
Trichloroethene	MS	2408504-01	ND	0.10236	0.12500	mg/kg		81.9		70 - 130		1
	MSD	2408504-01	ND	0.096960	0.12500	mg/kg	5.4	77.6	20	70 - 130		2
1,2-Dichloroethane-d4 (Surrogate)	MS	2408504-01	ND	0.051020	0.050000	mg/kg		102		70 - 121		1
	MSD	2408504-01	ND	0.049900	0.050000	mg/kg	2.2	99.8		70 - 121		2
Toluene-d8 (Surrogate)	MS	2408504-01	ND	0.049340	0.050000	mg/kg		98.7		81 - 117		1
	MSD	2408504-01	ND	0.048790	0.050000	mg/kg	1.1	97.6		81 - 117		2
4-Bromofluorobenzene (Surrogate)	MS	2408504-01	ND	0.051020	0.050000	mg/kg		102		74 - 121		1
	MSD	2408504-01	ND	0.051410	0.050000	mg/kg	0.8	103		74 - 121		2

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B190176-MS1	MS	EPA-8260B	05/23/24	05/23/24 09:31	EAB	MS-V18	1
2	B190176-MSD1	MSD	EPA-8260B	05/23/24	05/23/24 09:55	EAB	MS-V18	1

The results in this report apply to the samples analyzed in accordance with the chain of custody document. This analytical report must be reproduced in its entirety.

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Purgeable Aromatics and Total Petroleum Hydrocarbons

Quality Control Report - Method Blank Analysis

Constituent	QC Sample ID	MB Result	Units	PQL	Lab Quals	Run #
QC Batch ID: B190306						
Gasoline Range Organics (C4 - C12)	B190306-BLK1	ND	mg/kg	1.0		1
a,a,a-Trifluorotoluene (FID Surrogate)	B190306-BLK1	110	%	70 - 130 (LCL - UCL)		1

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B190306-BLK1	PB	EPA-8015B	05/24/24	05/24/24 17:49	SR1	GC-V8	1



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Purgeable Aromatics and Total Petroleum Hydrocarbons

Quality Control Report - Laboratory Control Sample

Constituent	QC Sample ID	Type	Result	Spike Level	Units	Percent Recovery	RPD	Control Limits		Lab	Run #
								Percent Recovery	RPD		
QC Batch ID: B190306											
Gasoline Range Organics (C4 - C12)	B190306-BS1	LCS	5.0370	5.0000	mg/kg	101		85 - 115			1
a,a,a-Trifluorotoluene (FID Surrogate)	B190306-BS1	LCS	0.039000	0.040000	mg/kg	97.5		70 - 130			1

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B190306-BS1	LCS	EPA-8015B	05/24/24	05/24/24 18:37	SR1	GC-V8	1



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreita Yard
Project Number: 045-12755
Project Manager: John Siskowic

Purgeable Aromatics and Total Petroleum Hydrocarbons

Quality Control Report - Precision & Accuracy

									Control Limits			
Constituent	Type	Source Sample ID	Source Result	Result	Spike Added	Units	RPD	Percent Recovery	RPD	Percent Recovery	Lab Quals	R#
QC Batch ID: B190306		Used client sample: N										
Gasoline Range Organics (C4 - C12)	MS	2408594-01	ND	3.5920	5.0000	mg/kg		71.8		70 - 130		1
	MSD	2408594-01	ND	3.5040	5.0000	mg/kg	2.5	70.1	20	70 - 130		2
a,a,a-Trifluorotoluene (FID Surrogate)	MS	2408594-01	ND	0.040000	0.040000	mg/kg		100		70 - 130		1
	MSD	2408594-01	ND	0.040000	0.040000	mg/kg	0	100		70 - 130		2

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B190306-MS1	MS	EPA-8015B	05/24/24	05/24/24 19:02	SR1	GC-V8	1
2	B190306-MSD1	MSD	EPA-8015B	05/24/24	05/24/24 19:26	SR1	GC-V8	1

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Quality Control Report - Method Blank Analysis

Constituent	QC Sample ID	MB Result	Units	PQL	Lab Quals	Run #
QC Batch ID: B190235						
TPH - Diesel Range Organics (C12 - C22)	B190235-BLK1	ND	mg/kg	1.0		1
TPH - Oil Range Organics (C23 - C32)	B190235-BLK1	ND	mg/kg	2.0		1
Tetracosane (Surrogate)	B190235-BLK1	76.0	%	40 - 130 (LCL - UCL)		1

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B190235-BLK1	PB	EPA-8015CC	05/23/24	05/24/24 12:58	BUP	GC-2	1.003



EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreita Yard
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Quality Control Report - Laboratory Control Sample

								Control Limits		Lab	
Constituent	QC Sample ID	Type	Result	Spike Level	Units	Percent Recovery	RPD	Percent Recovery	RPD	Quals	Run #
QC Batch ID: B190235											
TPH - Diesel Range Organics (C12 - C22)	B190235-BS1	LCS	14.558	16.667	mg/kg	87.4		58 - 120			1
TPH - Oil Range Organics (C23 - C32)	B190235-BS1	LCS	33.075	33.333	mg/kg	99.2		40 - 130			1
Tetracosane (Surrogate)	B190235-BS1	LCS	0.61917	0.66667	mg/kg	92.9		40 - 130			1

Run #	QC Sample ID	QC Type	Method	Prep Date	Run		Analyst	Instrument	Dilution
					Date	Time			
1	B190235-BS1	LCS	EPA-8015CC	05/23/24	05/24/24	13:15	BUP	GC-2	1



EFI Global, Inc.
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Inglewood, CA 90301

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Project: 15604 Norland Dr - Plarreita Yard
Project Number: 045-12755
Project Manager: John Siskowic

Total Petroleum Hydrocarbons

Quality Control Report - Precision & Accuracy

										Control Limits			
Constituent	Type	Source Sample ID	Source Result	Result	Spike Added	Units	RPD	Percent Recovery	RPD	Percent Recovery	Lab Quals	R#	
QC Batch ID: B190235		Used client sample: N											
TPH - Diesel Range Organics (C12 - C22)	MS	2408504-01	5.4855	10.526	16.611	mg/kg		30.3		49 - 120	Q03	1	
	MSD	2408504-01	5.4855	12.334	16.892	mg/kg	15.8	40.5	30	49 - 120	Q03	2	
TPH - Oil Range Organics (C23 - C32)	MS	2408504-01	ND	27.504	33.223	mg/kg		82.8		40 - 130		1	
	MSD	2408504-01	ND	29.687	33.784	mg/kg	7.6	87.9	30	40 - 130		2	
Tetracosane (Surrogate)	MS	2408504-01	ND	0.47392	0.66445	mg/kg		71.3		40 - 130		1	
	MSD	2408504-01	ND	0.53260	0.67568	mg/kg	11.7	78.8		40 - 130		2	

Run #	QC Sample ID	QC Type	Method	Prep Date	Run Date Time	Analyst	Instrument	Dilution
1	B190235-MS1	MS	EPA-8015CC	05/23/24	05/24/24 13:50	BUP	GC-2	0.997
2	B190235-MSD1	MSD	EPA-8015CC	05/23/24	05/24/24 14:07	BUP	GC-2	1.014

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EFI Global, Inc.
317 S. Isis Ave. Suite 207
Inglewood, CA 90301

Reported: 05/28/2024 16:16
Project: 15604 Norland Dr - Plarreira Yard
Project Number: 045-12755
Project Manager: John Siskowic

Notes And Definitions

MDL	Method Detection Limit
ND	Analyte Not Detected
PQL	Practical Quantitation Limit
A10	Detection and quantitation limits were raised due to matrix interference.
A52	Chromatogram not typical of diesel.
A57	Chromatogram not typical of motor oil.
Q03	Matrix spike recovery(s) was(were) not within the control limits.

APPENDIX B

**SOIL LABORATORY REPORTS WITH
CHAIN-OF-CUSTODY DOCUMENTATION**

May 14, 2024

Los Angeles County Public Works
Survey / Mapping & Property Management Division
900 South Freemont Avenue
Alhambra, CA 91803

Subject: **Limited Asbestos Assessment**
 Placertia Yard Relocation Project
 A portion of Assessor's Parcel Number (APN) 2840-001-271
 15604 Norland Drive, Canyon Country, CA 91387
 EFI Job Number: 045.12755

1. Introduction

Impact Sciences, Inc., (referred to hereunder as the client) retained EFI Global to perform limited sampling of suspect asbestos containing materials (ACM) located on and around stockpiles of soil and construction debris located within the Project Area (See project area map in Appendix I).

The limited assessment was performed on May 9, 2024, by Joshua Everett, a DOSH Certified Asbestos Consultant (DOSH Cert No. 19-6687).

Please note that the subject property is a vacant lot, and no physical structures were present at the time of the assessment.

2. Asbestos Assessment

The purpose of this assessment was to conduct bulk sampling in order to determine the presence or absence of Asbestos Containing Material (ACM) in at the subject property. The scope of this assessment included reviewing any provided building records and/or previous investigation records, visually identifying homogeneous sample areas, collecting bulk samples of suspect ACM / ACCM, recording the friability and condition of suspect ACM/ACCM, interpreting the laboratory results, and producing a written report of findings and recommendations.

The sampling was performed in accordance with requirements of the following regulations:

- Asbestos Hazard Emergency Response Act (AHERA); 40 CFR 763 Subpart E
- Asbestos School Hazard Abatement Reauthorization Act (ASHARA); Section 206 of the Toxic Substance Control Act
- National Emissions Standards for Hazardous Air Pollutants (NESHAPS); 40 CFR 61 Subpart M.

This report is a record of activities, observations, analytical results, and recommendations performed to date.

2.1 Asbestos Results Summary

The laboratory results indicate that the materials sampled during this assessment were found to be None Detected for asbestos content.

No other materials were sampled as part of this assessment.

Please refer to the Homogenous Material Sampling Table and Appendices for Materials, their locations and approximate quantities.

2.2 Methodology

All samples were collected using a clean knife, chisel or the appropriate tools. Each sample was extracted carefully so as not to disturb adjacent materials while still penetrating through all layers of the material sampled. Each sample was sealed in the appropriately sized plastic zip lock bag and the bag then labeled with a unique identification number. The sample number, description and location were then recorded on a log and plotted on a floor plan of the structure or area. Sampling tools were cleaned after collecting each sample. Any excess dust or debris from the sample location was cleaned using a moistened cloth. Whenever possible, samples were collected from previously damaged portions of the material in order to minimize damage to the material.

A total of twenty-four (24) samples were submitted to LA Testing in South Pasadena, CA which is accredited under the NIST/NVLAP program for asbestos in bulk material by polarized light microscopy and the State of California for asbestos analysis. AIH Laboratory is NIST/NVLAP and California ELAP certified. LA Testing is located at 520 Mission Street, South Pasadena, CA 91030 and can be reached at 323-254-9960.

The analyses of the samples in this report were performed using polarized light microscopy using the EPA method 600/R-93/116. The phase abundances provided are visually estimated and expressed as percent area. Total percentage of sample constituents may total greater than 100 due to trace amounts. The limit of detection for this analytical method is less than one percent. In multilayer samples, unless otherwise specified, the asbestos concentration is reported for the layer where asbestos is found. These results lie within the statistical limits of variability calculated for standard reference samples routinely analyzed in the laboratory. On a per sample basis, the accuracy and precision of the results depend on the type of sample and its asbestos content.

2.3 Regulatory Limits

Government agencies have promulgated different regulatory threshold levels to classify materials containing asbestos. The levels of asbestos content and the terms used to classify them differ. Listed below are the current regulatory agencies that have defined materials containing asbestos, along with the respective action levels, regulatory terminology and applicability:

Agency / Regulation	Regulatory Code	Action Level (% Weight)	Terminology	Applicability
CAL OSHA	8 CCR Section 341.6(c)	> 0.1%	Asbestos-Containing Construction Material (ACCM)	Removal Work in California
Fed OSHA	29 CFR Section 1926.1101(b)	> 1.0%	Asbestos-Containing Material (ACM)	Removal Work in United States
NESHAP	40 CFR Part 61, Subpart M	> 1% and Friable	Regulated Asbestos-Containing Material (RACM)	Transport and Disposal of Waste in United States

2.4 Homogeneous Sample Materials Table

Homogeneous materials are defined as surfacing materials, thermal system insulation materials or miscellaneous materials that are uniform in color and texture. Homogenous sample areas are the areas where homogenous materials are located. Multiple sample locations are selected within each homogenous sample area to be a true representation of each homogenous material. Typically, a minimum of three (3) samples must be collected from each homogeneous area when sampling materials that may have variable asbestos content because it was batch mixed or applied by different contractors. High asbestos content variability is especially true of surfacing materials (sprayed-on and troweled on materials like plaster, fireproofing, acoustic ceiling, plaster) and thermal system insulation (TSI) used to insulate pipes, boilers, tanks or ducts to prevent heat loss. As many as 9 samples may be collected of surfacing materials when they cover large surface areas.

Materials that appear to be homogeneous may in fact be different materials, installed at different times and have different material content in terms of asbestos; only laboratory testing can determine whether they are really the same homogeneous area. The below table presents the homogenous materials identified during the assessment and the asbestos content of those identified materials. The homogenous materials found to contain asbestos are listed in bold type.

Sample Number	Material Description	Location	Asbestos Content (% Weight) *	Material Quantity **	Friability ***	Condition
CC-1A to CC-1E	Asphalt Debris	Project Site	None Detected	---	---	---
CC-2A to CC-2E	Concrete Debris	Project Site	None Detected	---	---	---
CC-3A to CC-3E	Fibrous Debris	Project Site	None Detected	---	---	---
CC-4A to CC-4C	Drywall and Plaster Debris	Project Site	None Detected	---	---	---
CC-5A to CC-5C	Paper / Mastic Debris	Project Site	None Detected	---	---	---
CC-6A to CC-6C	Insulation Debris	Project Site	None Detected	---	---	---

** All quantities are approximations and should be verified by an abatement contractor.

*** Non-friable materials may be rendered friable during removal by mechanical or other aggressive methods.

2.4 Asbestos Recommendations

No recommendations regarding the material sampled during this assessment are provided in this report.

Any suspect materials, that are not identified above and may be impacted during work activities, must be presumed to contain asbestos until laboratory analysis of an adequate number of samples proves otherwise.

3.0 Limitations

The inspection and testing report is based on the condition of the subject property existing and apparent on the precise time and exact date of the inspection. Not all conditions may be apparent on the inspection and testing date due to weather conditions, inoperable systems, inaccessibility of areas of the subject property, or for other reasons.

EFI Global has prepared this report for the exclusive use of its client. EFI Global, in performing its professional services, has applied scientific judgment that it believes is consistent with industry standards. EFI Global inspected structures and/or contents in a good faith effort to observe pertinent detail. Due to the limitations of time, access, and other variables, certain details may have been overlooked. EFI Global has relied in good faith upon the information and representations of others in the preparation of this report and the opinions expressed herein. Accordingly, EFI Global accepts no responsibility for deficiencies, omissions, misrepresentations, or fraudulent acts of persons interviewed.

EFI Global assumes no liability for any loss, injury, claim, or damage arising directly or indirectly from any use or reliance on this report or the opinions expressed herein. EFI Global makes no warranty, express or implied. This report is limited only to the samples taken and locations sampled. Additional sampling may be needed to further identify other pollutants or asbestos affected areas inside the property.

Since destructive investigation was not performed during the survey, the report may not reveal concealed asbestos-containing materials. Subsequently, additional investigation including construction documents review and/or destructive investigation is recommended as a precaution to prevent accidental exposure when construction or demolition is planned for this facility.

Thank you for the opportunity to work with you on this project. Please contact the undersigned at (310) 854-6300, if you have questions or if additional services are necessary.

Prepared by:

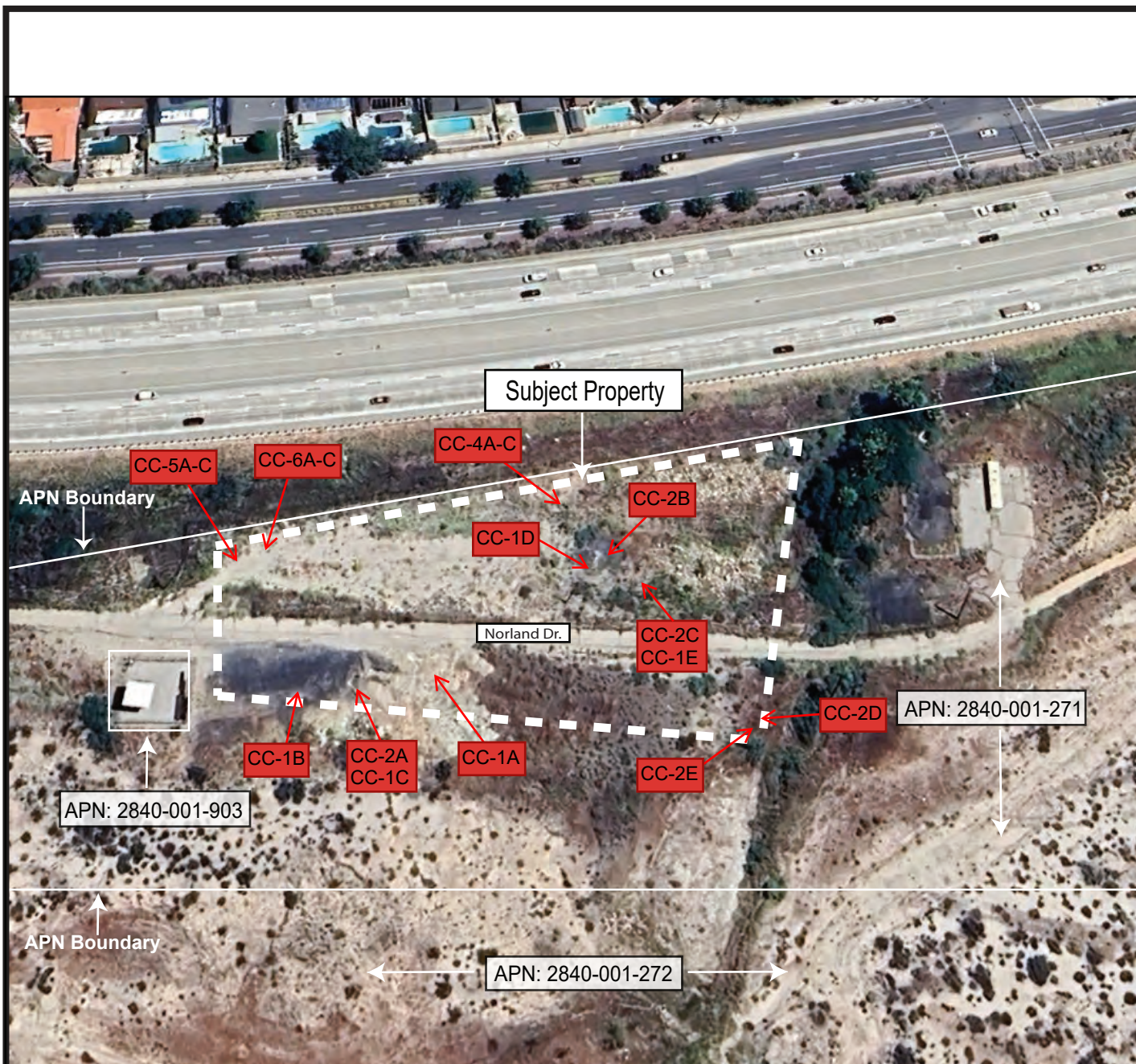


Michael Pinkerton
DOSH Certified Asbestos Consultant No. 20-6871

APPENDICES:

- I. Site Diagrams
- II. Asbestos Analysis Results and Chains of Custody
- III. Personnel Certifications


APPENDIX I

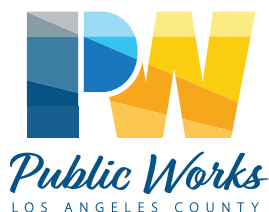


Source: Google Earth, Aerial Photograph, 2024.

 Subject Property
(Boundary Approximate)

Scale
1" = 110'





LOS ANGELES COUNTY PUBLIC WORKS

GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

Site Map

Phase I Environmental Site Assessment
Placerita Yard Relocation
Santa Clarita, California

Date: February 2024

Drafted by: CAM

Scale: 1" = 110'

FIGURE 2

APPENDIX II



LA Testing

520 Mission Street South Pasadena, CA 91030

Tel/Fax: (323) 254-9960 / (323) 254-9982

<http://www.LATesting.com> / pasadenalab@latesting.com

LA Testing Order: 322411976

Customer ID: 32ANDE85

Customer PO:

Project ID:

Attention: Michael Pinkerton

EFI Global, Inc.

317 S. Isis Avenue, STE 207

Inglewood, CA 90301

Phone: (310) 854-6300

Fax:

Received Date: 05/09/2024 5:40 PM

Analysis Date: 05/10/2024

Collected Date: 05/09/2024

Project: 045.12755 / Placerita Yard Reloc

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
CC-1A 322411976-0001	Mid South Piles - Asphalt Debris	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-1B 322411976-0002	S.W. Piles - Asphalt Debris	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-1C 322411976-0003	Mid S.W. Piles - Asphalt Debris	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-1D 322411976-0004	Mid North Piles - Asphalt Debris	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-1E 322411976-0005	Mid North Piles - Asphalt Debris	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-2A 322411976-0006	Mid S.W. Piles - Concrete Debris	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-2B 322411976-0007	Mid North Piles - Concrete Debris	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-2C 322411976-0008	Mid North Piles - Concrete Debris	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-2D 322411976-0009	Pipe, S.E. of Prop. Line - Concrete Debris	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-2E 322411976-0010	S.E. Pipe - Concrete Debris	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-3A 322411976-0011	Yard, N.W. - Fibrous Debris	Gray/Clear Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
CC-3B 322411976-0012	Yard, N.W. - Fibrous Debris	Gray/Clear Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
CC-3C 322411976-0013	Yard, N.W. - Fibrous Debris	Gray/Clear Fibrous Homogeneous	98% Glass	2% Non-fibrous (Other)	None Detected
CC-3D 322411976-0014 Surface analysis performed (metal)	Yard, Mid North - Fibrous Debris	Silver/Clear Fibrous Homogeneous	20% Glass	80% Non-fibrous (Other)	None Detected
CC-3E 322411976-0015	Yard, Mid North - Fibrous Debris	Silver Non-Fibrous Homogeneous	5% Glass	95% Non-fibrous (Other)	None Detected
CC-4A 322411976-0016	Yard, North - DW/Plaster Debris	Brown/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected

Initial report from: 05/10/2024 14:35:00



LA Testing

520 Mission Street South Pasadena, CA 91030

Tel/Fax: (323) 254-9960 / (323) 254-9982

<http://www.LATesting.com> / pasadenalab@latesting.com

LA Testing Order: 322411976

Customer ID: 32ANDE85

Customer PO:

Project ID:

Test Report: Asbestos Analysis of Bulk Materials via AHERA Method 40CFR 763 Subpart E Appendix E supplemented with EPA 600/R-93/116 using Polarized Light Microscopy

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
CC-4B 322411976-0017	Yard, North - DW/Plaster Debris	Brown/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
CC-4C 322411976-0018	Yard, North - DW/Plaster Debris	Brown/White Fibrous Heterogeneous	20% Cellulose	80% Non-fibrous (Other)	None Detected
CC-5A-Wall Paneling 322411976-0019	Yard, N.W. - Paper/Mastic Debris	Beige Fibrous Homogeneous	30% Glass	70% Non-fibrous (Other)	None Detected
CC-5A-Mastic 322411976-0019A	Yard, N.W. - Paper/Mastic Debris	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-5A-Sealant-Like 322411976-0019B	Yard, N.W. - Paper/Mastic Debris	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-5B-Wall Paneling 322411976-0020	Yard, N.W. - Paper/Mastic Debris	Beige Fibrous Homogeneous	30% Glass	70% Non-fibrous (Other)	None Detected
CC-5B-Mastic 322411976-0020A	Yard, N.W. - Paper/Mastic Debris	Brown Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-5B-Sealant-Like 322411976-0020B	Yard, N.W. - Paper/Mastic Debris	Gray/White Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-5C-Wall Panelling 322411976-0021	Yard, N.W. - Paper/Mastic Debris	Beige Fibrous Homogeneous	30% Glass	70% Non-fibrous (Other)	None Detected
CC-5C-Mastic 322411976-0021A	Yard, N.W. - Paper/Mastic Debris	Gray Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-6A 322411976-0022	Yard, N.W. - Insulation Debris	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-6B 322411976-0023	Yard, N.W. - Insulation Debris	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
CC-6C 322411976-0024	Yard, N.W. - Insulation Debris	Gray/Black Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected

Analyst(s)

Rafael Palacios (10)

James Siepler (19)

Jerry Drapala Ph.D, Laboratory Manager
or Other Approved Signatory

LA Testing maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by LA Testing. LA Testing bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted. The above analyses were performed in general compliance with Appendix E to Subpart E of 40 CFR (previously EPA 600/M4-82-020 "Interim Method") but augmented with procedures outlined in the 1993 ("final") version of the method. This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any agency of the federal government. Non-friable organically bound materials present a problem matrix and therefore LA Testing recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. linoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by LA Testing South Pasadena, CA NVLAP Lab Code 200232-0, CA ELAP 2283

Initial report from: 05/10/2024 14:35:00



Laboratory
Chain of Custody

Turn Around Time - (Circle)

3hr

6hr

24hr

48hr

72hr

#322411976

EFI Global Project No.:	Project Name:	Sampling By:	Number of Samples:	Date(s) Collected:	Page No.:	Of	Total Pages
045.12755	Placerita Yard Reloc	Joshua Everett	24	5/9/24	1		5

Sample No.:		Start Flow Rate	Start Time	Total Volume	Type of Analysis
		End Flow Rate	Stop Time	Area/SQFT	Sample Serial Number
CC-1	PLEASE SEE ATTACHED				Analysis Type: PLM
CC-2					Serial No.:
CC-3					Analysis Type:
CC-4					Serial No.:
CC-5					Analysis Type:
CC-6					Serial No.:
					Analysis Type:
					Serial No.:
					Analysis Type:
					Serial No.:
					Analysis Type:
					Serial No.:
					Analysis Type:
					Serial No.:
					Analysis Type:
					Serial No.:

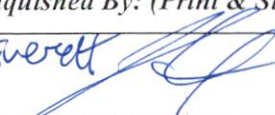
Relinquished By (Print & Sign)(Date & Time)	Received By (Print & Sign) (Date & Time)
J. Everett 5/9/2024 5:30PM	Jennifer Sotelo 5/9/24 5:40

Special Instructions:	Stop Positive:	E-mail to Additional Party:
	Yes No	Michael.Pinkerton@EFIGlobal.com, Benjamin.Curry@EFIGlobal.com, Joshua.Everett@EFIGlobal.com

HOMOGENOUS MATERIALS IDENTIFICATION TABLE

PROJECT NUMBER: 045.12755 PROJECT NAME: Placerita Yard Relocation
PROJECT LOCATION: 15604 Norland dr. DATE: 5/9/24 COMPLETED BY: Joshua Everett


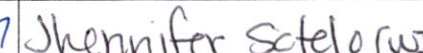
HOMOGENOUS IDENTIFICATION NUMBER	MATERIAL DESCRIPTION	MATERIAL LOCATIONS	APPROXIMATE SQUARE FOOTAGE
CC-1	Asphalt debris	Yard, South, Middle, East	~ 1200
-2	Concrete debris	" " "	~ 1,000
-3	Fibrous debris	North-west	~ 100
-4	DW/plaster debris	North/Middle	~ 100
-5	Paper/mastic debris	North-west	~ 100
✓ -6	Insulation debris	North-west	~ 50

Relinquished By: (Print & Sign) (Date & Time)	Received By: (Print & Sign) (Date & Time)
J. Everett  5/9/24 5:30PM	Jennifer Satola (WR) 5/9/24 5:40

ASBESTOS FIELD BULK SAMPLE TABLE

PROJECT NUMBER: 045. 12755 PROJECT NAME: Placerita Yard Relocation
PROJECT LOCATION: 15604 clarkland Dr. DATE: 5/9/24 COMPLETED BY: Joshua Everett

SAMPLE NUMBER	SAMPLE DESCRIPTION	SAMPLE LOCATION	APPROX. SQUARE FOOTAGE	CONDITION	HOMOGENOUS APPLICATION
CC-1A	Asphalt debris	mid south piles	~1200	F/NE G/D/SD	S / TSI / MISC
-1B		S.W. piles		F/NE G/D/SD	S / TSI / MISC
-1C		Mid S.W. piles		F/NE G/D/SD	S / TSI / MISC
-1D		mid North piles		F/NE G/D/SD	S / TSI / MISC
-1E		11		F/NE G/D/SD	S / TSI / MISC
-2A	concrete debris	Mid. S.W. piles	~1100	F/NE G/D/SD	S / TSI / MISC
-2B		Mid clarkland piles		F/NE G/D/SD	S / TSI / MISC
-2C		11		F/NE G/D/SD	S / TSI / MISC
-2D		Pipe, S.E. of prop. line		F/NE G/D/SD	S / TSI / MISC
-2E		S.E. pile		F/NE G/D/SD	S / TSI / MISC

Relinquished By: (Print & Sign) (Date & Time)	Received By: (Print & Sign) (Date & Time)
J. Everett  5/9/24 5:30PM	Jennifer Sotelo  5/9/24 5:40



#322411976

ASBESTOS FIELD BULK SAMPLE TABLE

PROJECT NUMBER: 045.12755 PROJECT NAME: Placeritas Yard Relocation
PROJECT LOCATION: 15604 Norland Dr. DATE: 5/9/24 COMPLETED BY: Joshua Everett

SAMPLE NUMBER	SAMPLE DESCRIPTION	SAMPLE LOCATION	APPROX. SQUARE FOOTAGE	CONDITION	HOMOGENOUS APPLICATION
CC-3A	Fibrous Debris	Yard, N.W.	~100	E/NF G/D/SD	S / TSI / MISC
-3B		N.W.		E/NF G/D/SD	S / TSI / MISC
-3C		N.W.		E/NF G/D/SD	S / TSI / MISC
-3D		Mid North		E/NF G/D/SD	S / TSI / MISC
-3E				E/NF G/D/SD	S / TSI / MISC
-4A	DW/plaster Debris	Yard, North	~100	E/NF G/D/SD	S / TSI / MISC
-4B				E/NF G/D/SD	S / TSI / MISC
-4C				E/NF G/D/SD	S / TSI / MISC
-5A	Paper/Mastic Debris	N.W.	~100	E/NF G/D/SD	S / TSI / MISC
-5B				E/NF G/D/SD	S / TSI / MISC

Relinquished By: (Print & Sign) (Date & Time)

J. Everett  5/9/24 5:30pm

Received By: (Print & Sign) (Date & Time)

Jennifer Sotelo (W) 5/9/24 5:40




#322411976

ASBESTOS FIELD BULK SAMPLE TABLE

PROJECT NUMBER: 045.12755 PROJECT NAME: Placeritayard Relocation
PROJECT LOCATION: 15604 Norland Dr. DATE: 5/9/24 COMPLETED BY: Joshua Everett

SAMPLE NUMBER	SAMPLE DESCRIPTION	SAMPLE LOCATION	APPROX. SQUARE FOOTAGE	CONDITION	HOMOGENOUS APPLICATION
CC-5C	Paper/mastic Debris	Yard, N.W.	~100	F/NF G/D/SD	S / TSI / MISC
↓ -6A	Insulation Debris	↓	~50	F/NF G/D/SD	S / TSI / MISC
↓ -6B	↓	↓	↓	F/NF G/D/SD	S / TSI / MISC
↓ -6C	↓	↓	↓	F/NF G/D/SD	S / TSI / MISC
				F/NF G/D/SD	S / TSI / MISC
				F/NF G/D/SD	S / TSI / MISC
				F/NF G/D/SD	S / TSI / MISC
				F/NF G/D/SD	S / TSI / MISC
				F/NF G/D/SD	S / TSI / MISC
				F/NF G/D/SD	S / TSI / MISC

Relinquished By: (Print & Sign) (Date & Time)	Received By: (Print & Sign) (Date & Time)
J. Everett  5/9/24 5:30pm	

APPENDIX III

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos Certification

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

910166687C

454.2

October 18, 2023

Joshua M Everett
14822 Burin Avenue
Lawndale CA 90260

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/mailling information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File



Renewal – Card Attached

DEPARTMENT OF INDUSTRIAL RELATIONS

Division of Occupational Safety and Health-Asbestos Certification

1750 Howe Avenue, Suite 460

Sacramento, CA 95825

(916) 574-2993 Office <http://www.dir.ca.gov/dosh/asbestos.html> actu@dir.ca.gov

009286871C

459

October 04, 2023

Michael W Pinkerton
14145 Almond Grove Court
Corona CA 92880

Dear Certified Asbestos Consultant or Technician:

Enclosed is your certification card. **To maintain your certification, you must abide by the rules printed on the back of the certification card.**

Your certification is valid for a period of one year. If you wish to renew your certification, you must apply for renewal at least 60 days before the expiration date shown on your card. [8 CCR 341.15(h)(1)].

Please hold and do not send copies of your required AHERA refresher renewal certificates to our office until you apply for renewal of your certification.

Certificates must be kept current if you are actively working as a CAC or CSST. The grace period is only for those who are not actively working as an asbestos consultant or site surveillance technician.

Please contact our office at the above address or email w any changes in your contact/ mailing information within 15 days of the change.

Sincerely,

Kevin Graulich
Principal Safety Engineer

Attachment: Certification Card

cc: File

