



**Yana Garcia**  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



**Gavin Newsom**  
Governor

### SENT VIA ELECTRONIC MAIL

April 11, 2024

Erika Iverson  
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Governor's Office of Planning & Research

**Apr 11 2024**

**STATE CLEARINGHOUSE**

RE: DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE WILEY CANYON PROJECT DATED MARCH 1, 2024 STATE CLEARINGHOUSE # [2022030626](#)

Dear Erika Iverson,

The Department of Toxic Substances Control (DTSC) received a DEIR for the Wiley Canyon Project. The Project proposes to develop a 277, 108-square-foot, senior living facility, approximately 8,914 square feet of commercial space, 379 multifamily residential apartments, and a publicly accessible outdoor recreational field space on a vacant 31.8-acre site. The Project would include landscaping throughout the site to be used for the screening of buildings and for the proposed fuel modification zones. A new pedestrian trails/maintenance road would be constructed throughout the project site and along Wiley Canyon Road. The Project would include off-site circulation improvements to Wiley Canyon Road. The improvements differ across intersections and segments of the roadway (i.e., proposed roundabouts, bus bays, utility improvements); however, along the right-of-way, proposed Class I, II and III bicycle

routes, pedestrian facilities and trail paths, and two drive lanes (one for each direction) are proposed. The installation of off-site roundabouts along Wiley Canyon Road is proposed at the project's entrance; at Canerwell Street, and at Calgrove Boulevard. In addition, off-site improvements are necessary for the buildout of the Project, including a new water line proposed within Old Wiley Canyon Road, a new storage tank and a new pump within an existing pump station. Based on our Project review, DTSC requests consideration of the following comments.

1. A Phase I Environmental Site Assessment (ESA) recommended a Phase II ESA be completed. There is no evidence a Phase II ESA was completed per the recommendation. If a Phase II ESA produces any hazardous waste or hazardous waste concerns, DTSC recommends the City of Santa Clarita work with the County of Los Angeles who can provide oversight as a [certified local agency](#) or enter into DTSC's Standard Voluntary Agreement (SVA) program so a proper evaluation of the Project can be reviewed by designated DTSC technical staff. The [FLUXX portal link](#) is provided and the page also has a link to the [Fluxx User Guide](#) that can help you navigate the system. You will need to create a new profile and once in the system, click "Start a Request for Lead Agency Oversight Application." If you have any questions about the application portal, please contact the DTSC Brownfield Coordinator [Gregory Shaffer](#) or contact the [Application Portal Inbox](#).
2. In 4.8.4 Impact Analysis of the Hazards and Hazardous Materials section of the DEIR, it states, "Given the age of these structures, and consistent with the findings reported in the Phase I ESA, the presence of hazardous building materials containing asbestos or lead-based paint (LBP) are possible. However, before the Building Official issues a demolition permit, a hazardous building materials survey would be required by a licensed contractor. The identification, removal, and disposal of asbestos containing materials (ACMs) is regulated under Title 8 of the California Code of Regulations Sections 1529 and 5208. The identification, removal and disposal of LBP is regulated under 8 CCR section 1532.1. For both ACM and LBP, all work must be conducted

by a State-certified professional. If ACM and/or LBP is determined to exist onsite, a site-specific hazard control plan must be prepared and submitted to the appropriate agency detailing removal methods and specific instructions for providing protective clothing and equipment for abatement personnel (South Coast Air Management District for asbestos and Cal/OSHA for lead)." South Coast Air Quality Management District is not a certified oversight therefore oversight from DTSC or another agency listed as a [local agency resource](#) is required.

3. If buildings or other structures are to be demolished on any project sites included in the proposed project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's [Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#).
4. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within DTSC's and U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels outlined in the [PEA](#) for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\)](#) webpage.

DTSC appreciates the opportunity to comment on the Wiley Canyon Project. Thank you for your assistance in protecting California's people and environment from the

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harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,



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HWMP - Permitting Division – CEQA Unit  
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