4.8 Hazards and Hazardous Materials

This section describes the existing hazardous materials within the vicinity of the proposed Sand Canyon Resort Project (project) site, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed project.

4.8.1 Environmental Setting

The existing conditions presented in this section are based on review of a Phase I Environmental Site Assessment (ESA) prepared for the project site in July 2018. The Phase I ESA is included as Appendix G of this EIR. The Phase I ESA included a search of available environmental records conducted by Environmental Data Resources Inc. The database search identified facilities within a 1-mile radius of the project site that are known to have environmental concerns or are listed as facilities with permits to generate, handle, store, or dispose of hazardous materials. The Phase I ESA also included review of agency files from the Los Angeles Regional Water Quality Control Board (RWQCB), the Department of Toxic Substances Control (DTSC), the South Coast Air Quality Management District, the Los Angeles County Fire Department, the Los Angeles County Department of Public Works, and the Los Angeles County Sanitation District. Lastly, the Phase I ESA included a site visit on June 15, 2018, an interview with the Chief Executive Officer of the Sand Canyon Country Club (property owner representative), and review of historical land use information (historical aerial photographs, topographic maps, building permits, and City Directory listings).

Site Description and History

The project site consists of approximately 77 acres of land. A small area in the southwestern portion of the project site was first developed in the 1940s or 1950s as a single-family residence. The remainder of the project site was undeveloped at that time. In the late 1990s or early 2000s, the project site was developed as a nine-hole golf course and the former single-family residence was replaced with a restroom structure for the golf course. The golf course and restroom structure on the project site have been unused since May 2016, and in July 2016, the Sand Fire burned the project site. Following the wildfire, in 2016, flooding from record rainfall covered the project site. As such, since July 2016, the project site has remained undeveloped and in its current abandoned state (CAL FIRE 2020). Some minor earthmoving activities have been conducted on the project site since that time.

Surrounding land uses include an operational golf course and related structures and parking areas to the south and east, single-family residences to the west, and undeveloped land and single-family residences to the north. The operational golf course and related structures to the south and east are associated with the Sand Canyon Country Club. The golf course was previously known as the Robinson Ranch Golf Course and the Hunters Green Golf Course. Robinson Ranch Road separates the project site from the golf course to the south. The golf course on the project site, when operational, consisted of holes 10 through 18 of the Robinson Ranch Golf Course. The existing golf course to the south consists of holes 1 through 9 of the same course. Structures on the existing golf course to the south include a clubhouse and maintenance building.

The project site is located in an area of hilly terrain. The elevation of the project site is approximately 1,600 to 1,800 feet above mean sea level. According to the Phase I ESA, an intermittent stream is present on the western portion of the project area. This area is also located within the 100-year flood zone. The Santa Clara River is approximately 0.75 miles north of the project site.

Based on a groundwater monitoring report from 2001 for the Robinson Ranch Golf Course, the depth to water in the vicinity of the project site is approximately 90 feet. The Phase I ESA noted that the groundwater flow direction was estimated to be towards the northwest.

The project site is approximately 0.5 miles southeast of the Sulphur Springs Community Elementary School and the Gorman Learning Center. Jumpstart Daycare and Preschool Center is located approximately 1 mile west of the project site.

Based on a review of the National Pipeline Mapping System Public Viewer on March 24, 2020, a gas transmission pipeline is present approximately 0.25 miles north of the project site. No hazardous liquid pipelines were mapped in the vicinity of the project site (DOT 2020).

The Phase I ESA notes that the potential for methane beneath the project site is considered low. Additionally, based on the age of the only current on-site structure, the potential for asbestos-containing materials or lead-based paint to occur is also considered to be low.

Database Search and Agency Files

A database search, included in the Phase I ESA, was conducted in May 2018. One site within the project site's vicinity was listed in the database search. This site, Robinson Ranch Golf, shares the same address as the project site (27734 Sand Canyon Road) because this site and the project site were previously part of the same golf course. The Robinson Ranch Golf site was listed in the Los Angeles County Hazardous Materials Site (HMS); Facility Index System/Facility Registry System (FINDS); Facility and Manifest Data (HAZNET); and Spills, Leaks, Investigations and Cleanup (SLIC) databases. The Phase I ESA noted that these listings were associated with the existing golf course to the south of the project site, rather than the project site itself, as the noted maintenance facilities are located on the southern adjacent site.

According to the database listings and associated Los Angeles County Department of Public Works permit, the maintenance building and/or clubhouse on the southern adjacent property maintained a grease interceptor, an aboveground clarifier, a sand trap, and a garbage grinder. Additionally, in 2010, the Robinson Ranch Golf site disposed of waste off site, consisting of an aqueous solution with total organic residues less than 10%.

The Robinson Ranch Golf site is also listed in the SLIC database. This database typically indicates a release to the ground has occurred; however, based on the research conducted during the Phase I ESA, the SLIC listing is related to a groundwater monitoring program for fertilizers and pesticides. The groundwater monitoring program was noted in the Phase I ESA to be associated with a mitigation monitoring and reporting program for the golf course between 1998 and 2001. As part of the monitoring program, three groundwater monitoring wells were installed (the locations of the wells are not known), sampled, and analyzed for phosphorus, nitrate, and pesticides. No pesticides or phosphorus were detected in the wells during the monitoring period. Nitrate concentrations detected in one well exceeded the drinking water maximum contaminant level. The SLIC case remains open, but inactive. The Phase I ESA stated that the release case is not expected to present an environmental concern for the project site.

Available agency files from the RWQCB, DTSC, the South Coast Air Quality Management District, the Los Angeles County Fire Department, the Los Angeles County Department of Public Works, and the Los Angeles County Sanitation District were also reviewed in the Phase I ESA. The records indicate that a 2,000-gallon fuel aboveground storage tank and a charbroiler were associated with the golf course. Again, the Phase I ESA assumed that the listings were associated with the southern adjacent site that shares an address with the project site.

4.8.2 Regulatory Framework

Federal

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980 (42 USC 9601–9675), commonly known as "Superfund," was enacted by Congress on December 11, 1980. This law provided broad federal authority to respond directly to releases or threatened releases of hazardous substances that may endanger public health or the environment. CERCLA established requirements concerning closed and abandoned hazardous waste sites, provided for liability of persons responsible for releases of hazardous waste at these sites, and established a trust fund to provide for cleanup when no responsible party could be identified. Through CERCLA, the U.S. Environmental Protection Agency (EPA) was given power to seek out those parties responsible for any release and assure their cooperation in the cleanup. EPA cleans up orphan sites when potentially responsible parties cannot be identified or located, or when they fail to act. Through various enforcement tools, EPA obtains private-party cleanup through orders, consent decrees, and other small-party settlements. EPA is authorized to implement CERCLA in all 50 states and U.S. territories. Superfund site identification, monitoring, and response activities in states are coordinated through the state environmental protection or waste management agencies.

Emergency Planning and Community Right-to-Know Act

Authorized by Title III of the Superfund Amendments and Reauthorization Act, the Emergency Planning and Community Right-to-Know Act was enacted by Congress as the national legislation on community safety. This law is designed to help local communities protect public health, safety, and the environment from chemical hazards. To implement the act, Congress requires each state to appoint a State Emergency Response Commission. The State Emergency Response Commissions are required to divide their states into Emergency Planning Districts and to name a Local Emergency Planning Committee for each district. Broad representation by firefighters, health officials, government and media representatives, community groups, industrial facilities, and emergency managers ensures that all necessary elements of the planning process are represented.

Oil Pollution Prevention

Under Title 40 of the Code of Federal Regulations, Part 112, specific facilities must prepare, amend, and implement Spill Prevention Control and Countermeasure plans. The Spill Prevention Control and Countermeasure rule is part of the Oil Pollution Prevention regulation, the purpose of which is to prevent oil discharges to navigable waters and adjoining shorelines. The Spill Prevention Control and Countermeasure rule applies to facilities that are engaged in drilling, producing, gathering, storing, processing, refining, transferring, distributing, using, or consuming oil and that store oil aboveground or belowground in volumes greater than 1,320 U.S. gallons and 42,000 U.S. gallons, respectively.

Hazardous Materials Transportation Act

The U.S. Department of Transportation regulates hazardous materials transportation under Title 49 of the United States Code. State agencies with primary responsibility for enforcing federal and state regulations and responding to hazardous materials transportation emergencies are the California Highway Patrol and the California Department of Transportation. These agencies also govern permitting for hazardous materials transportation. Title 49 of the Code of Federal Regulations reflects laws passed by Congress as of January 2, 2006.

Occupational and Safety Health Act

Congress passed the Occupational and Safety Health Act to ensure worker and workplace safety. Its goal was to make sure employers provide their workers a place of employment free from recognized hazards to safety and health, such as exposure to toxic chemicals, excessive noise levels, mechanical dangers, heat or cold stress, or unsanitary conditions. In order to establish standards for workplace health and safety, the Occupational and Safety Health Act also created the National Institute for Occupational Safety and Health as the research institution for the Occupational Safety and Health Administration (OSHA). OSHA is a division of the U.S. Department of Labor that oversees the administration of the Occupational and Safety Health Act and enforces standards in all 50 states.

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act (RCRA) gives EPA the authority to control hazardous waste from "cradle to grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground storage tanks (USTs) storing petroleum and other hazardous substances. The Federal Hazardous and Solid Waste Amendments are the 1984 amendments to RCRA that focused on waste minimization and phasing out land disposal of hazardous waste, as well as corrective action for releases. Some of the other mandates of this law include increased enforcement authority for EPA, more stringent hazardous waste management standards, and a comprehensive UST program.

State

Cortese List

California Government Code Section 65962.5 requires that information regarding environmental impacts of hazardous substances and wastes be maintained and provided at least annually to the Secretary for Environmental Protection. Commonly referred to as the Cortese List, this information must include the following: sites impacted by hazardous wastes, public drinking water wells that contain detectable levels of contamination, USTs with unauthorized releases, solid waste disposal facilities from which there is migration of hazardous wastes, and all cease and desist and cleanup and abatement orders. This information is maintained by various agencies, including DTSC, the State Department of Health Services, State Water Resources Control Board, and the local (typically county) Certified Unified Program Agency (CUPA). Each of the agencies has their own databases/records; thus, the Cortese List is not just a single list.

California Occupational Safety and Health Administration

The California Occupational Safety and Health Administration (Cal/OSHA) is the primary agency responsible for worker safety in the handling and use of chemicals in the workplace. Cal/OSHA standards are generally more stringent than federal regulations. The employer is required to monitor worker exposure to listed hazardous substances and notify workers of exposure (8 CCR 330 et seq.). The regulations specify requirements for employee training, availability of safety equipment, accident prevention programs, and hazardous substance exposure warnings.

California Hazardous Waste Control Act

DTSC is responsible for the enforcement of the Hazardous Waste Control Act (California Health and Safety Code, Section 25100 et seq.), which creates the framework under which hazardous wastes are managed in California.

The law provides for the development of a state hazardous waste program that administers and implements the provisions of the federal RCRA cradle-to-grave waste management system in California. It also provides for the designation of California-only hazardous waste and development of standards that are equal to or, in some cases, more stringent than federal requirements. The Hazardous Waste Control Act lists 791 chemicals and approximately 300 common materials that may be hazardous; establishes criteria for identifying, packaging, and labeling hazardous wastes; prescribes management controls; establishes permit requirements for treatment, storage, disposal, and transportation; and identifies some wastes that cannot be disposed of in landfills.

According to Title 22 of the California Code of Regulations, substances having a characteristic of toxicity, ignitability, corrosivity, or reactivity are considered hazardous waste. Hazardous wastes are hazardous substances that no longer have a practical use, such as material that has been abandoned, discarded, spilled, or contaminated or is being stored prior to proper disposal.

Unified Hazardous Waste and Hazardous Materials Management Regulatory Program

The Unified Hazardous Waste and Hazardous Materials Management Regulatory Program was created in 1993 by Senate Bill 1082 to consolidate, coordinate, and make consistent the administrative requirements, permits, inspections, and enforcement activities of environmental and emergency management programs. The program is implemented at the local government level by CUPAs. The program consolidates, coordinates, and makes consistent the following hazardous materials and hazardous waste programs:

- Hazardous Waste Generation (including on-site treatment under Tiered Permitting)
- Aboveground Petroleum Storage Tanks (only the spill prevention control and countermeasure plan)
- USTs
- Hazardous Material Release Response Plans and Inventories
- California Accidental Release Prevention Program (CalARP)
- Uniform Fire Code Hazardous Material Management Plans and Inventories

The Los Angeles County Fire Department is the CUPA for Los Angeles County.

California Accidental Release Prevention Program

Similar to the EPA Risk Management Program, CalARP (19 CCR 2735.1 et seq.) regulates facilities that use or store regulated substances, such as toxic or flammable chemicals, in quantities that exceed established thresholds. The overall purpose of CalARP is to prevent accidental releases of regulated substances and reduce the severity of releases that may occur. CalARP meets the requirements of the EPA Risk Management Program, which was established pursuant to the Clean Air Act Amendments.

The Accidental Release Prevention Law is implemented by the CUPA and requires that any business where the maximum quantity of a regulated substance exceeds the specified threshold quantity register with the county as a manager of regulated substances and prepare a risk management plan. A risk management plan must contain an off-site consequence analysis, a 5-year accident history, an accident prevention program, an emergency response program, and a certification of the truth and accuracy of the submitted information. Businesses submit their plans to the CUPA, which makes the plans available to emergency response personnel.

California Health and Safety Code

In California, the handling and storage of hazardous materials is regulated by Division 20, Chapter 6.95, of the California Health and Safety Code (Section 25500 et seq.). Under Sections 25500–25543.3, facilities handling hazardous materials are required to prepare a hazardous materials business plan. Hazardous materials business plans contain basic information about the location, type, quantity, and health risks of hazardous materials stored, used, or disposed of in the state.

Chapter 6.95 of the California Health and Safety Code establishes minimum statewide standards for hazardous materials business plans (California Health and Safety Code Section 25503.5). Each business must prepare a hazardous materials business plan if that business uses, handles, or stores a hazardous material (including hazardous waste) or an extremely hazardous material in quantities greater than or equal to the following:

- 500 pounds of a solid substance
- 55 gallons of a liquid
- 200 cubic feet of compressed gas
- A hazardous compressed gas in any amount (highly toxic with a threshold limit value of 10 parts per million or less)
- Extremely hazardous substances in threshold planning quantities

In addition, in the event that a facility stores quantities of specific acutely hazardous materials above the thresholds set forth by California code, facilities are also required to prepare an EPA Risk Management Program plan and a CalARP plan. The EPA Risk Management Program plan and CalARP plan provide information about the potential impact zone of a worst-case release and require plans and programs designed to minimize the probability of a release and mitigate potential impacts.

California Emergency Services Act

Under the Emergency Services Act (California Government Code Section 8550 et seq.), the State of California developed an emergency response plan to coordinate emergency services provided by federal, state, and local agencies. Rapid response to incidents involving hazardous materials or hazardous waste is an integral part of the emergency response plan, which is administered by the Governor's Office of Emergency Services. The Office of Emergency Services coordinates the responses of other agencies, including the California Environmental Protection Agency, California Highway Patrol, RWQCB, air quality management districts, and county disaster response offices.

Water Protection

The State Water Resources Control Board protects water quality in California by setting statewide policy. The State Water Resources Control Board supports the nine RWQCBs, which, within their areas of jurisdiction, protect surface and groundwater from pollutants discharged or threatened to be discharged to the waters of the state. This protection is carried out by the RWQCB through the issuance and enforcement of National Pollutant Discharge Elimination System permits, regulation of leaking USTs and contaminated properties through the Leaking Underground Storage Tank (LUST) and SLIC programs respectively. USTs are regulated under Chapter 6.7 of the California Health and Safety Code and Title 23, Chapter 16 of the California Code of Regulations.

Local

Certified Unified Program Agency

A CUPA is a local agency that has been certified by the California Environmental Protection Agency to implement the local Unified Program. The CUPA can be a county, city, or joint powers authority.

The Los Angeles County Fire Department was designated the CUPA for the City of Santa Clarita (City) in 1997. The CUPA is the local administrative agency that coordinates the regulation of hazardous materials and hazardous wastes in the County of Los Angeles for five programs: Hazardous Waste, UST, Aboveground Petroleum Storage Tank, Hazardous Materials Disclosure/Business Emergency Plan, and CalARP.

City of Santa Clarita Santa Clarita General Plan

The following policies from the Safety Element of the City of Santa Clarita General Plan are related to hazardous materials, emergency response, and fire (City of Santa Clarita 2011):

- **Fire Protection Services:** The Los Angeles County Fire Department provides urban and wildland fire protection services for the City, as part of the Consolidated Fire Protection District. Fire prevention activities include brush clearance compliance programs and establishing access in new subdivisions, among other activities. The Los Angeles County Fire Department has adopted wildland fire prevention programs, including incorporating the State Fire Code standards for new development in hazardous fire areas. Guidelines for fire safety measures in urban/wildland interface areas have been prepared by the California Department of Forestry and Fire Protection. These guidelines include distances for defensible space around structures.
- **Emergency Response/Hazardous Materials:** Station 76 in Valencia supports the Los Angeles County Fire Department with hazardous materials incident response.
- **Emergency Preparedness:** The Standard Emergency Management System has been adopted by the County of Los Angeles and the City for effective emergency response; the National Incident Management System is also used. The County of Los Angeles has adopted an Operational Area Emergency Response Plan. The City has adopted a Natural Hazard Mitigation Action Plan.
- **Hazardous Waste:** Hazardous waste collection for businesses are to be arranged via private waste haulers for proper disposal.

Santa Clarita Municipal Code

Pursuant to Municipal Code Section 12.64.310, a vehicle transporting hazardous materials must be attended at all times and shall not be parked on a public roadway; near a school, bridge, or tunnel; or in a residential zone. Pursuant to Municipal Code Section 23.30.040, hazardous materials and oils shall not be allowed to accumulate on the ground surface and hazardous materials and waste shall not be dumped or stored unlawfully.

4.8.3 Thresholds of Significance

The significance criteria used to evaluate the project impacts related to hazards and hazardous materials are based on Appendix G of the California Environmental Quality Act (CEQA) Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to hazards and hazardous material would occur if the project would:

1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
2. 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.
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
4. 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 result, would it create a significant hazard to the public or the environment.
5. For a project 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 or excessive noise for people residing or working in the project area.
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

4.8.4 Impact Analysis

The analysis of the potential hazardous materials impacts is based on information from the 2018 Phase I ESA (Appendix G), which is used to establish existing conditions and to identify potential environmental effects, based on the standards of significance presented in this section. Potential public safety hazards (related to airports, emergency response plans, and wildland fires) are based on the information presented in the subsections below. In determining the level of significance, the analysis assumes that the proposed project would comply with all applicable state and local ordinances and regulations (summarized in Section 4.8.2, Regulatory Framework).

Threshold HAZ-1. ***Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?***

Construction of the proposed project would involve demolition, grading, and construction of new buildings and structures. Operation of the proposed facilities would involve use of hazardous chemicals such as commercially available cleaning products, landscaping chemicals and fertilizers, pool chemicals, and various other commercially available substances. The potential for the project to result in impacts under construction and operation is discussed below.

Construction

A variety of hazardous materials would be transported to, stored, and used during construction activities. These would include fuels for equipment and vehicles, new and used motor oils, cleaning solvents, paints, and storage containers and applicators containing such materials. If not transported, used, or disposed of in a safe manner,

hazardous materials used during construction could represent a potential threat to the public and the environment. However, these materials would be transported, used, and disposed of in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. For example, hazardous materials would not be disposed of or released onto the ground or into the underlying groundwater or any surface water during construction of the proposed project, and completely enclosed containment would be provided for all refuse generated in the planning area. Additionally, all construction waste, including trash, litter, garbage, solid waste, petroleum products, and any other potentially hazardous materials, would be removed and transported to a permitted waste facility for treatment, storage, or disposal. Use of these materials during construction for their intended purpose would not pose a significant risk to the public or the environment. Consistent with federal, state, and local requirements, transport, removal, and disposal of hazardous materials would be conducted by a permitted and licensed service provider. Any handling, transport, use, or disposal would comply with all applicable federal, state, and local agencies and regulations, including EPA, DTSC, Cal/OSHA, the California Department of Transportation, the RCRA, and the Department of Public Health (the CUPA for Los Angeles County).

Given the former uses within the project vicinity, site conditions observed, the findings reported in the Phase I ESA, and the age of restroom structure on the property, hazardous materials and/or building materials containing asbestos or lead-based paint are not anticipated. As such, construction-related activities are not anticipated to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials, and impacts would be **less than significant**. No mitigation is required.

Operations

During operations, any potential hazardous chemicals such as cleaning products, landscaping chemicals and fertilizers, pool chemicals, and various other commercially available substances, would be used in compliance with existing regulations and guidelines of OSHA, Cal/OSHA, the National Institute for Occupational Safety and Health, U.S. Department of Transportation, EPA, California Department of Public Health, and Los Angeles County Fire Department. The use, storage, and transport of hazardous materials and hazardous wastes is subject to all applicable federal, state, and local health and safety laws and regulations that are intended to minimize health risk to the public and the environment associated with hazardous materials. As such, the proposed project would not result in a foreseeable significant hazard to public health or the environment by routine use, transport, and disposal of hazardous chemicals. Therefore, impacts would be **less than significant**, and no mitigation is required.

Threshold HAZ-2. ***Would the project 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?***

Construction

Construction of the proposed project would involve demolition of a small restroom structure, remedial earthwork excavation, and extensive site grading followed by construction of the proposed resort. During construction, hazardous materials such as fuels and lubricants would be transported to and used on site in construction vehicles and equipment. However, the potential for use of these materials to result in significant hazards to the public or the environment would be low, for the reasons described below.

The project contractor and construction crews would be required to comply with all applicable regulations governing the storage, handling, and disposal of hazardous materials and waste. As discussed in Section 4.9, Hydrology and Water Quality, the City requires preparation of a Stormwater Pollution Prevention Plan, which would be approved by

and filed with the City. The Stormwater Pollution Prevention Plan would identify potential pollutant sources that may be associated with construction activity, identify non-stormwater discharges, and recommend means and methods to effectively prohibit the entry of pollutants into the public storm drain system during construction. In addition, the Stormwater Pollution Prevention Plan would include Best Management Practices (BMPs), including proper handling of petroleum products, such as proper petroleum product storage and spill response practices, to prevent pollution in stormwater discharge. The BMPs must be implemented during demolition or at the start of new construction. These BMPs would be required to remain in place until a Certificate of Occupancy for the project has been issued.

These BMPs would help control the use of hazardous substances during construction and would minimize the potential for such substances to leave the site, thus reducing the potential for the public to be exposed to construction-related chemicals and materials and reducing the potential for such substances to be released into the environment. With implementation of applicable construction BMPs and adherence to applicable hazardous materials and waste regulations, impacts involving the release of hazardous materials into the environment due to upset and accident conditions during project demolition and construction would be less than significant.

In addition, due to the lack of known or anticipated site contamination, and due to the restroom structure's approximate construction date of 2000, no hazardous materials or hazardous wastes are anticipated to be encountered during demolition or grading at the project site. Therefore, there is a low risk of upset of hazardous materials during construction; impacts would be **less than significant**, and no mitigation is required.

Operation

During project operation, use of commercial cleaners, lubricants, or paints associated with janitorial, maintenance, and repair activities during resort operations as well as household cleaning supplies, would be relatively limited and would be subject to federal, state, and local health and safety requirements. As such, during operations, by adhering to existing requirements and regulations, impacts associated with reasonably foreseeable upset and accidental conditions involving the release of hazardous materials into the environment would be **less than significant**, and no mitigation is required.

Threshold HAZ-3. ***Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?***

The proposed project involves the construction and operation of a new resort on the former Mountain Course of the Sand Canyon Golf Course (formerly known as the Robinson Ranch Golf Course). The nearest schools to the project site are Sulphur Springs Community Elementary School and the Gorman Learning Center, each located approximately 0.5 miles northwest of the project site. As such, there are no existing or proposed schools within 0.25 miles of the project site. Therefore, the project would not impact an existing or proposed school. Furthermore, regulations are in place regarding the handling of hazardous materials. Through compliance with regulations governing the use of hazardous materials, the potential to affect Sulphur Springs Community Elementary School and the Gorman Learning Center is limited, and impacts would be **less than significant**. No mitigation is required.

Threshold HAZ-4. ***Would the project 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 result, would it create a significant hazard to the public or the environment?***

California Government Code Section 65962.5 combines several regulatory lists of sites that have the potential to pose a hazard related to known hazardous materials or substances. DTSC's EnviroStor database identifies sites that have

known contamination or sites for which there may be reasons to investigate further. As discussed in Section 4.8.1, Existing Conditions, a search of selected government databases was conducted as part of the Phase I ESA (Appendix G). Based on the Phase I ESA, the address associated with the project site was identified in the Los Angeles County HMS, FINDS, HAZNET, and SLIC databases. The Phase I ESA noted that these listings were associated with the existing golf course to the south of the project site, rather than the project site itself, and noted the maintenance facilities of concern are located on the specified southern adjacent site. Therefore, the project site itself is not included on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

While the project site is located within close proximity to a site currently listed in the Los Angeles County HMS, FINDS, HAZNET, and SLIC databases, compliance with existing regulations regarding handling of hazardous materials would reduce the operation of the maintenance facilities on the adjacent site's potential to affect the project site and proposed resort facilities. As such, through compliance with existing regulations, impacts would be **less than significant**, and no mitigation is required.

Threshold HAZ-5. ***For a project 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 or excessive noise for people residing or working in the project area?***

The nearest public airport (Whiteman Airport) is located more than 10 miles from the project site. Furthermore, the project site is not located with the airport influence area for Whiteman Airport. As such, construction and operation of the proposed project would not pose a safety hazard for people residing or working in the project area. **No impacts** would occur.

Threshold HAZ-6. ***Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

This threshold addresses the potential effect of the proposed project on adopted emergency response/evacuations plans. Fire service response standards are addressed in Section 4.13, Public Services. In addition, impacts associated with the wildfire are discussed in Section 4.17, Wildfire, of this Draft EIR.

The City has identified that the terrain and layout of the Santa Clarita Valley can affect evacuation during a wildfire event or other emergency (City of Santa Clarita 2010). The City ensures that impacts to evacuation are addressed through collaboration with Los Angeles County Fire and Sheriff's Departments and through implementation of the City's General Plan, Unified Development Code, and Unified Building Code. The City's Hazard Mitigation Plan (City of Santa Clarita 2010) outlines several mitigation actions intended to facilitate emergency evacuation, including coordinating with the Los Angeles County Fire and Sheriff's Departments to coordinate the Public Alert and Warning Notification System, coordinating with the Los Angeles County Fire Department to enhance emergency services to increase the efficiency of wildfire response and recovery activities, and incorporating mass notification procedures (e.g., text, social media) into evacuation notification efforts. The Hazard Mitigation Plan also includes a goal of identifying safe evacuation routes in high-risk natural disaster areas and to coordinate with Los Angeles County to identify emergency transportation routes. The proposed project is adjacent to a secondary disaster route as identified by Los Angeles County (County of Los Angeles 2010). Sand Canyon Road serves as the secondary disaster route and joins a primary disaster route (Highway 14) approximately 1 mile north of the intersection of Sand Canyon Road and Robinson Ranch Road. From the furthest (easternmost) project site area on Robinson Ranch Road, site evacuation traffic would need to travel approximately 0.6 miles west on Robinson Ranch Road to reach the closest secondary disaster route (Sand Canyon Road).

Construction

During project construction, temporary lane closures may be necessary on Robinson Ranch Road, and construction equipment and vehicles may block on Robinson Ranch Road and/or slow traffic on Sand Canyon Road. Potential road closures and slower traffic during construction could interfere with emergency response activities, including evacuations. However, construction would be temporary and would affect only a small portion of identified disaster routes at any one time. Additionally, the Los Angeles County Sheriff's Department guidance for the City's planned response to extraordinary emergency situations would continue. However, the impact to identified disaster routes during project construction would be **potentially significant**.

Operation

During project operations, it is anticipated that all project streets and area roads would remain open at all times and would therefore not conflict with any approved emergency response or evacuation plan. Project impacts during operations would therefore be considered **less than significant**.

Threshold HAZ-7. ***Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including, where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?***

The project site is located within a Very High Fire Hazard Severity Zone. Discussion related to the project's potential to expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires is further detailed in Section 4.17 of this Draft EIR.

As presented in Section 4.17, the project site is located within a Very High Fire Hazard Severity Zone and therefore has the potential to expose people or structures to significant risk involving wildland fires. Wildland fires have historically occurred on the project site, and this could present a **potentially significant impact**.

4.8.5 Mitigation Measures

Mitigation Measure (MM) FIRE-1 through MM-FIRE-11 from Section 4.17 would reduce impacts related to hazards and hazardous materials, and specifically impacts associated with an adopted emergency response plan or emergency evacuation plan and wildfire risks, to a less-than-significant level. The full text of these mitigation measures can be found in Section 4.17.

4.8.6 Level of Significance After Mitigation

Threshold HAZ-6. ***Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?***

Construction

Implementation of MM-FIRE-1, which requires that the project applicant, in consultation with the City, develop an Emergency Vehicle Access Plan, would reduce this impact to **less than significant**.

Threshold HAZ-7. ***Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires, including, where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?***

As stated in Section 4.17, with incorporation of MM-FIRE-1 through MM-FIRE-11, potentially significant impacts would be reduced to a **less-than-significant** level.

4.8.7 References Cited

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