

VOLUME 2



DRAFT ENVIRONMENTAL IMPACT REPORT

ROWLAND HEIGHTS PLAZA AND HOTEL PROJECT

ROWLAND HEIGHTS, LOS ANGELES COUNTY, CALIFORNIA

APPENDICES A THROUGH C

STATE CLEARINGHOUSE No: 2015061003

PROJECT No. R2014-01529

VESTING TENTATIVE PARCEL MAP No. PM072916

CONDITIONAL USE PERMIT No. 201400062

ZONE CHANGE No. 201400008

PARKING PERMIT No. 201400006

ENVIRONMENTAL ASSESSMENT 201400121

JANUARY 2016

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ROWLAND HEIGHTS, LOS ANGELES COUNTY, CALIFORNIA

APPENDICES A THROUGH C

Lead Agency:

County of Los Angeles
Department of Regional Planning
Land Divisions Section
320 West Temple Street
Los Angeles, California 90012

Prepared By:

PCR Services Corporation
201 Santa Monica Boulevard, Suite 500
Santa Monica, California 90401

JANUARY 2016

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APPENDIX A

**NOTICE OF PREPARATION (“NOP”), INITIAL STUDY,
SCOPING MEETING MATERIALS, AND
NOP AND SCOPING MEETING COMMENTS**

A-1: NOP



Los Angeles County Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

The County of Los Angeles ("County") is the lead agency pursuant to the California Environmental Quality Act ("CEQA") and intends to prepare an Environmental Impact Report ("EIR") for the proposed project identified below. The County has prepared this Notice of Preparation ("NOP") to provide Responsible Agencies and other interested parties with information describing the project and to identify its potential environmental effects pursuant to State requirements.

PROJECT & PERMIT(S): "Rowland Heights Plaza and Hotel", Project No. R2014-01529 / Vesting Tentative Parcel Map No. PM072916 / Conditional Use Permit No. RCUPT201400062 / Zone Change No. RZCT201400008 / Parking Permit No. RPKPT201400006 / Environmental Assessment RENV-201400121

PROJECT LOCATION: APNs 8264-021-020 and 8264-021-027; 18800 Railroad Street, Rowland Heights, CA 91748; approximately 0.2 mile northwest of the Pomona Freeway (SR 60)/Nogales Street Interchange.

PROJECT DESCRIPTION: The Project proposes to subdivide one 14.06-acre lot into three parcels, including one industrial parcel developed with commercial retail uses and two commercial parcels developed with hotels located at 18800 Railroad Street within unincorporated Los Angeles County. Parcel 1 (8.75 gross acres) is adjacent to the Rowland Heights Plaza Shopping Center to the east and would be developed as a retail shopping center with commercial condominium units to accommodate retail, restaurant, and office uses. A total of four buildings would be arrayed around the perimeter of the parcel, surrounding a central surface parking lot and landscaped, open space amenities. Parcel 2 (3.38 gross acres), which is adjacent to the Concourse Business Park to the west, would be developed with a full-service hotel, generally intended for business travelers and families, totaling 275 guest rooms and approximately 189,950 square feet. Parcel 3 (1.93 gross acres), also adjacent to the Concourse Business Park, would be developed with an extended-stay hotel, generally intended for business travelers, totaling 202 guest rooms and approximately 130,930 square feet. A 0.79-acre parcel located along Railroad Avenue within the City of Industry municipal boundary is proposed to provide offsite parking to the project.

The Project Applicant is requesting the following:

1. Zone change from M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to C-3-DP (Unlimited Commercial-Development Program) for proposed Parcels 2 and 3 for hotel uses;

2. Vesting Tentative Parcel Map to create three parcels and 155 condominium units in conjunction with the proposed retail shopping center;
3. Parking permit to allow approximately 342 fewer parking spaces (1,161 in total) than the required 1,503 parking spaces for all proposed uses computed separately, and the use of 75 off-site parking spaces located within a 0.79-acre parcel within the City of Industry municipal boundary; and
4. Conditional use permit ("CUP") to authorize:
 - a) Development Program associated with the proposed Zone Change for hotel uses on proposed Parcels 2 and 3;
 - b) New commercial center within proposed Parcel 1 as required by the Rowland Heights Community Plan;
 - c) Structures to exceed the maximum height of 45 feet above grade by 35 feet for a total of 80 feet for a new hotel on proposed Parcel 2 and by 27 feet 4 inches for a total of 72 feet 4 inches for a new hotel on proposed Parcel 3;
 - d) On-site grading involving approximately 322,619 cubic yards of cut and fill with 48,301 cubic yards of exported materials; and
 - e) Sale of a full line of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels.

NOTICE OF SCOPING MEETING: The County will conduct a public scoping meeting for the purpose of soliciting oral and written comments from interested parties as to the appropriate scope and content of the EIR.

All interested parties are invited to attend the scoping meeting to assist in identifying issues to be addressed in the EIR. The scoping meetings will include a brief explanation of the project to be addressed in the EIR and will provide attendees with an opportunity to provide input to the scope of the EIR. The Scoping Meeting will be held on **Thursday, June 18, 2015**, from **6:00 to 8:00 p.m.** at the following location:

Rowland Heights Public Library
 1850 Nogales St.
 Rowland Heights, CA 91748
 (626) 912-5348

Translation in other languages can be made available at the meeting upon prior request. Please submit translation requests at least seven business days in advance of any scheduled meeting to Mr. Steven Jones, sdjones@planning.lacounty.gov.

DOCUMENT AVAILABILITY: The NOP and Initial Study are available for public review during regular business hours at the Los Angeles County Department of Regional Planning address listed above and the following locations:

Rowland Heights Public Library
 1850 Nogales Street
 Rowland Heights, CA 91748

Diamond Bar Public Library
 21800 Copley Drive
 Diamond Bar, CA 91765

Hacienda Heights Public Library
 16010 La Monde Street
 Hacienda Heights, CA 91745

The public is also encouraged to visit the Department of Regional Planning's website to review the initial study at <http://planning.lacounty.gov/case/view/r2014-01529/>

A-2: INITIAL STUDY

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Rowland Heights Plaza and Hotel Project – Rowland Heights/Project No. PM072916: Parcel Map 072916, CUP 201400062, Zone Change 201400008, and Parking Permit 201400006 (RENV-201400121) Project No. R2014-01529

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Steven Jones, Land Divisions Section (213) 974-6433

Project sponsor's name and address: Stafford Lawson, Parallax Investment Corporation, 26 Soho Street, Suite 205, Toronto, ON BCM5T 1Z7

Project location: 18800 Railroad Street, Rowland Heights, CA 91748
APN: 8264-021-020, 8264-021-027 *USGS Quad:* La Habra

Gross Acreage: 14.85 acres

General plan designation: Major Industrial

Community-/Area-wide Plan designation: Industrial (Rowland Heights Community Plan)

Zoning: M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion)

Description of project: The Project proposes a commercial/hotel development on an undeveloped, 14.85-acre property at 18800 Railroad Street in the unincorporated Los Angeles County community of Rowland Heights, in the eastern San Gabriel Valley. The majority of the Project Site, 14.06 acres, is within the unincorporated portion of the County; the remaining 0.79 acres is within the City of Industry municipal boundary. The Project would subdivide the County portion of the Project Site into three parcels. Parcel 1 (8.75 gross acres/8.18 net acres), comprising the eastern portion of the Project Site, would be developed with approximately 129,926 square feet ("sf") of retail, restaurant, and office uses. Parcel 2 (3.38 gross acres/3.22 net acres) would be developed with a full-service hotel with 275 rooms (keys), meeting rooms, and a restaurant totaling approximately 189,950 sf. Parcel 3 (1.928 gross and net acres) would be developed with an extended-stay hotel with 202 keys and totaling approximately 130,930 sf. Developed square footage for the three parcels would total approximately 446,993 sf. The 0.79-acre northern parcel, the boundaries of which would remain unchanged, would be used for Project access and would contain surface parking (75 stalls) toward fulfillment of the County of Los Angeles Parking Code requirement for the Project. Refer to Attachment A, Project Description, for a detailed Project Description.

Surrounding land uses and setting: The Project Site is located in the northernmost portion of Rowland Heights, within the concentration of light industrial and commercial uses centered on Nogales Street near its interchange with the Pomona Freeway. This area is part of a 14-mile-long corridor of predominantly industrial land uses, largely within the City of Industry, between the Pomona Freeway on the south and Valley Boulevard on the north, and the Orange Freeway on the east and San Gabriel River Freeway on the

west. The boundary between the unincorporated County and the City of Industry runs east-west through the Project Site near its northern end and follows the Project Site boundary on the west. The Project Site fronts onto Gale Avenue on the south; a Best Western Plus Executive Inn hotel and Mandarin Plaza Shopping center are located across Gale Avenue from the Project Site. On the north, the Project Site terminates at the southern limit of the Union Pacific Rail Road/Metrolink right-of-way; Railroad Street and Nogales Industrial Park are located north of the tracks. Land uses north and west of the Project Site are located within the City of Industry. On the east, the Project Site is bordered by the Rowland Heights Plaza Shopping Center, which includes a 99 Ranch Market, retail stores, restaurants, and surface parking. On the west, the Project Site is bordered by The Concourse Business Park, which houses offices and wholesale commercial and light industrial operations. Land uses west of the Project Site are located within the City of Industry.

The Nogales Street Grade Separation Project is currently under construction approximately 0.50 miles east of the Project Site. Part of the larger Alameda Corridor-East Construction Authority (“ACE”) project to improve rail transportation between the port complex and intercontinental railroad system, this project will eliminate the at-grade train crossing at Nogales Street, a six-lane arterial. Since construction necessitated closure of Railroad Street at Nogales Street, in 2013 ACE constructed a three-lane detour (New Charlie Road) between Railroad Street and Gale Avenue within a temporary construction easement on the Project Site. Other temporary improvements constructed by ACE on the Project Site include parking stalls to replace those displaced by construction on the adjacent Rowland Heights Plaza Shopping Center property, a construction access road accessed from Gale Avenue, and a two-acre construction staging area used for earthwork spoils. The ACE improvements will remain in place until completion of Grade Separation Project construction, at which time ACE will restore the Project Site to its pre-construction condition. As part of the Grade Separation Project, Gale Avenue will be widened by one lane in each direction (a total of 18-20 feet) west of its intersection with Nogales Street, and its eastbound approach to Nogales Street will be reconfigured to accommodate left-turn lanes, a through-lane, and a right-turn lane.

Refer to Attachment A, Project Description, for a detailed discussion of the Project Site and surrounding vicinity.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>City of Industry</u>	<u>Building or other related ministerial permits</u>
<u>U.S. Army Corps of Engineers</u>	<u>404 Permit</u>
<u>California Department of Fish & Wildlife</u>	<u>Section 1603 Permit (Streambed Alteration Agreement)</u>
<u>Regional Water Quality Control Board</u>	<u>401 Permit</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
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Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers (404 Permit)

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- Rowland Water District

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division
 - Traffic and Lighting Division
 - Environmental Programs Division
 - Sewer Maintenance Division

- Fire Department
 - Planning Division
 - Land Development Unit
 - Health Hazmat
- Sanitation District
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
- Public Health

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

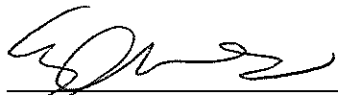
The environmental factors checked below would be potentially affected by this project.

- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities/Services |
| <input checked="" type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils | | |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:


- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature (Prepared by)

2015 MAY 21

Date



Signature (Approved by)

5/21/15

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each topic should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

1. AESTHETICS

	<i>Less Than Significant</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<i>Impact with Mitigation Incorporated</i>			

Would the project:

a) Have a substantial adverse effect on a scenic vista?

There are no State- or County-designated Scenic Highways or corridors in the Project area. The 1974 County Scenic Highway Element designated the segment of the Pomona Freeway between Fullerton Road, 0.70 miles west of the Project Site, and the San Bernardino County line, to the east, as a Second Priority Route for Further Study.¹ Many of scenic attributes in the Project vicinity (i.e., views of undeveloped hillsides and open space) are no longer present, and the area lining the freeway is primarily a commercial and light industrial corridor. Distant views of the South San Jose Hills to the north and the Puente-Chino Hills to the south, each more than two miles distant would be unaffected by Project implementation. Project impacts on scenic vistas would be less than significant and no further analysis of this topic in an EIR is required.

b) Be visible from or obstruct views from a regional riding or hiking trail?

The Project Site is located in an urbanized area adjacent to the Pomona Freeway. The Schabarum Skyline Trail, which connects Schabarum Regional Park south of the Project Site with the Puente Hills to the north. A segment of the trail passes north and west of the Project Site, following Arenth Avenue and the San Jose Creek flood control channel approximately 1,200 feet north of the Project Site at its closest point, and then turning south on Lawton Avenue, approximately one mile west of the Project Site, toward Schabarum Regional Park. Where the trail passes north of the Project Site, because of topography, intervening buildings, and the generally urbanized nature of the area, the Project would not likely obstruct views from the trail. Project impacts on this trail or other regional riding or hiking trails would be less than significant and further analysis of this topic in an EIR is not required pending confirmation that the Project would not obstruct views from the Schabarum Skyline Trail.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

As discussed under Checklist Question 1.a), Aesthetics, there are no State Scenic Highways in the Project area, nor are there any scenic resources, trees, rock outcroppings, or historic buildings on the Project Site. The 1974 County Scenic Highway Element designated the segment of the Pomona Freeway that passes by the Project Site as a Second Priority Route for Further Study,² but the scenic attributes in the Project vicinity for which designation was considered, such as agriculture and views of open space, are no longer present. The Project would not substantially damage any scenic resources within a designated State Scenic Highway or identified in the County’s General Plan Scenic Highway Element. Project impacts on scenic resources within a State Scenic Highway would be less than significant and no further analysis of this topic in an EIR is required.

¹ Los Angeles County General Plan, Scenic Highway Element, Appendix A – Scenic Highway System Map Index, October 1974.

² Los Angeles County General Plan, Scenic Highway Element, Appendix A – Scenic Highway System Map Index, October 1974.

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

Project implementation would redevelop the Site, which is currently undeveloped except for the temporary detour road and related facilities constructed by ACE as part of the Nogales Street Grade Separation Project, with retail, restaurant and office uses and two hotels. While the Project would introduce uses consistent with those already present in the surrounding area, approvals to be sought include a Zone Change to C-3-(DP) to allow the proposed hotels on Parcels 2 and 3 (including a request as part of the “Development Program” CUP for Parcels 2 and 3 for hotel uses) and a CUP to allow a shopping center with more than three commercial establishments, among other discretionary approvals. A variety of types of signage is also proposed. The Project has the potential to alter the visual character and quality of the Project Site. It is recommended that this topic be further analyzed in an EIR.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The Project would introduce new sources of lighting on-site, including visible interior lighting within the six-story hotels and the one- and two-story commercial buildings; exterior building security and architectural lighting; lighting of outdoor common areas; parking lot lighting; and lighted and/or digital signage. Potential sources of daytime glare include building materials to be used in the exterior architectural cladding of the hotel buildings, and sources of nighttime glare include outdoor building security lighting, lighted outdoor common areas, parking lot lighting, illuminated signage, and mobile sources of glare associated with vehicular traffic. The Best Western Plus Executive Inn hotel on the south side of Gale Avenue is a transient occupancy use and is not formally considered a light-sensitive receptor by the County, but may be adversely affected by Project light and glare generation; motorists on Gale Avenue and the Pomona Freeway also represent glare-sensitive receptors. It is recommended that this topic be analyzed further in an EIR.

Shading impacts are influenced by the height and bulk of a structure, the time of year, the duration of shading during the day, and the sensitivity of the surrounding uses. The Project vicinity is characterized by a number of commercial and light industrial uses, which are not shade-sensitive uses; no residential development is located in the local Project vicinity on the northerly side of the 60 Freeway. However, the Project proposes to construct buildings up to six stories in height. Therefore, it is recommended that Project-related shading of adjacent land uses be further analyzed in an EIR.

2. AGRICULTURE / FOREST

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- 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?

The Project Site was used for agricultural cultivation through the mid-1990s, but is presently fallow and vacant except for the facilities constructed by ACE as part of the Nogales Street Grade Separation Project, and is zoned for Restricted Heavy Manufacturing (M-1.5). The Project Site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance³. No impact is anticipated and no further analysis of this topic in an EIR is required.

- b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

The Project Site is currently zoned for Restricted Heavy Manufacturing (M-1.5). No property in the Project area is zoned for agricultural uses and no nearby lands are enrolled under the Williamson Act. As such, the Project would not conflict with existing zoning for agricultural uses or a Williamson Act contract, and there would be no impact. No further analysis of this topic in an EIR is required.

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

The Project Site is currently zoned for Restricted Heavy Manufacturing (M-1.5) and no property in the Project vicinity is zoned for forest land or timberland. The Project would not conflict with zoning for such uses and there would be no impact. No further analysis of this topic in an EIR is required.

³ California Department of Conservation, Division of Land Resources, Los Angeles County Important Farmland Map, 2010.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No forest land exists on the Project Site or in the Project vicinity. The Project would have no impact related to the loss or conversion of forestland and no further analysis of this topic in an EIR is required.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is currently zoned for Restricted Heavy Manufacturing (M-1.5) and the Project area is primarily a commercial and light industrial corridor lining the Pomona Freeway. There are no agricultural uses or related operations on or near the Project Site. As such, no impact would result and no further analysis of this topic in an EIR is recommended.

3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	<i>Less Than Significant Impact</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

- a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

The South Coast Air Quality Management District (“SCAQMD”) is responsible for formulating and implementing air pollution control strategies throughout the South Coast Air Basin (“Basin”). The current Air Quality Management Plan (“AQMP”) outlines the air pollution control measures needed to meet Federal particulate matter standards in 2014 and ozone (“O₃”) standards by 2023. The AQMP utilizes the most up-to-date science and analytical tools, providing a comprehensive strategy aimed at controlling emissions from stationary sources, on- and off-road mobile sources, and area sources.

Project construction would involve the use of heavy-duty construction vehicles, construction worker vehicles, and on-site stationary equipment, which may generate air pollutant emissions in excess of applicable emissions standards. In addition, fugitive dust may be generated during grading and excavation of the Project Site. Construction emissions would be short-term in nature and limited to the periods of active construction activity, and therefore would not add to long-term air quality degradation. However, daily emissions from construction sources may exceed daily SCAQMD emissions thresholds for criteria pollutants and adversely affect implementation of the AQMP.

Project operation would result in emissions from stationary sources on-site associated with natural gas and electrical consumption, and would generate increased traffic and associated vehicular air emissions, which could adversely affect implementation of the AQMP. Daily emissions from these stationary and vehicular sources may exceed daily SCAQMD emissions thresholds for criteria pollutants and adversely affect implementation of the AQMP.

For these reasons, further evaluation of potential air quality impacts associated with Project construction and long-term operation is recommended in an EIR.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

As indicated in Checklist Question 3.a), the Project Site is located within the Basin, which is characterized by relatively poor air quality. State and Federal air quality standards are often exceeded in many parts of the Basin, with Los Angeles County among the highest of the counties that comprise the Basin in terms of non-attainment of the standards. The Project would result in increased air emissions associated with construction and operation, and it is recommended that this topic be analyzed further in an EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As discussed in Checklist Question 3.b), Air Quality, the Project would result in increased air emissions from stationary, mobile, and area sources during construction and operation. The Basin is currently classified as “non-attainment” of Federal and State air quality standards for O₃, particulate matter less than 10 microns in diameter (“PM₁₀”), and particulate matter less than 2.5 microns in diameter (“PM_{2.5}”). It is recommended that this topic be analyzed further in an EIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project Site is located within a commercial and light industrial corridor lining the Pomona Freeway. The nearest residential land uses are located across SR 60 from the Project Site. Construction activities and operation of the Project could increase air emissions above current levels, thereby potentially affecting nearby sensitive receptors. It is recommended that this topic be analyzed further in an EIR.

e) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Objectionable odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes. Odors are also associated with such uses as sewage treatment facilities and landfills. The Project involves the construction and operation of commercial uses (retail, restaurant, office and hotel uses) and is not expected to introduce any major odor-producing uses that would have the potential to affect a substantial number of people. Construction does not typically generate objectionable odors, and operational odors would be limited to those associated with on-site waste generation and disposal (e.g., trash cans, dumpsters). On-site trash receptacles would be covered and properly maintained in a manner that promotes odor control. Construction-related and operational odors would not affect a substantial number of people or result in a nuisance as defined by SCAQMD Rule 402 (Nuisance). Project impacts related to odors would be less than significant and no further analysis of this topic in an EIR is required.

4. BIOLOGICAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

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 (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

Existing vegetation on the Project Site includes non-native grasses and brush that have colonized the former agricultural fields, and scattered ornamental specimen trees near the eastern edge of the property; the on-site trees, which would be removed for Project implementation, may support migratory bird populations. In addition, a partially-channelized surface storm drain extends from near the Project Site’s northeast corner, where it connects via a headwall to the County’s underground storm drain network, and discharges near the northwest Project Site boundary into the City of Industry’s underground storm drain network. Although it is periodically cleared per the Flood Control District to maintain storm flow capacity, the storm drain channel currently supports willows and other riparian and upland vegetation. Under the Project, the storm drain channel would be undergrounded, resulting in the loss of the riparian and upland vegetation that may serve as wildlife habitat. Project impacts on sensitive or special status species are therefore potentially significant and further analysis of this topic in an EIR is recommended.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

As discussed in Checklist Question 4.a), Biological Resources, the Project Site is not located in a designated sensitive or protected natural area. Existing vegetation on the Project Site includes non-native grasses and brush, scattered ornamental specimen trees, and riparian and upland vegetation within the on-site surface storm drain. Although periodically cleared per the Flood Control District, the channel’s riparian vegetation may be considered a sensitive natural community, and the Project would underground the storm drain channel, resulting in the removal of the riparian vegetation. Further analysis of this topic in an EIR is recommended.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As discussed in Checklist Question 4.a), Biological Resources, a partially channelized storm drain channel crosses the Project Site and supports riparian vegetation. This storm drain channel, which would be undergrounded as part of the Project, may constitute a jurisdictional drainage feature and/or wetlands regulated by the U.S. Army Corps of Engineers (“USACE”), Regional Water Quality Control Board (“Regional Board”), and/or the CDFW. Therefore, the Project may result in potentially significant impacts on these resources. Further analysis of this topic, including a field assessment and documentation of jurisdictional drainage features and/or wetlands and the incorporation of findings into an EIR, is recommended.

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?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Existing vegetation on the Project Site includes non-native grasses and brush, scattered ornamental specimen trees, and a partially-channelized on-site surface storm drain supporting willows and other riparian and upland vegetation, which, due to its proximity to urban development, is expected to support only disturbance-tolerant wildlife. While the Project Site does not have suitable conditions to support a wildlife nursery and is not located within or near an established wildlife corridor, riparian and disturbed vegetation types on site may provide nesting sites for birds. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Removal of potential nesting substrate could result in a potentially significant impact. Further analysis of this topic in an EIR is recommended.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Existing vegetation on the Project Site includes non-native grasses and brush that have colonized the former agricultural fields, scattered ornamental specimen trees, and willows and other riparian vegetation within the

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

storm drain channel. No oak woodlands or other unique native or protected trees have been documented on-site. The Project would not likely impact oak woodlands or unique native trees and further analysis of this topic in an EIR may not be required if the absence of oak woodlands or other unique native trees is confirmed.

f) **Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?**

The Project Site is not located within a County-designated SEA, SERA, or an otherwise designated sensitive or protected natural area identified by CDFW or USFWS,⁴ and the majority of on-site vegetation is non-native grasses and brush that have colonized the former agricultural fields, and scattered ornamental specimen trees. The storm drain channel that crosses the Project Site supports riparian and upland vegetation and may constitute a jurisdictional drainage feature and/or wetlands regulated at the Federal and State level, as discussed in Checklist Question 4.c), Biological Resources, but it is not identified by the County as a sensitive habitat. Project implementation would not conflict with local policies or ordinances protecting biological resources and no further analysis of this topic in an EIR is required.

g) **Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?**

The Project Site is not located in an area designated for protection by any State, regional or local habitat conservation plan. The Project would not conflict with local policies or ordinances protecting biological resources and no further analysis of this topic in an EIR is required.

⁴ County of Los Angeles General Plan, Technical Supplement, Appendix E, Significant Ecological Areas/Habitat Management Areas in Los Angeles County, November 1980.

5. CULTURAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

The Project Site was used for agricultural cultivation through the mid-1990s and has been fallow for over a decade. No buildings exist on the Site, which is vacant except for the temporary detour road and related facilities constructed by ACE as part of the Nogales Street Grade Separation Project. An archaeological records search was conducted for the Project Site through the South Central Coastal Information System (“SCCIS”) in March 2008 and no historic resources were identified on the Site or in the vicinity, which is developed with a mix of industrial and commercial uses. No further analysis of this topic in an EIR is required.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

As discussed in Checklist Question 5.a), Cultural Resources, an archaeological records search was conducted for the Project Site through the SCCIS in March 2008 and no resources were identified within the Project Site. However; two archaeological sites were identified within a 0.5-mile radius of the Project Site.⁵ Although the Project’s ground surface has been extensively disturbed during past on-site activities, there is the potential for historic archaeological deposits to have been preserved below the present ground surface. Since the Project would require grading and excavation for subterranean parking structures, building foundation components, and utility trenching that could extend into native soils, the potential exists to encounter previously unknown archaeological resources. It is recommended that this topic be further analyzed in an EIR to determine the potential for, and significance of, any impacts on archaeological resources.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

The Project Site does not include any unique geologic features and Project implementation would not directly or indirectly destroy a unique geologic feature. The Project Site has been previously disturbed by grading, building, and agricultural activities and is partially underlain by artificial fill. While there are no known paleontological resources on the Project Site, vertebrate fossil localities are known to be present nearby in the same sedimentary deposits that occur in the Project area. Project implementation would require grading and excavation for subterranean parking structures, building foundation components, and utility trenching that could extend into native rock units and soils potentially containing paleontological resources. It is recommended that this topic be analyzed further in an EIR to determine the potential for,

⁵ South Center Coastal Information Center, Records Search, March 2008.

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

and significance of, any impacts on paleontological resources.

d) Disturb any human remains, including those interred outside of formal cemeteries?

There are no known burial sites within the Project boundaries or in the vicinity. Nonetheless, although remote, the potential exists to encounter human remains during Project grading and excavation activities associated with subterranean parking structures, building foundation components, and utility trenching. It is recommended that this topic be analyzed further in an EIR to determine the potential for, and significance of, any impacts on human remains.

6. ENERGY

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

Would the project:

a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Project Site design, building construction techniques, and building materials would be required to adhere to the principles of sustainability and green design in compliance with the County’s Green Building Program, which is based on the 2010 California Green Building Standards Code (“CALGreen”) and addresses green buildings, low-impact development (“LID”) regulations governing the treatment of stormwater and urban runoff, and drought-tolerant landscaping. The Project would meet the standards for Leadership in Energy and Environmental Design (“LEED™”) Silver-level certification by the U.S Green Building Council or the equivalent through the implementation of green building techniques and energy conservation features. Further analysis in an EIR of the Project’s proposed energy and water conservation features is recommended as part of the Greenhouse Gas Emissions analysis, as discussed in Checklist Question 8.a), Greenhouse Gas Emissions; analysis of Project compliance with LID requirements in an EIR is recommended as part of the Hydrology Analysis, as discussed in Checklist Question 10.a) and 10.c) through -g), Hydrology and Water Quality; and analysis of the Project’s proposed landscaping and irrigation program is required as part of the Water Supply analysis, as discussed in Checklist Question 18.d), Utilities and Service Systems.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As stated in Checklist Question 6.a), Energy, the proposed Project would incorporate sustainable design principles into Project Site design, building construction techniques, and building materials as appropriate. The Project would be designed to comply with the County’s Green Building Program and would meet the standards for LEED™ Silver-level certification by the U.S Green Building Council or the equivalent, through the implementation of green building techniques and energy conservation features. As stated in Checklist Question 18.e), Utilities and Service Systems, Project-related consumption of natural gas and electricity would represent negligible percentages of overall demand for these resources within the associated service areas, and no further analysis of this topic in an EIR is required.

7. GEOLOGY AND SOILS

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

Would the project:

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 topics by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

The findings discussed below are based, in part, on the Geotechnical Investigation and Liquefaction Evaluation (“Geotechnical Investigation”) prepared for the Project in February 2014, and the Update of Geotechnical Report and Conceptual Grading Plan Review (“Update Report”) prepared in September 2014, by Southern California Geotechnical and provided as Appendix A to this Initial Study. The recommendations contained in the Geotechnical Investigation and Update Report would be implemented as part of Project design and construction (including site grading and excavation), and a finalized geotechnical investigation with building-specific recommendations will be prepared at the time of completion and submittal of Project construction drawings for County approval.

Fault rupture is the displacement that occurs along the surface of a fault during an earthquake. Based on criteria established by the California Geological Survey (“CGS”), faults can be classified as active, potentially active, or inactive. Active faults are those that have shown evidence of movement within the past 11,000 years (i.e., during the Holocene Epoch). Potentially active faults are those that have shown evidence of movement between 11,000 and 1.6 million years ago (i.e., during the Pleistocene Epoch). Inactive faults are those that have not exhibited displacement younger than 1.6 million years before the present. Additionally, there are blind thrust faults, which are low angle reverse faults with no surface exposure. Due to their buried nature, the existence of blind thrust faults is usually not known until they produce an earthquake.

The seismically active region of southern California is crossed by numerous active and potentially active faults and is underlain by several blind thrust faults. The CGS has established earthquake fault zones known as Alquist-Priolo Earthquake Fault Zones around the surface traces of active faults to assist cities and counties in planning, zoning, and building regulation functions. These zones identify areas where potential surface rupture along an active fault could prove hazardous and identify where special studies are required to characterize hazards to habitable structures. The Project Site is located within the La Habra Quadrangle, which depicts the Whittier Fault, an Alquist-Priolo Earthquake Fault Zone, about three miles to the south.⁶ Based on this information, the Project would not result in substantial damage to structures or infrastructure, or expose people to substantial risk of injury involving rupture of a known earthquake fault and, although

⁶ State of California Division of Mines and Geology, State of California Special Studies Zones, La Habra Quadrangle, Revised Official Map, November 1, 1991.

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

impacts from fault rupture are less than significant, further discussion of this topic in an EIR is recommended.

ii) Strong seismic ground shaking?

The Project Site is located within the seismically active Southern California region. For these reasons, the Project Site may be subject to shaking during earthquake events. The level of ground shaking that would be experienced at the Project Site from active or potentially active faults or blind thrust faults in the region would be a function of several factors including earthquake magnitude, type of faulting, rupture propagation path, distance from the epicenter, earthquake depth, duration of shaking, topography, and geology. The closest known active faults to the Project Site are the Whittier Fault, Duarte Fault, Cucamonga Fault, San Jose Fault, Sierra Madre Fault, Raymond Fault, and the Clamshell-Sawpit Canyon Fault.^{7,8} In addition to these faults, the other major active faults that could produce secondary effects from ground shaking are the Whittier-Elsinore Fault, San Jacinto Fault, and San Andreas Fault.

Project construction would be required to adhere to applicable regulations to minimize seismic-related hazards, because of the Project Site's location in seismically active southern California and in the vicinity of an Alquist-Priolo Earthquake Fault Zone. Accordingly, impacts related to seismic ground shaking would be less than significant but further discussion of this topic in an EIR is recommended.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

Per the Geotechnical Investigation prepared for the Project, liquefaction is not considered to be a concern for the majority of the proposed buildings on the Project Site because of the presence of dense bedrock at depths shallower than the historic high groundwater table. However, liquefiable soils were encountered at the site of the northeast corner of Building 2 and beneath a portion of the Hotel A on Parcel 2.⁹ Liquefaction analyses performed for the deep borings conducted at these locations indicate total dynamic settlements on the order of approximately one inch in the northeast portion of the site and approximately one-and-one-quarter inches in the southwest portion of the site. Liquefaction-induced differential settlements are expected to be equal to the total dynamic settlements, which are assumed to produce angular distortion of structures of less than 0.002 inches per inch over a distance of 100± feet. Liquefaction-related risk of ground failure during a seismic event is therefore considered less than significant. The Geotechnical Investigation also determined that the risk of lateral spreading on the Project Site is low. Discussion of seismic-induced ground failure related to liquefaction and lateral spreading in an EIR is recommended.

⁷ California Institute of Technology, Southern California Earthquake Data Center, Significant Earthquakes and Faults, Faults of Southern California, Los Angeles Region. Available at <http://www.data.scec.org/significant/losangeles.html>. Accessed February 3, 2014.

⁸ Los Angeles County General Plan, Safety Element, Plate 1 – Fault Rupture Hazards and Historic Seismicity, January 1990.

⁹ State of California Division of Mines and Geology, State of California Seismic Hazard Zones, La Habra Quadrangle, Official Map, April 15, 1998.

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

iv) Landslides?

The Project Site is not located in an area subject to, or containing, a major landslide, according to the current surroundings and State seismic hazard mapping.¹⁰ The Project Site and surrounding vicinity are comprised of gently rolling topography and the elevation differential on the Project Site is approximately 42 feet between the high point at the southeast corner near Gale Avenue and the low point near the drainage at the north end of the Project Site. Further, the Project Site is not in immediate proximity to any mountains or steep slopes. As such, there is no potential for landslides to occur on or near the Project Site, and the Project would not expose people or structures to potential substantial adverse effects involving landslides. No further analysis of this topic in an EIR is required.

b) Result in substantial soil erosion or the loss of topsoil?

During construction, the Project Site would be subject to ground-disturbing activities (e.g., excavation, grading, foundation construction, the installation of utilities) and would require grading and excavation of approximately 322,619 cubic yards of soil (192,085 cubic yards cut and 130,534 cubic yards fill) with the export of approximately 48,301 cubic yards of material. These activities would expose soils for a limited time, allowing for possible erosion. Since Project construction would require greater than one acre of ground-disturbing activities, the Applicant would be required to prepare a Stormwater Pollution Prevention Plan (“SWPPP”) in accordance with the National Pollutant Discharge Elimination System (“NPDES”) permit. The SWPPP incorporates best-management practices (“BMPs”) in accordance with the California Stormwater Best Management Practices Handbook, to control erosion and to protect the quality of surface water runoff during Project construction.

With respect to soil erosion during Project operations, the potential is relatively low due to the fact that the Project Site would be entirely paved, developed, or landscaped. The use of vegetation and groundcover would act as an effective barrier to soil erosion by impeding direct contact between precipitation/irrigation and on-site soils. Moreover, with implementation of operational BMPs per the County’s Standard Urban Stormwater Management Plan (“SUSMP”), erosion of any exposed soil would be controlled and associated impacts reduced to a less than significant level.

However, discussion of the potential for soil erosion or loss of topsoil in an EIR is recommended.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

As stated in Checklist Questions VII.a)iii) and -iv), impacts related to these geologic hazards are considered less than significant but discussion of this topic in an EIR is recommended.

¹⁰ State of California Division of Mines and Geology, State of California Seismic Hazard Zones, La Habra Quadrangle, Official Map, April 15, 1998.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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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?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Most of the near-surface soils on the Project Site were determined to consist of sandy clays and silty clays, and laboratory testing indicated that these materials have medium to high expansion potentials. Accordingly, the Geotechnical Investigation recommends that special care be taken to properly moisture-condition and maintain adequate moisture content in all subgrade soils as well as new fill soil. In light of the amount of grading and excavation proposed for the Project, the Geotechnical Investigation also recommends that additional expansion index testing be performed subsequent to grading to confirm the actual conditions at the building pad subgrade elevations. Based on the varied expansion potentials, and with respect to the relatively large volume of grading which is proposed, it is expected that the finished site would possess a medium expansion potential. The Project would be constructed and designed in accordance with the 2013 California Building Code, as enforced by the County of Los Angeles, which includes building foundation requirements appropriate to site-specific conditions. With compliance with the California Building Code and implementation of the recommendations contained in the Geotechnical Investigation and Update Report, impacts related to expansive soils would be less than significant. However, discussion of this topic in an EIR is recommended.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is located in an urbanized area where wastewater infrastructure is already in place. The Project would connect to existing municipal infrastructure and would not require septic tanks or alternative wastewater disposal systems. No further analysis of this topic in an EIR is required.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As discussed in Checklist Question 7.a.iv, the Project Site is relatively flat and is not in immediate proximity to any hillsides or steep slopes. Therefore, it would not conflict with County ordinances related to hillside management and design standards. No further analysis of this topic in an EIR is required.

8. GREENHOUSE GAS EMISSIONS

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

Would the project:

- a) **Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?**

Construction and operation of the Project would increase greenhouse gas (“GHG”) emissions that have the potential to either individually or cumulatively result in a significant impact on the environment. In addition, Project operation would increase vehicle trips that would generate GHGs emissions. It is recommended that this topic be further analyzed in an EIR and include a quantitative evaluation of Project-related GHG emissions resulting from the use of construction equipment, vehicle trips, electricity and natural gas consumption, and water consumption, as well as Project-related energy and water conservation features.

- b) **Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

On November 26, 2013, the County adopted CALGreen, as Ordinance 2013-0053, thereby codifying its provisions as the new Los Angeles County Green Building Program, effective January 1, 2014.¹¹ The County’s Green Building Program contains mandatory and voluntary green building standards intended to the aid in the reduction of GHG emissions through energy conservation. In addition, development projects are required to implement applicable energy conservation measures to reduce GHG emissions per the California Global Warming Solutions Act of 2006, also known as AB 32.

The Project would be designed to comply with the County’s Green Building Program, which is based on CALGreen and addresses green buildings, LID standards addressing stormwater and urban runoff, and drought-tolerant landscaping measures. The Project would be designed to meet the standards for LEED™ Silver-level certification by the U.S Green Building Council or the equivalent, through the implementation of green building techniques and energy conservation features. However, the amount of greenhouse gas emissions associated with the Project has not been estimated at this time. Therefore, further analysis of this topic in an EIR is required to determine if the Project would achieve consistency with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions.

¹¹ Los Angeles County Green Building Program, Ordinance 2013-0053.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

Project construction activities would require the temporary use of such hazardous substances as vehicle fuels and oils, hydraulic fluids, cleaning agents, paints, adhesives, surface coatings, and other finishing materials. The use of these materials during Project construction would be short-term in nature and would be undertaken in accordance with standard construction practices, as well as with applicable federal, state, and local regulations. Potentially hazardous materials would be contained, stored, used, and disposed of in accordance with manufacturers’ instructions and handled in compliance with applicable standards and regulations. Because these activities would cease with the completion of Project construction, construction activities would not create a significant hazard to the public or environment through the routine transport, use, or disposal of hazardous material, and no further analysis of this topic in an EIR is required.

Project operation would involve the use of minor amounts of hazardous materials for routine cleaning and maintenance, including commercially available cleaning solutions, solvents, and pesticides. Additionally, the Project would utilize limited amounts of hydraulic fluid in elevator equipment and limited quantities of refrigerant in HVAC systems. All potentially hazardous materials would be contained, stored, used, and disposed of in accordance with manufacturers’ instructions and handled in compliance with applicable standards and regulations. With compliance with existing federal, state, and local regulations, the transport, use, and storage of these materials would not pose a significant hazard to the public or the environment impacts would be less than significant. No further analysis of this topic in an EIR is required.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

A Phase I Environmental Site Assessment Report (Phase I report) was prepared for the Project Site in November 2013.¹² The Phase I report, which is included as Appendix A of this Initial Study, provides an assessment of existing conditions on the Project Site. The Phase I report identified that the Project Site was in residential use from at least 1928 until 2008, when the on-site dwellings were demolished. The property has been vacant since at least 2008, except for the temporary detour road and related facilities constructed by ACE as part of the Nogales Street Grade Separation Project.

The Phase I report revealed no evidence of a recognized environmental condition in connection with the Project Site. While several properties in the Project area were listed on the Environmental Data Resources (“EDR”) Report, no associated environmental concerns that affect the Project Site were found, either due

¹² Phase I Environmental Site Assessment Report, Vacant Lot, 18800 Gale Avenue, Rowland Heights, CA 91748, November 22, 2013. Prepared by Leymaster Environmental Consulting, LLC. The Environmental Data Resources Report and overall assessments conducted for this address also cite the 18800 Railroad Street project address.

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

to distance from the Project Site, the absence of violations on the off-site properties, or because responsible parties have been identified for the environmental concern. Since there are no hazardous materials concerns related to the Project Site, construction activities, including excavation and Project Site preparation for construction, would not create a hazard to the public through the release of hazardous materials.

As discussed in Checklist Question 9.a), Project construction would involve the temporary use of hazardous substances in the form of paint, adhesives, surface coatings and other finishing materials, and cleaning agents, fuels and oils. All materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers’ instructions. Furthermore, any emissions from the use of such materials would be minimal and localized to the Project Site.

Also as discussed in Checklist Question 9.a), the operation of retail, restaurant, office and hotel uses associated with the Project would use minimal amounts of hazardous materials for routine cleaning and maintenance. With compliance with existing federal, state, and local regulations, the Project would not create a significant hazard to the public or the environment through reasonably foreseeable accident and upset conditions. No further analysis of this topic in an EIR is recommended.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

There are no schools within one-quarter mile of the Project Site. The closest schools are Santana High School, located approximately 0.4 miles from the Project Site; Rorimer Elementary School in South San Jose Hills, approximately 0.5 miles from the Project Site; Telesis Academy of Science and Math in West Covina, approximately 0.7 miles from the Project Site; and Nogales High School in La Puente, approximately 0.8 miles from the Project Site. The closest residential uses are located to the south of the Project Site, across the Pomona Freeway, at a distance of approximately 275 feet from the southernmost tip of the Project Site. As discussed in Checklist Question 9.a), construction of the Project would involve the temporary use of hazardous substances. All materials would be used, stored, and disposed of in accordance with applicable laws and regulations and manufacturers’ instructions. Any emissions from the use of such materials would be minimal and localized to the Project Site. Although Project construction may encounter subsurface hazardous materials, these materials are required to be handled in accordance with applicable regulations, would be localized to the Project Site, and existing sensitive uses are sufficiently far from the Project Site to preclude impacts if such materials are encountered during Project construction.

Project operation would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, and pesticides for landscaping. These materials would be used in small quantities and in accordance with the manufacturers’ instructions for use, storage, and disposal of such products. During Project operation, the limited quantities and any prescribed handling procedures of hazardous materials would not pose a risk to sensitive uses in the Project vicinity, since there would be minimal emissions localized to the Project Site. As such, the Project would result in less than significant impacts related to hazardous materials affecting sensitive land uses within one-quarter mile of the Project Site. No further analysis of this topic in an EIR is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As discussed in Checklist Question 9.b), the Project Site is not located on a list of hazardous materials sites pursuant to Government Code § 65962.5 or on any other such lists.¹³ There are two sites within one-half mile of the Project Site that are listed on the Comprehensive Environmental Response, Compensation and Liability System (“CERCLIS”) and on the National Priorities List (“NPL”). In addition, there are several other sites within approximately 750 feet of the Project Site that are noted in the EDR Report but not the CERCLIS or NPL. No environmental concerns exist as a result of these sites, due to either the distance from the subject property, the absence of violations, or because responsible parties have been identified for the environmental concern. No further analysis of this topic in an EIR is required.

e) 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 for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is not located within an airport land use plan or within two miles of a public airport or public use airport. The nearest airport is the Fullerton Municipal Airport, approximately 10 miles to the southwest. Therefore, the Project would not result in an airport-related safety hazard for people residing or working in the Project vicinity. No further analysis of this topic in an EIR is required.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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There are no private airstrips in the Project vicinity, and the Site is not located within a designated airport hazard area. Therefore, the Project would not result in airport-related safety hazards for the people residing or working in the area and no further analysis of this topic in an EIR is required.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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While it is expected that the majority of construction activities for the Project would be confined on-site, short-term construction activities may temporarily affect access on portions of adjacent streets during certain periods of the day. The Project would modify existing Site access as well as on-site circulation, but would comply with all applicable emergency vehicle access standards. Project-related traffic may impact

¹³ Phase I Environmental Site Assessment Report, Vacant Lot, 18800 Gale Avenue, Rowland Heights, CA 91748, November 22, 2013. Prepared by Leymaster Environmental Consulting, LLC. The Environmental Data Resources Report and overall assessments conducted for this address also cite the 18800 Railroad Street address.

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

local circulation patterns and the traffic load and capacity of the existing street system, which could impact levels of service (LOS) at intersections in the Project study area and thus adversely affect emergency access. It is recommended that this topic be analyzed further in an EIR.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The Project Site is located in an established urbanized area and is not located within a County-designated Very High Fire Hazard Severity Zone.¹⁴ As such, the Project would not expose people or structures to a significant risk involving increased fire hazards. No further analysis of this environmental topic in an EIR is recommended.

ii) within a high fire hazard area with inadequate access?

As discussed in Checklist Question 9.h)i), the Project is not located within a high fire hazard area. Furthermore, the Project vicinity is served by major roadways and access routes. No further analysis of this topic in an EIR is required.

iii) within an area with inadequate water and pressure to meet fire flow standards?

The Project Site is located in an established urbanized area that is already served by municipal infrastructure. However, the capacity and condition of water supply conveyance infrastructure in the Project area, and its adequacy for firefighting and fire flow purposes, is presently unconfirmed. It is recommended that this topic be analyzed further in an EIR.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

As discussed in Checklist Question 9.h)i), the Project is not located within a high fire hazard area or in proximity to land uses that represent dangerous fire hazards. Surrounding land uses are primarily commercial and light industrial in nature. No further analysis of this topic in an EIR is required.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed uses are commercial in nature and would not constitute a potentially dangerous fire hazard. Retail, restaurant, office and hotel uses are not inherently dangerous with regards to fire hazard risks, and

¹⁴ Los Angeles County Very High Fire Hazard Severity Zones in LRA, as recommended by CalFire, September 2011. http://frap.fire.ca.gov/webdata/maps/los_angeles/LosAngelesCounty.pdf. Accessed May 2014.

*Less Than
Significant
Potentially Significant Impact with Mitigation Incorporated Less Than Significant Impact No Impact*

new construction would be required to comply with applicable building and fire codes. Project implementation would have a less than significant impact with respect to the creation of a potentially dangerous fire hazards and no further analysis of this topic in an EIR is required.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

Would the project:

a) Violate any water quality standards or waste discharge requirements?

With the exception of the temporary detour road and related facilities constructed by ACE as part of the Nogales Street Grade Separation Project, the Project Site is undeveloped. The Project Site exhibits gently rolling topography and a natural elevation differential of approximately 42 feet between its high point near the southeast corner at Gale Avenue and its low point in the northeast corner at the storm drain channel. Runoff on the northern Project Site drains north into the on-site stormwater drainage channel via overland sheet flow and an underground 48-inch storm drain pipe along the east side of the Project Site. The storm drain channel connects to the County of Los Angeles underground storm drain network near the eastern property line and to the City of Industry underground storm drain network near the northern property line. Runoff on the southern Project Site drains south to Gale Avenue and is conveyed via gutters into catchment basins and the municipal storm drain network beneath Gale Avenue.

The Project would result in substantial improvements to the Project Site, including the development of hotels and commercial (retail, restaurant and office) buildings, associated surface parking lots and walkways, and landscaped areas. Construction of the Project would require earthwork activities, including excavation and grading of the Project Site, and during precipitation events, the potential exists for minor soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of sediment and pollutants into municipal storm drains. In addition, Project operation, including operation of commercial and hotel uses and the use of associated parking lots, would generate pollutants that, if conveyed off-site via runoff, could result in adverse water quality impacts. The Project would be required to implement design features and regulatory mechanisms to avoid significant impacts to water quality standards and waste discharge requirements, in compliance with the County’s Green Building Program LID requirements. Nonetheless, it is recommended that this topic be analyzed further in an EIR, including identification of specific Project features proposed for LID compliance.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The Project does not propose groundwater extraction, nor would it substantially deplete groundwater supplies or interfere with groundwater recharge. Project implementation would replace pervious surfaces on the Project Site with impervious (paved or developed) surface; however, the majority of the Project Site is underlain by bedrock at shallow depth, and precipitation on the Project Site does not infiltrate the Project Site sufficiently to contribute measurably to groundwater recharge. Project impacts on groundwater

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

recharge would be less than significant and no further analysis of this environmental topic in an EIR is recommended.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

Project construction would temporarily alter existing drainage patterns on the Project Site, particularly during excavation and grading activities. If a precipitation event were to occur during these activities, exposed sediments could be carried off-site and into the local storm drain system, increasing siltation. In addition, the Project would grade the Project Site and underground the existing partially-channelized surface storm drain. As a result, the Project would alter existing on-site change drainage patterns. It is recommended that this topic be analyzed further in an EIR.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

While the Project Site is under construction, the rate and amount of surface runoff generated at the Project Site would fluctuate. With respect to Project operation, the increase in impervious surfaces (i.e., buildings, parking lots and walkways) has the potential to alter the volume and rate of stormwater runoff generated on the Project Site. The Project would construct drain infrastructure in compliance with the County’s Green Building Program LID requirements, which require an increase in stormwater capture and retention compared to existing conditions, in part to avoid flooding. Nevertheless, Project implementation would alter drainage patterns on the Project Site and it is recommended that the potential for on- or off-site flooding during Project construction and operation be analyzed further in an EIR.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

The Project would replace pervious area on the Project Site with impervious surfaces (i.e., buildings, parking lots and walkways) and on-site storm drain infrastructure that would convey stormwater and urban runoff to the off-site municipal stormwater network. The Project would also underground the existing partially channelized surface storm drain at the northern end of the Project Site, which accumulates seasonal standing water. These improvements would reduce the potential for standing water on-site compared to existing conditions. Therefore, impacts would be less than significant and no further analysis of this topic in an EIR is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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f) 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?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As discussed in Checklist Questions 10.c) and 10.d), construction and operation of the Project could potentially result in flooding and additional sources of polluted runoff. It is recommended that this topic be analyzed further in an EIR.

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As discussed in Checklist Question 10.a), Project construction would require excavation and grading of the Project Site. During precipitation events in particular, these activities have the potential to result in minor soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains, which could adversely affect water quality. The Project would be required to incorporate design features and practices to reduce impacts to water quality in compliance with the County's Green Building Program LID requirements. However, it is recommended that this topic be analyzed further in an EIR, including the identification of specific Project features proposed for LID compliance.

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The Project would be designed to comply with the County's Green Building Program LID requirements, which govern the treatment of stormwater runoff. Nonetheless, because the Project proposes the development of a large Project Site that is currently undeveloped, it is recommended that this environmental topic be further analyzed in an EIR to evaluate consistency of the Project design with the County's LID requirements.

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As discussed in Checklist Question 4.b), Biological Resources, the Project Site is not located in or near a County-designated Significant Ecological Area (SEA) or otherwise sensitive natural environment identified by CDFW or USFWS. The partially channelized storm drain channel currently supports willows and other riparian and upland vegetation, although it is periodically cleared per the Flood Control District to maintain storm flow capacity. The Project Site is not located within nor does it discharge directly to a designated Area of Special Biological Significance, which comprises 34 areas of the ocean monitored and maintained

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

for water quality by the State Water Resources Control Board.¹⁵ As a result, the Project would have no impact on such resources and no further analysis of this topic in an EIR is required.

j) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

The Project Site is located in an established urbanized environment already served by wastewater infrastructure. The Project would include on-site utility improvements and connections to off-site municipal wastewater infrastructure (connecting to the City of Industry municipal system). Therefore, no on-site wastewater treatment is proposed. No further analysis of this topic in an EIR is required.

k) Otherwise substantially degrade water quality?

As discussed in Checklist Question 10.a), Project construction would require excavation and grading of the Project Site. During precipitation events in particular, these activities have the potential to result in minor soil erosion during grading and soil stockpiling, subsequent siltation, and conveyance of other pollutants into municipal storm drains, which could adversely affect water quality. The Project would be required to incorporate design features and practices to reduce impacts to water quality in compliance with the County's Green Building Program LID requirements. However, it is recommended that this topic be analyzed further in an EIR, including the identification of specific Project features proposed for LID compliance.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The Project Site is not located within a 100-year flood hazard area as mapped in a Federal Flood Insurance Rate Map. Furthermore, no housing is proposed as part of the Project. As such, the Project would have no impact related to the placement of housing in a flood hazard area and no further analysis of this topic in an EIR is required.¹⁶

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

As discussed in Checklist Question 10.l), the Project Site is not located within a 100-year flood hazard area. No further analysis of this topic in an EIR is required.

¹⁵ State Water Resources Control Board, California's Areas of Special Biological Significance. Available at: http://www.waterboards.ca.gov/water_topics/programs/ocean/asbs_map.shtml. Accessed March 3, 2014.

¹⁶ Federal Emergency Management Agency, Flood Insurance Rate Map, Map Number 06037C1875F, Effective Date September 26, 2008.

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is not located within a designated floodplain or located within a County-designated potential dam or reservoir inundation area, nor are there any dams or levees in the Project vicinity.¹⁷ No further analysis of this topic in an EIR is required.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, lake, or storage tank. A tsunami is a great sea wave, commonly referred to as a tidal wave, produced by significant disturbance undersea, such as a tectonic displacement of sea floor associated with large, shallow earthquakes. Mudflows occur as a result of downslope movement of soil and/or rock under the influence of gravity.

As described above, the Project Site is not located within a County-designated inundation hazard area, and there is no risk of a seiche. The Project Site is located approximately 22 miles inland (northeast) of the Pacific Ocean and is within a designated tsunami inundation zone.¹⁸ The Project Site itself is characterized by relatively flat topography, and there are no hillsides nearby to cause potential mudflows. Therefore, there is no potential for as a result of seiche, tsunami or mudflows on the Project Site, and no further analysis of this topic in an EIR is required.

¹⁷ Los Angeles County Department of Regional Planning, Draft County of Los Angeles General Plan, Los Angeles County Dam and Inundation Routes Policy Map, Figure 9.4.

¹⁸ California Department of Conservation, Los Angeles County Tsunami Inundation Map with USGS 24K Quads. Available at http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/LosAngeles/Pages/LosAngeles.aspx. Accessed February 2014.

11. LAND USE AND PLANNING

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

Would the project:

a) Physically divide an established community?

The Project Site is located within an established corridor of commercial, office, and light industrial development that lines Gale Avenue and Railroad Street in the Project vicinity, clustered around the Nogales Street intersection, and is part of the broader corridor of light industry that comprises the City of Industry and lines the Pomona Freeway and Valley Boulevard between the Orange Freeway and the San Gabriel Freeway. There are already two shopping centers (Rowland Heights Plaza Shopping Center and Mandarin Plaza) and a hotel (Best Western Plus Executive Inn) in the immediate vicinity. The Project Site is zoned for Restricted Heavy Manufacturing (M-1.5), which permits a broad range of industrial and commercial uses, although it prohibits hotels (which is the reason for the Applicant’s proposed zone change to C-3-(DP) for Parcels 2 and 3, a zoning designation that conditionally allows hotel development). Accordingly, the Project would therefore introduce uses that are consistent with those already present in the surrounding area. The nearest residential neighborhoods are located southerly of the Project Site, on the opposite side of the Pomona Freeway. Therefore, the Project would not divide an established community. No further analysis of this topic in an EIR is required.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

The Project Site’s land use classification is Major Industrial per the General Plan Land Use Policy Map and Industrial per the Rowland Heights Community Plan Land Use Map, which denotes land designated for manufacturing, warehousing, and heavy commercial uses. The zoning designation for the Project Site is M-1.5-BE, where “M-1.5” denotes Restricted Heavy Manufacturing, which permits a broad range of industrial and commercial uses, including most commercial uses permitted in the C3 Unlimited Commercial zone, but prohibits (among other uses) heavy manufacturing, residential uses, and hotels or motels (considered transitory residential uses).¹⁹

The Project would involve a Zone Change from M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to C-3-(DP) (Unlimited Commercial-Development Program) for Parcels 2 and 3, and Conditional Use Permits (“CUP”) to authorize a commercial shopping center containing more than three business establishments and the sale of alcoholic beverages for on-site consumption in conjunction with operations of the two proposed hotels. A Vesting Tentative Tract Map would also be sought to allow the sale of commercial condominiums in conjunction with the proposed shopping center. Although development would otherwise be consistent with the underlying zoning, Community Plan land use designation, and Rowland Community Standards District development standards, it is recommended that this topic be analyzed further in an EIR.

¹⁹ Los Angeles Planning and Zoning Code, Chapt. 22.32.100 et seq.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

As discussed in Checklist Question 11.b), the Project would involve a Zone Change from M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to C-3-(DP) (Unlimited Commercial-Development Program) for Parcels 2 and 3. It is recommended that this topic be analyzed further in an EIR.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The Project Site is not located within an area subject to Hillside Management criteria, nor is it located in a County-designated SEA. No further analysis of this topic in an EIR is required.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

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?**

Project implementation would not result in the loss of availability of a known mineral resource of value to the region and residents of the State, nor of a locally important mineral resource recovery site. The Project Site is not designated as a mineral extraction land use. No further analysis of this topic in an EIR is required.

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?**

Project implementation would not result in the loss of availability of a known mineral resource of value to the region and residents of the State, nor of a locally important mineral resource recovery site. No further analysis of this topic in an EIR is required.

13. NOISE

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project result in:

- a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

Project construction would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that would generate noise on a temporary basis. Project operation may increase existing noise levels as a result of Project-related traffic; the operation of HVAC systems; noise associated with the operation of vehicles in the parking lots/structures; loading and unloading of trucks; and employee and hotel guest/commercial patron activities on the Project Site. In addition, the Project Site is adjacent to a Metrolink/Union Pacific Railroad rail line and in close proximity to the Pomona Freeway. Therefore, it is recommended that the Project’s potential to expose persons to noise in excess of noise standards be analyzed further in an EIR.

- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

Construction of the Project may generate groundborne vibration and noise as the result of site clearing, grading, and excavation activities, construction equipment operation, and haul truck travel. Project construction therefore has the potential to generate or expose people to excessive groundborne vibration or noise levels. It is recommended that groundborne vibration from construction activities be analyzed further in an EIR.

Operational activity would be limited to retail, restaurant, office and hotel uses that would not generate excessive groundborne noise or vibration. It is therefore anticipated that Project operation would result in less than significant groundborne vibration or noise impacts, and no further analysis of this topic in an EIR is required.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

As discussed in Checklist Question 13.a), Project operations may increase existing ambient noise levels. It is recommended that potential impacts associated with a permanent increase in ambient noise levels be analyzed further in an EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As discussed in Checklist Question 13.a), Project construction would require the use of heavy construction equipment (e.g., bulldozers, backhoes, cranes, loaders, etc.) that would generate noise on a short-term basis. It is recommended that potential impacts associated with a temporary or periodic increase in ambient noise levels be analyzed further in an EIR.

e) 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 expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As discussed in Checklist Question 9.e), the Project Site is not located within an airport land use plan or within two miles of a public airport. The nearest airport is Fullerton Municipal Airport, approximately 10 miles to the southwest. Therefore, the Project would not expose people temporarily residing or working in the Project area to excessive noise levels, and no further analysis of this topic in an EIR is required.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As discussed on Checklist Question 13.e), the nearest airport is Fullerton Municipal Airport, approximately 10 miles to the southwest. Since the Project is not within the vicinity of a private airstrip, it would not expose people temporarily residing or working in the area to excessive noise levels and no further analysis of this topic is required.

14. POPULATION AND HOUSING

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) Induce substantial 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)?

Although the Project proposes new private internal access and circulation driveways, the Project would not require the addition or extension of public roads or other infrastructure. The Project would connect to existing utility infrastructure, such as domestic and fire water systems (connecting to the Rowland Water District), wastewater infrastructure (connecting to the City of Industry municipal system), and electricity, natural, gas, and telecommunications infrastructure.

Construction of the Project would create temporary construction-related jobs. However, the work requirements of most construction projects are highly specialized so that construction workers remain at a job site only for the time in which their specific skills are needed to complete a particular phase of the construction process. Thus, Project-related construction workers would not be anticipated to relocate to the Project area and Project construction is not expected to generate new households in the area.

With respect to operations, since the Project is a commercial development and would not introduce any residential uses, the Project would not result in direct population growth. The development of hotel, retail, restaurant and office uses would increase employment opportunities in the area. However, it is likely that most of the employees of the proposed businesses would already be residents of the Project area and Project implementation would not result in the relocation of a substantial number of new households to the Project area for Project-related employment opportunities. No further analysis of this topic in an EIR is required.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

No residential uses exist on the Project Site; the nearest residential uses are south of the Pomona Freeway. The Project would not result in the demolition of existing housing units and no further analysis of this topic in an EIR is required.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

As discussed in Checklist Question 14.b), since there are no dwelling units on the Project Site, there would be no displacement of people or the necessity to construct replacement housing elsewhere. No further analysis of this environmental topic in an EIR is required.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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d) Cumulatively exceed official regional or local population projections?

As discussed in Checklist Question 14.a), the Project would not introduce residential uses that would induce significant population growth. In addition, employment opportunities created by the proposed commercial businesses and hotels would likely draw from the existing labor force in the area and not result in substantial indirect population growth. Therefore, the Project would not contribute to cumulatively considerable exceedance of official regional or local population projections to be exceeded. No further analysis of this environmental topic in an EIR is required.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The Los Angeles County Fire Department (“LACFD”) provides fire protection and emergency medical services to County communities. The nearest LACFD fire stations serving the Project Site is Station 145, located at 1525 S. Nogales Avenue (approximately 0.5 miles south of the Project Site); Station 61, located at 20011 La Puente Road (approximately 2.2 miles from the Project Site); Station 119, located at 20480 E. Pathfinder Road (approximately 2.4 miles southeast of the Project Site); and Station 118, located at 17056 Gale Avenue (approximately 2.5 miles west of the Project Site).

The Project would increase development intensity over existing conditions, resulting in greater demand on LACFD fire protection and emergency medical services, which may adversely impact emergency response times. Further evaluation is needed to determine the Project’s potential to impact LACFD fire protection, emergency medical services, and response times in the Project area. In addition, during Project Construction, temporary lane closures may be required for construction of new through roads, utility connections, and other street work. Further evaluation is required to determine the potential for, and significance of, any impacts such temporary lane closures would have on response times. Therefore, it is recommended that potential impacts associated with fire protection services be analyzed further in an EIR.

Sheriff protection?

The Los Angeles Sheriff Department (“LASD”) provides sheriff protection services to County communities. The nearest LASD fire stations serving the Project Site is the Walnut/Diamond Bar Station, located at 21695 East Valley Boulevard (approximately 4.0 miles northeast of the Project Site). The Walnut/Diamond Bar Station serves the Cities of Walnut, Diamond Bar, Rowland Heights, as well as the unincorporated areas of Covina Hills and West Covina.

Since the Project would introduce new commercial buildings and employees to the Project Site, including hotel restaurants that may seek alcohol licenses, greater demand on LASD sheriff protection services would be generated and there is potential for impacts on emergency response times. Further evaluation is needed to determine the potential for, and significance of, Project impacts on LASD sheriff protection services or sheriff response times in the Project area. Therefore, it is recommended that potential impacts associated with sheriff protection services be analyzed further in an EIR.

	<i>Less Than Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Schools?

The Project Site is served by the Rowland Unified School District, which provides education services to 15,000 students in 11, K-6 elementary schools, 3, K-8 Academies, 2 Intermediate schools, 2 High Schools, 1 Continuation High School, and a Community Day School. The Rowland School District serves the communities of Rowland Heights, Walnut, La Puente, City of Industry and West Covina, as well as portions of unincorporated Los Angeles County within the District.

The Project is a commercial development and does not propose any residential uses that would generate students or direct demand for school services. With regard to the Project’s additional employment opportunities, as discussed above, employees are likely already residing with nearby communities and not expected to relocate for the employment opportunities provided by the Project. To the extent that these future employees might already be located within Los Angeles County communities, their children would already be attending area schools and would not create additional impacts. Impacts to schools would be less than significant, and no further analysis of this topic in an EIR is required.

Parks?

The Los Angeles County Department of Parks and Recreation (“LACDPR”) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the Project vicinity. The nearest park to the Project Site is Rowland Heights Park, an 11-acre neighborhood park located at 1500 South Banida Avenue (approximately 0.7 mile southeast of the Project Site). Additionally, Sunshine Park, a small neighborhood park located at 515 South Deepmead Avenue, is approximately 0.85 mile northwest of the Project Site.

The Project is a commercial development and would not introduce any new population that would directly generate demand for existing or planned park facilities, nor would the Project would not displace or directly impact any parks or recreational facilities. The Project would result in an increase in the number of employees on the Project Site, but they are not anticipated to take advantage of park facilities or services in substantial numbers. Impacts on parks and recreation facilities would be less than significant, and no further analysis of this topic in an EIR is required.

Libraries?

The Project is a commercial development and does not propose any residential uses that would generate demand for library services. As such, impacts on libraries would be less than significant and no further analysis of this topic is required.

Other public facilities?

Because the Project proposes commercial uses, Project implementation is not anticipated to result in demand for other public facilities such as hospitals, etc. and no further analysis of this topic is required in an EIR.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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As discussed in Checklist Question 15.), the Project proposes commercial uses and would not introduce residents that directly increase demand for parks or other recreational facilities, and employees would not measurably increase such demand. Therefore, the Project would not increase the demand for parks or recreational services such as to cause physical deterioration. No further analysis of this topic in an EIR is required.

b) **Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project proposes commercial uses and does not propose the development of recreation facilities. As discussed in Checklist Question 15.a), the Project does not propose residential uses that could directly increase demand for parks or other recreation facilities, and Project employees would not measurably increase such demand. No further analysis of this topic in an EIR is required.

c) **Would the project interfere with regional open space connectivity?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Project Site is located within a heavily urbanized area. The Project Site is located within a corridor of light industrial and commercial uses lining the Pomona Freeway between the Orange Freeway on the east and the San Gabriel River Freeway on the west. The surrounding area is developed with light industrial and commercial uses. The Project area is not designated as a wildlife corridor. The Puente-Chino Hills, which contain open space areas at the western end of the Puente-Hill Wildlife Corridor, are located approximately 2.5 miles south of the Project Site. The Schabarum Skyline Trail runs to the west and north of the site and provides connection to various trails, including trails in Schabarum Regional Park and Powder Canyon. Urban development and transportation corridors in the immediate project vicinity prevent further wildlife connectivity with the Puente/Chino Hills south of the Project Site. The Project would not interfere with regional open space connectivity and a less than significant impact would result. No further analysis of this topic in an EIR is required.

17. TRANSPORTATION/TRAFFIC

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

Project construction could result in temporary congestion in the immediate Project vicinity due to construction-related truck trips and worker vehicle trips. With respect to operations, the Project would add new vehicular trips to the local and regional transportation systems, which could adversely affect the existing capacity of the street system or exceed an established County of California level of service (“LOS”) standard at an intersection or street segment. The Project is also likely to increase pedestrian and possibly bicycle traffic in the vicinity. It is recommended that this topic be analyzed further in an EIR.

The Project would provide approximately 689 parking spaces on Parcel 1, approximately 260 parking stalls on Parcel 2, approximately 137 parking stalls on Parcel 3, and approximately 75 parking spaces on the parcel within the jurisdiction of the City of Industry for a total of 1,161 parking spaces. The County’s Parking Code requires 1,503 parking spaces. Therefore, further evaluation of this topic in an EIR is recommended to demonstrate Project-related parking demand during phased Project buildout and following buildout.

b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?

Los Angeles County’s Congestion Management Program (“CMP”) is a State-mandated program to address the impacts that urban congestion has on local communities and the region as a whole. The Los Angeles Metropolitan Transportation Authority (“Metro”) is the local agency responsible for implementing the requirements of the CMP. The CMP requires the evaluation of Project impacts on freeway segments where a project could add 150 or more trips in each direction during peak hours and on designated CMP intersections where a Project could add 50 or more trips during peak hours. The Project would generate vehicle trips which could potentially add more than the designated number of trips to a freeway segment or CMP intersection. Therefore, it is recommended that this topic be analyzed further in an EIR.

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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As discussed in Checklist Question 9.e, the nearest airport is the Fullerton Municipal Airport located approximately 10 miles southwest of the Project Site. As such, the Project would not result in a change in air traffic patterns including, increases in traffic levels or changes in location that would result in substantial safety risks. As no impact would occur, further analysis of this topic in an EIR is not required.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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There are no existing hazardous design features such as sharp curves or dangerous intersections on-site or in the Project vicinity. The Project would introduce two new driveways from Gale Avenue and modify one existing driveway to Gale Avenue, as well as introduce new internal circulation drive aisles. All Project roadways and entrances would designed in accordance with applicable design standards and the Project would not result in incompatible uses as the site is located within a urban area consisting of light industrial and commercial uses. Nonetheless, it is recommended that this topic be further evaluated in an EIR to determine the potential for the Project to increase hazards as the result of design features.

e) Result in inadequate emergency access?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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While it is expected that the majority of construction activities for the Project would be confined on-site, short-term construction activities may temporarily affect access on portions of adjacent streets during certain periods of the day. In addition, the Project would introduce two new driveway entrances and modify one existing driveway entrance from Gale Avenue. It is recommended that this topic be analyzed further in an EIR.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Bus service in the Project vicinity is provided by the Foothills Transit Authority, which operates Bus Lines 178 and 289 along Nogales Street east of the Project Site. Line 178 provides service between the Puente Hills Mall and the El Monte Transit Station, while Line 289 provides service between the Puente Hills Mall and Pomona. Both lines maintain bus stops along Nogales Street between Gale Avenue and Nogales Street, approximately 0.2 mile east of the Project Site. Regional rail service in the Project vicinity is provided by the Southern California Regional Rail Authority’s (“SCRRA”) Metrolink Riverside Route, which provides service between Union Station in Los Angeles and downtown Riverside. The Metrolink Industry Station located approximately 2.7 miles northeast of the Project Site. Although the Project Site is served by public transportation, and the Project is not expected to interfere with or degrade the performance or safety of public transit, bicycle, or pedestrian facilities, it is recommended that the potential for Project impacts during construction with regard to Project consistency with policies, plans, and programs supporting

Potentially Significant Impact *Less Than Significant Impact with Mitigation Incorporated* *Less Than Significant Impact* *No Impact*

alternative transportation be analyzed further in an EIR.

18. UTILITIES AND SERVICE SYSTEMS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) **Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?**

Project-generated wastewater would be treated at the San Jose Creek Water Reclamation Plant (“WRP”), which provides primary, secondary and tertiary treatment for 100 million gallons of wastewater per day. Approximately 42 million gallons per day of the reclaimed water is reused by customers including groundwater recharge, recharge and irrigation of parks, schools, and greenbelts. The remainder is discharged to the San Gabriel River under a permit from the Los Angeles Regional Water Control Board (“LARWQCB”) (NPDES No. CA0053911). The Project is expected to constitute a negligible amount of the wastewater treated at the WRP.

As no impacts on the wastewater treatment system are anticipated, further analysis of this topic in an EIR is not required.

b) **Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?**

The findings discussed below are based, in part, on the Sewer Study prepared for the Project by Thienes Engineering, Inc. in December 2014 and provided as Appendix A to this Initial Study.

The Project Site’s on-site wastewater collection system discharges to a pipe within the shared driveway with the Rowland Heights Plaza Shopping Center to the east, which in turn discharges via gravity flow to the City of Industry wastewater collection system to the north. Specifically, wastewater is conveyed by a 10-inch pipe beneath the shared driveway north to the westward-flowing 10-inch and 12-inch pipes within the abandoned Railroad Street right-of-way forming the northernmost portion of the Project Site, in the City of Industry. These pipes discharge into a Los Angeles County Sanitation District 30-inch trunk sewer main, several hundred feet northwest of the Project Site and Railroad Street, within the Nogales Business Park. The City of Industry contracts the maintenance of its wastewater collection system to Los Angeles County Consolidated Sewer Maintenance District.

The Project would result in new sources of wastewater generated at the Project Site with the development of the two proposed hotels and retail, restaurant, and office uses. As part of the Project, new on-site wastewater collection infrastructure would be constructed and would connect to the City of Industry system to the north. The Sewer Study prepared for the Project determined that the pipe segments east and due north of the Project Site are already at or over capacity (capacity being defined as flowing more than half full, and therefore the Project’s wastewater infrastructure would connect to segment MH-281 of the City of Industry’s system, at the northwest corner of the Project Site. Project wastewater generation was determined in the Sewer Study to reduce the capacity of this segment by approximately 23 percent, from

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

0.39 d/D to 0.48 d/D, where “d” represents the depth of flow and “D” represents the diameter of the pipe, which together determine a given pipe segment’s flow velocity and therefore capacity. Since this segment would still operate below the County’s flow velocity and pipe capacity thresholds, Project impacts on this segment, and therefore on the off-site wastewater collection system, would be less than significant. However, discussion of wastewater system capacity in an EIR is recommended.

As discussed above, the San Jose Creek WRP has adequate treatment capacity to serve the Project and impacts on this facility are anticipated, but discussion of wastewater treatment capacity in an EIR is recommended.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

As discussed above in Checklist Questions 10, Hydrology and Water Quality, the Project would result in substantial improvement to the mostly undeveloped Project Site, including the development of impervious surface areas (i.e., buildings, parking lots and walkways). The introduction of impervious surface areas has the potential to alter the volume and time of concentration of stormwater runoff from the Project Site. The Project would be required to implement site drainage features pursuant to the County’s LID requirements, which seeks to mimic pre-construction stormwater conditions through stormwater retention and other practices. Nevertheless, the Project would alter the drainage pattern of the Project Site and it is therefore recommended that the capacity of the receiving storm drain system to accommodate any changes in runoff from Project construction and operation be analyzed further in an EIR.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

The Rowland Water District distributes potable water imported from the MWD (obtained from the California Aqueduct and the Colorado River Aqueduct) and non-potable recycled water produced at the San Jose Creek WRP, and is responsible for providing water service to the Project Site. The Project would develop the mostly vacant Project Site with new hotel and commercial retail development, which would result in an increase in water demand. Changes to water availability and water regulations, as well as potential conservation of water resources, are important public topics. Therefore, it is recommended that this topic be analyzed further in an EIR.

Sections 10910-10915 of the State Water Code (Senate Bill [SB] 610) requires the preparation of a water supply assessment (“WSA”) demonstrating sufficient water supplies for a project that is: 1) a shopping center or business establishment that will employ more than 1,000 persons or have more than 500,000 square feet of floor space; 2) a commercial office building that will employ more than 1,000 persons or have more than 250,000 square feet of space, or 3) any mixed-use project that would demand an amount of water equal to or greater than the amount of water needed to serve a 500-dwelling unit subdivision. The project

Less Than Significant Impact with Mitigation Incorporated *Less Than Significant Impact* *No Impact*
Potentially Significant Impact

has been determined to not require a WSA, following consultation with the Rowland Water District.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

Electricity transmission to the Project Site is provided and maintained by Southern California Edison (SCE). The Project Site is located in Climate Zone 9, within which SCE anticipates electricity demand to increase from 105,349 gigawatt-hours (“GWh”) in 2013 to 112,535 GWh in 2022, for an increase of 7,186 GWh.²⁰ As shown in **Table B-1, Estimated Electricity Use**, the Project is anticipated to increase electricity use at the Project Site by approximately 4,733 megawatt hours (“MWh”) (4,733 GWh) per year. This represents approximately 0.06 percent of the total increase anticipated in Climate Zone 9.

Table B-1

Estimated Electricity Use			
Land Use	Square Feet	Consumption Factor (MWh/unit/year) ^a	Annual Electricity Consumption (MWh)
Hotel	320,880 sf	0.0085	2,728
Commercial Uses	126,113 sf	0.0159	2,005
Total			4,733

^a Electricity demand generation factors based on SCAQMD California Emissions Estimator Model, Appendix Default Data Tables (October 2013), Table 8.1.

Source: PCR Services Corporation, 2014

Natural gas is provided to the Project Site by the Southern California Gas Company (SoCal Gas). According to the 2012 California Gas Report, the most recent available, California’s natural gas demand is expected to decrease at a modest rate of 0.25 percent per year from 2012 to 2030 for residential, commercial, electric generation, and industrial markets. This is due to increased energy efficiency programs, increasing reliance on renewable electric generation (e.g. solar and wind) as well as declining industrial demands as California continues its transition from a manufacturing-based to a service-based economy.²¹ Over the past five years, California natural gas utilities including SoCal Gas, interstate pipelines and in-state natural gas storage facilities have increased their delivery and receipt capacity to meet natural gas growth. SoCal Gas is supported in its planning effort by the California Energy Commission, which provides Integrated Energy Policy Reports, with annual updates that evaluate future demand for natural gas and supply considerations.

²⁰ California Energy Commission, California Energy Demand 2012-2022 final Forecast, Volume 2: Electricity Demand by Utility Planning Area. Table 2-1: SCE Planning Area Forecast Comparison. June 2012.

²¹ 2012 California Gas Report, Prepared by the California Gas and Electric Utilities. July 2012. Available at: <http://www.socalgas.com/regulatory/cgr.shtml>. Accessed March 14, 2014.

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The 2012 California Gas Report indicates that, with only minor variations from year to year, SoCal Gas is projected to provide approximately 975 billion cubic feet (“cf”) per year of natural gas over the next 20-year planning horizon. The report also indicates that SoCal Gas has a substantially higher capacity available.²²

The Project’s estimated use of natural gas is shown in **Table B-2**, *Estimated Natural Gas Use*. This estimate is based on generation factors provided in the 2011 SCAQMD California Emissions Estimator Model. As indicated therein, the Project would generate a demand for approximately 9,056 thousand cubic feet (“kcf”) per year, which represents less than 0.01 percent of the estimated annual demand of 975 bcf/year. This amount is negligible and is within the anticipated service capabilities of SoCal Gas.

Furthermore, utility providers are required to plan for necessary upgrades and expansions to their systems to ensure that adequate service would be provided. As such, the Project would have a less than significant impact on electricity and natural gas utilities and service systems. No further analysis of this topic is required. Notwithstanding, the analysis of GHG emissions will evaluate energy use as it affects air emissions, including defining proposed energy conservation measures.

Table B-2

Land Use	Units	Consumption Factor (Kcf/unit/year) ^a	Annual Natural Gas Consumption (kcf)
Hotel	320,880 sf	0.0243	7,797
Commercial Uses	129,926 sf	0.0100	1,299
Total			9,096

^a Natural gas demand generation factors based on SCAQMD California Emissions Estimator Model, Appendix Default Data Tables (October 2013), Table 8.1.

Source: PCR Services Corporation, 2014.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?

Construction

Construction of the Project would require earthwork and construction of new buildings on the Project Site. No demolition would be required under the Project because the temporary New Charlie Road and parking area would be removed prior to the start of construction. Project construction would generate demolition and construction waste including but not limited to soil, wood, paper, glass, plastic, metals, and cardboard. As shown in **Table B-3**, *Construction Solid Waste Generation*, using generation factors established by the Environmental Protection Agency (“EPA”) and California Integrated Waste Management Board (“CIWMB”), Project construction is estimated to generate approximately 48,301 cubic yards of soil requiring export and 485 net tons of construction debris after mandatory diversion efforts. Construction materials are disposed of at one of the unclassified inert landfills available to County of Los Angeles,

²² 2012 California Gas Report, prepared by the California Gas and Electric Utilities. July 2012; page 66 and Appendix Table at pages 102–107.

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Table B-3

Construction Solid Waste Generation

Land Use	Size	Generation Rate (lbs/sf)	Total Solid Waste Generation (lbs)	Total Solid Waste Generation (tons)
Hotel	320,880 sf	4.34 lbs per sf	1,392,619	696
Commercial Retail	129,926 sf	4.34 lbs per sf	563,879	282
Total Solid Waste Generated During Project Demolition			1,956,498	978
Total Solid Waste With Diversion Efforts (50 percent)			978,249	489
Soil Export (cubic yards)				48,301

Source: Generation Rates: Environmental Protection Agency, Estimating 2003 Building-Related Construction and Demolition Materials Amounts, March 2009.

typically the Azusa Land Reclamation Facility, although other inert landfill facilities would also be available. The Azusa Land Reclamation Facility has an estimated remaining capacity of approximately 64.1 million tons.²³ Project excavation and construction would account for a negligible percentage (less than 0.001 percent) of the Azusa Land Reclamation Facility, and construction waste would not exceed the existing capacity of this facility.

Operation

Although Los Angeles County provides solid waste management services to the Project Site and unincorporated areas, disposal destinations for solid waste would be at the discretion of the private haulers, who maintain disposal agreements with landfill operators. The County has numerous private haulers to collect residential, industrial and commercial waste that is ultimately disposed of at one of the County's 12 operating landfills. Solid waste generated on the Project Site is anticipated to be disposed of at one of the County's larger landfills, (i.e., Sunshine Canyon, Antelope Valley, Calabasas, Chiquita Canyon, Lancaster), but other open County landfills may also serve the Project. As shown in **Table B-4, Operational Solid Waste Generation**, Project operation is anticipated to result in approximately 1.27 tons of solid per day. The remaining disposal capacity for the County's Class III landfills available to accommodate solid waste from the Project Site is estimated at 129.2 million tons. The remaining permitted daily intake for the five largest Class III landfills that would likely accommodate the Project totals 39,600 tons per day. The Project's nominal increase in solid waste would be accommodated by Class III landfills available to the County. Furthermore, the Project would incorporate recycling methods to reduce solid waste to the extent feasible. Therefore, impacts to landfills would be less than significant and no further analysis of this topic in an EIR is required.

²³ County of Los Angeles Department of Public Works, County of Los Angeles Countywide Integrated Waste Management Plan: 2012 Annual Report. August 2013.

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Potentially Significant Impact *Impact with Mitigation Incorporated* *Less Than Significant Impact* *No Impact*

Table B-4

Operational Solid Waste Generation

Land Use	Unit ^a (rms/sq. ft.)	Daily Generation Factor ^a	Waste Generation (lbs/day)	Waste Generation (tons/year)
Hotel	477	4 lbs/room	1,908	348
Commercial Retail	126	5 lbs/1,000 sq. ft./day	630	115
Total			2,538	463

^a Generation factors provided by the CalRecycle website: *Estimated Solid Waste Generation Rates*.
<http://www.calrecycle.ca.gov/WasteChar/WasteGenRates/default.htm>.
 Accessed April 18, 2014.

Source: PCR Services Corporation, 2014

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939) which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB939 establishes an integrated waste management hierarchy consisting of (in order of priority): (1) source reduction, (2) recycling and composting, and (3) environmentally safe transformation and land disposal. The County has an approved list of solid waste haulers for construction, demolition, and commercial waste. These approved haulers are responsible for meeting the requirements of AB 939 (i.e., meeting specific diversion rates, recycling, etc.). As the Project would be required to utilize one of the approved waste haulers, the Project would be in compliance with AB 939. Further, the Project would also promote compliance with AB 939 and County waste diversion goals by providing clearly marked, source sorted receptacles to facilitate recycling. Therefore, the Project would comply with federal, state, and local statutes and regulations related to solid waste. As no impacts would occur in this regard, no further analysis of this topic in an EIR is required.

19. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a 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?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------	--------------------------

As discussed within this Initial Study, the Project could result in environmental impacts that have the potential to degrade the quality of environment as addressed herein. Potentially affected resources include Aesthetics (Aesthetics, Views, Light and Glare, and Shade and Shadow), Air Quality, Biological Resources, Cultural Resources (Archaeological and Paleontological Resources), Energy, Greenhouse Gases, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire, Police), Transportation/Circulation (Traffic, Access, and Parking), and Utilities/Service Systems (Water Supply, Wastewater, Stormwater). An EIR will be prepared to analyze and document these potentially significant impacts.

As discussed previously in the response to Checklist Question 4, the Project would not 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.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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As discussed throughout this Initial Study, the Project could result in potentially significant environmental impacts associated with Aesthetics (Aesthetics, Views, Light and Glare, and Shade and Shadow), Air Quality, Biological Resources, Cultural Resources (Archaeological and Paleontological Resources), Energy, Greenhouse Gases, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire, Police), Transportation/Circulation (Traffic, Access, and Parking), and Utilities/Service Systems (Water Supply, Wastewater, Stormwater). These impacts could have potentially adverse effects on human beings, and further analysis of these impacts is recommended in an EIR.

With regard to environmental topics not being addressed in an EIR, this Initial Study demonstrates that the Project would result in no impact or less than significant environmental impacts.

	<i>Less Than Significant</i>			
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>	

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?

The potential for cumulative impacts occurs when the independent impacts of a given project are combined with those of related projects in proximity to the Project Site, to create impacts that are greater than those of the project alone. Related projects include past, current, or probable future projects whose development could contribute to potentially significant cumulative impacts in conjunction with a given project.

For each of the topics determined to be potentially significant within this Initial Study, the potential for cumulatively significant impacts will be analyzed in an EIR. Topics for which Initial Study determinations were "No Impact" or "Less Than Significant Impact" are discussed below.

With respect to potential contributions to cumulative impacts for agricultural resources and mineral resources, the Project Site is located in an urbanized area, and like the Project, other development occurring in the area would also constitute urban infill in already densely developed areas. The Project Site does not contain agricultural or mineral resources, and Project implementation would not be expected to result in a considerable contribution to cumulatively significant impacts on these resources.

With respect to solid waste disposal, electricity consumption, and natural gas consumption, the provision of these services is regional in nature. As indicated in the corresponding Initial Study Checklist sections above, the service providers have prepared forecasts of regional demand for these utilities and their ability to meet future demand. These are incorporated into the respective service providers' plans and strategies for meeting future needs. Utility provider plans are updated periodically to identify emerging shortfalls in service capacity not previously anticipated and develop strategies to accommodate any shortfalls. The plans address expected growth, which anticipates projected development within the service areas. The information contained in this Initial Study concerning the ability of these service providers to meet the Project's needs supports the determination that future demand for solid waste disposal, electricity consumption and natural gas consumption can be met for new growth and development, including the Project. Therefore, the Project is not expected to result in cumulatively considerable contributions to cumulatively significant impacts on solid waste disposal or electricity and natural gas consumption.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

As discussed throughout this Initial Study, the Project could result in potentially significant environmental impacts associated with Aesthetics (Aesthetics, Views, Light and Glare, and Shade and Shadow), Air Quality, Biological Resources, Cultural Resources (Archaeological and Paleontological Resources), Energy, Greenhouse Gases, Hydrology and Water Quality, Land Use and Planning, Noise, Public Services (Fire, Police), Transportation/Circulation (Traffic, Access, and Parking), and Utilities/Service Systems (Water

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Supply, Wastewater, Stormwater). These impacts could have potentially adverse effects on human beings, and further analysis of these impacts is recommended in an EIR.

Attachment A: Project Description

ATTACHMENT A – PROJECT DESCRIPTION

INTRODUCTION

Parallax Investment Corporation (“Project Applicant”) proposes a commercial retail-hotel development on the 14.06-acre property at 18800 Railroad Street in the unincorporated Los Angeles County (“County”) community of Rowland Heights, in the eastern San Gabriel Valley and the 0.79-acre property located within the City of Industry. The project site (“Project Site”) is located within a corridor of light industrial and commercial uses lining the Pomona Freeway (SR 60) between the Orange Freeway (SR 57) on the east and the San Gabriel River Freeway (I-605) on the west. Fronting onto Gale Avenue on the south, the Project Site is adjacent to the Rowland Heights Plaza Shopping Center on the east and The Concourse Business Park on the west. The Project Site is bordered on the north by the shared Union Pacific Railroad (“UPRR”) Los Angeles Subdivision tracks/Metrolink Riverside Line, and by Railroad Street north of the tracks. The Project Site was previously used for agricultural cultivation and is currently undeveloped. A temporary north-south detour road between Railroad Street and Gale Avenue, related construction access road and construction staging area, and temporary surface parking have been constructed on the Project Site by the Alameda Corridor-East Construction Authority (“ACE”) for use during construction of the nearby Nogales Street Grade Separation Project. Portions of the eastern edge of the Project Site have also been paved and striped to provide temporary parking for the Rowland Heights Plaza Shopping Center, replacing spaces displaced by construction of the Grade Separation Project.

The majority of the Project Site, 14.06 acres, is within the County; the remaining 0.79 acres is within the City of Industry municipal boundary. The Project would subdivide the County portion of the Project Site into three parcels. Parcel 1 (8.75 gross acres/8.18 net acres), comprising the eastern portion of the Project Site, would be developed with approximately 129,926 gross square feet (“sf”) of retail, restaurant, and office uses. Parcel 2 (3.38 gross acres/3.22 net acres) would be developed with a full-service hotel with 275 keys, meeting rooms, and a restaurant, totaling approximately 189,950 sf. Parcel 3 (1.928 gross and net acres) would be developed with an extended-stay hotel with 202 keys and totaling 130,930 sf. Developed square footage for the three parcels would total 450,806 sf for an averaged floor area ratio (“FAR”) on the County portion of the Project Site of 0.74:1. The portion of the Project Site within the City of Industry would not be subdivided and would be used for surface parking.

The Project Site would front onto Gale Avenue, with primary vehicular access to be provided by a new shared driveway on Gale Avenue between the commercial uses on Parcel 1 and the hotels on Parcels 2 and 3, and a secondary new driveway on Gale Avenue near the western Project Site boundary providing access to the hotels on Parcels 2 and 3. An additional driveway entrance to Parcel 1 would be provided from the existing Gale Avenue driveway shared with the Rowland Heights Plaza Shopping Center, along the eastern Project Site boundary. Parking demand would be accommodated on the Project Site, with 1,161 spaces to be provided on the County and City of Industry parcels in a combination of subterranean structured parking and surface parking.

A. PROJECT LOCATION AND SURROUNDING USES

The Project Site is located within the extreme northern portion of the unincorporated County community of Rowland Heights, which encompasses approximately 13.1 square miles in the eastern San Gabriel Valley,

extending from the City of Industry on the north to the Los Angeles/Orange County border on the South, and from the City of Diamond Bar and Orange Freeway on the east to the unincorporated community of Hacienda Heights on the west. Rowland Heights is a predominantly low-density residential community, with two small clusters of light industry and commercial development along the Pomona Freeway between the Nogales Street and Fairway Drive interchanges, and the majority of its commercial development concentrated along Colima Road south of the Pomona Freeway. The southern portion of Rowland Heights includes large areas of undeveloped open space within the Puente Hills. The Project Site's location is shown in **Figure A-1, Regional and Vicinity Map**.

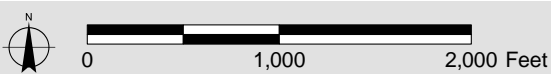
The Project Site is located within the concentration of light industrial and commercial uses centered on Nogales Street near its interchange with the Pomona Freeway. This concentration is part of an approximately 14-mile-long corridor of predominantly industrial land uses, most of it contained within the City of Industry, that encompasses a half-mile-wide swath between the Pomona Freeway on the south and Valley Boulevard on the north, extending from the Orange Freeway on the east to the San Gabriel River Freeway on the west. As shown in **Figure A-2, Aerial Photograph of Project Site and Surrounding Land Uses**, the jurisdictional border between the unincorporated County and the City of Industry wraps around the Project Site to the north and west. The majority of the Project Site, approximately 14.06 acres, is entirely located within the unincorporated part of the County. The northernmost portion of the Project Site, a 50-foot-wide strip totaling 0.79 acres and representing a vacated (c. 1983) segment of Railroad Street south of the UPRR/Metrolink tracks, is located entirely within the City of Industry. The County/City boundary continues along the Project Site's western boundary.

Figure A-3, Oblique Aerial Photograph of Project Site, shows the relationships between the Project Site and adjacent land uses. Land uses to the east are designated Industrial by the County; land uses to the north and west, within the City of Industry, are designated Industrial and Commercial or Commercial/Industrial overlay, respectively. Land uses on the southern side of Gale Avenue are designated Commercial and Industrial by the County.

The Project Site fronts onto Gale Avenue on the south; a Best Western Plus Executive Inn hotel is located directly across Gale Avenue and Mandarin Plaza Shopping center is located to the southeast. On the east, the Project Site is bordered by the Rowland Heights Plaza Shopping Center, which includes a 99 Ranch Market, retail stores, and restaurants, and surface parking. The shopping center's western driveway, accessed from Gale Avenue, abuts the Project Site's eastern boundary and provides access to the loading dock and parking to the rear (north) of the 99 Ranch Market.

On the north, the Project Site terminates at the southern limit of the UPRR/Metrolink right-of-way. The Southern California Regional Rail Authority, which operates Metrolink, Southern California's regional passenger rail system, shares UPRR's tracks for its Riverside commuter service line, primarily during peak commuter hours. Railroad Street and Nogales Industrial Parks are located north of the tracks. Land uses north of the Project Site are located within the City of Industry.

On the west, the Project Site is bordered by The Concourse Business Park, which houses offices and wholesale commercial and light industrial operations. West of The Concourse Business Park, Gale Avenue is lined with the Four Seasons shopping center and additional wholesale commercial and manufacturing,

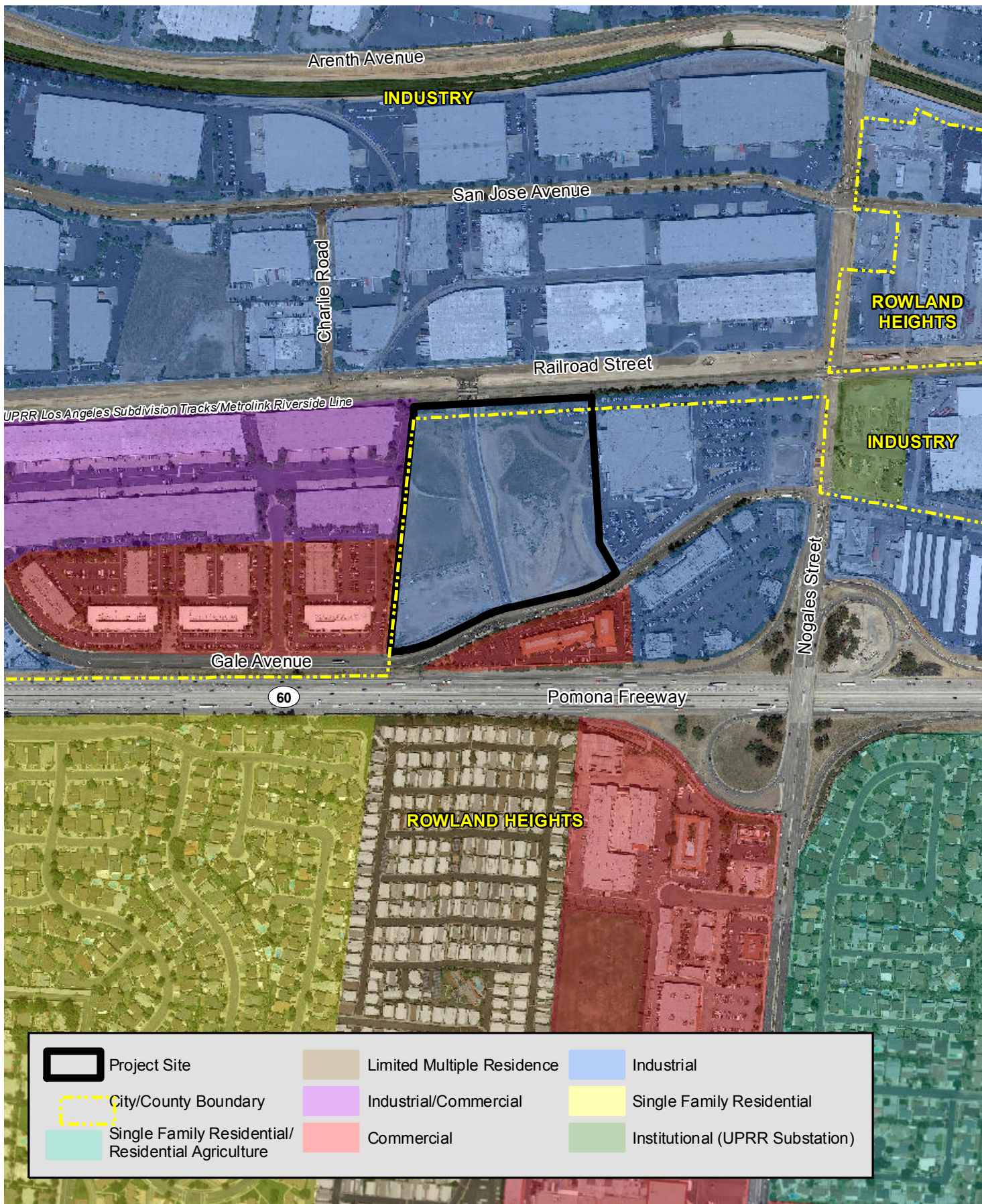


Regional and Vicinity Map

FIGURE

A-1

Rowland Heights Parallax Project
 Source: ESRI Street Map, 2009; PCR Services Corporation, 2014.





The Concourse Business Park

Nogales Industrial Park

Location of Nogales Grade Separation Project (under construction)

Railroad Street

Concrete Culvert Headwall

Concrete Culvert Headwall

Temporary Shopping Center Parking

Rowland Heights Plaza Shopping Center

PROJECT SITE

Temporary ACE detour (New Charlie Road)

Temporary Shopping Center Parking

Access Road

Mandarin Plaza

Gale Avenue

Pomona Freeway

Best Western Plus Executive Inn

Nogales Street

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storage, and distribution businesses. Land uses west of the Project Site are located within the City of Industry.

The nearest residential uses are south of the Pomona Freeway and include the Rowland Heights Mobile Estates mobile home park and predominantly single-family residential neighborhoods, all accessed from Colima Road.

Local access to the Project Site is provided by Gale Avenue, a two- to four-lane roadway that provides access between Nogales Street to the east and 7th Avenue in Hacienda Heights to the west. The southern Project Site boundary follows Gale Avenue and varies between 75 and 350 feet in distance north of the Pomona Freeway. Both Nogales Street and 7th Avenue provide interchanges with the Pomona Freeway; the Nogales Street interchange is approximately one-half mile southeast of the Project Site. The Orange Freeway is approximately four miles east of the Project Site, while the San Gabriel River Freeway is approximately 8.5 miles to the west.

The Nogales Street Grade Separation Project is currently under construction approximately one-half mile east of the Project Site. Part of the larger ACE project to improve rail transportation between the port complex and intercontinental railroad system through the improvement of mobility and elimination of grade separations in the San Gabriel Valley, this project will eliminate the at-grade train crossing at Nogales Street, a six-lane arterial that passes through the City of Walnut, City of Industry, and Rowland Heights community. The Grade Separation Project will also widen Gale Avenue in the Project vicinity.

B. SITE BACKGROUND AND EXISTING CONDITIONS

The Project Site was used for agricultural cultivation through the mid-1990s and is currently vacant; there are no on-site buildings. A partially channelized storm drain extends from near the Project Site's northeast corner, where it receives upstream flows from the County's 90-inch underground storm drain, to its northwest corner, where it discharges into the City of Industry's 94-inch underground storm drain. The storm drain currently supports willows and other riparian and upland vegetation, although it is periodically cleared as required by the County of Los Angeles and City of Industry Public Works Departments to maintain storm flow capacity. Other vegetation on the Project Site includes non-native grasses and brush that have colonized the former agricultural fields, and scattered trees, including palms, near the eastern edge of the property.

The Project Site exhibits gently rolling topography and a maximum elevation differential of approximately 42 feet between its high point near the southeast corner at Gale Avenue and its low point in the northwest corner within the storm drain channel. In 2013, ACE constructed a three-lane detour road within a temporary construction easement on the Project Site, together with a temporary at-grade railroad crossing to the north, to provide north/south vehicular access between Railroad Street and Gale Avenue, since construction of the Nogales Street Grade Separation Project necessitated the closure of Railroad Street at Nogales Street. The temporary detour road is known as New Charlie Road to designate it as the southern extension of existing Charlie Road north of the railroad tracks and Railroad Street. The roadway averages 40 feet in width, with a traffic signal at its intersection with Gale Avenue and warning devices/flashing lights at the railroad track crossing; it incorporates a paved pedestrian sidewalk along its eastern side and a dual concrete box culvert/bridge crossing for the on-site storm drain. Temporary parking spaces were also

created on and adjacent to the Project Site to the east to replace Rowland Heights Plaza Shopping Center parking displaced by construction of the Grade Separation Project, and a construction access road accessed from Gale Avenue and two-acre construction staging area (currently used for earthwork spoils) were constructed in the southeast corner of the Project Site. The alignment of temporary New Charlie Road and the access road on the Project Site, as well as the temporary parking spaces, are indicated in Figure A-3, previously referenced.

The New Charlie Road detour road, construction access road, and temporary parking spaces will be in place for the projected three-year duration of Grade Separation Project construction, and upon completion ACE will demolish these improvements and restore the Project Site to its pre-construction condition.

As part of the Grade Separation Project, Gale Avenue will be widened by between 16 and 18 feet (i.e., eight to nine feet on each side) to create a four-lane road for a distance of 0.36 miles west of its intersection with Nogales Street, including the Project Site frontage. Gale Avenue's eastbound approach to Nogales Street will be reconfigured to accommodate two exclusive left-turn lanes, one through-lane, and one exclusive right-turn lane.

C. EXISTING PLANNING AND ZONING

The Project Site is within the Rowland Heights Community Plan Area, one of 19 adopted and several planned local plans that collectively comprise the Land Use Element of the adopted County General Plan and provide land use policy guidance at a finer scale than the regionally-focused Countywide Elements. The Rowland Heights Community Plan was adopted in 1981 and has not been amended since; accordingly, it is one of the oldest County local plans still in use. The Project Site's land use classification is Major Industrial per the County's General Plan Land Use Policy Map and Industrial per the Rowland Heights Community Plan Land Use Map, which denotes land designated for manufacturing, warehousing, and heavy commercial uses.

The zoning designation for the County portion of the Project Site is M-1.5-BE, where "M-1.5" denotes Restricted Heavy Manufacturing, which permits a broad range of industrial and commercial uses, including most commercial uses permitted in the C3 Unlimited Commercial zone, but prohibits (among other uses) heavy manufacturing, residential uses, and hotels or motels (considered transitory residential uses).¹ The "BE" designation denotes Billboard Exclusion, a zoning designation established to ensure that commercial and industrial properties remain free from outdoor advertising where such signs are deemed to represent hazards to pedestrians and motorists or detract from the visual appearance or economic base of an area.²

The Project Site is also subject to the requirements of the Rowland Heights Community Standards District ("CSD"), a special district that is coterminous with the Rowland Heights Community Plan Area.³ The CSD was established to ensure the compatibility of new development with adjacent residential uses, if any, and to impose development standards and review protocols to ensure that commercial development, associated signage, landscaping, and setbacks are appropriate for the community. For commercial and industrial land uses, specific development standards govern the maximum permitted lot coverage; front and side yard

¹ *Los Angeles Planning and Zoning Code, Chapt. 22.32.100 et seq.*

² *Ibid, Chapt. 22.12.030(C) and Chapt. 22.40, Part 3, Billboard Exclusion Zone*

³ *Rowland Heights Community Standards District (CSD), adopted 1981 and amended 2004 (Los Angeles Planning and Zoning Code Part 2, § 22.44.132, et seq.)*

building setbacks; and landscaping requirements. In accordance with those standards, the Project Site is subject to various requirements, including a 40 percent lot coverage maximum and a minimum 15-foot landscaped setback from the property line along Gale Avenue (zero side/rear yard setback required adjacent to commercially zoned property). The CSD also governs signage types, dimensions, design, and location; a Sign Program is required for commercial centers of three or more businesses.⁴

The portion of the Project Site within the City of Industry is designated on the City of Industry General Plan Land Use Map as Industrial and carries a zoning designation of M (Industrial), which permits a broad range of commercial and industrial uses including manufacturing. Special industrial development standards are applicable to some permitted uses and address parking and loading, landscaping, and the siting and design of fences and walls, outdoor lighting, and trash enclosures.⁵

The Project Site spans two County supervisorial districts: the unincorporated County portion is located within the Fourth Supervisorial District (Hon. Don Knabe) and the portion within the City of Industry is located within the First Supervisorial District (Hon. Gloria Molina).

D. DESCRIPTION OF THE PROPOSED PROJECT

The Project would subdivide the existing unincorporated County Parcel into three new parcels; the existing 0.79-acre Parcel within the City of Industry would be retained with no change to the existing parcel boundaries. The proposed development programs for the two County parcels are described below and summarized in **Table A-1**, Project Development Summary. Key Project components are depicted in **Figure A-4**, *Conceptual Site Plan*, and the renderings in **Figures A-5** through **A-10**.

As part of the Project, the Project Applicant is requesting the following:

1. Zone change from M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to C-3-(DP) (Unlimited Commercial-Development Program) for Parcels 2 and 3 for hotel uses;
2. Vesting tentative parcel map to create three parcels and 155 condominium units in conjunction with the proposed retail shopping center;
3. Parking permit to allow approximately 342 parking spaces (1,161 in total) less than the 1,503 total number of parking spaces required for the proposed uses computed separately and to allow use of 75 offsite parking spaces located within a 0.79-acre parcel in City of Industry municipal boundary; and
4. Conditional use permit (“CUP”) to authorize:
 - a) Development Program associated with the proposed Zone Change on Parcels 2 and 3 for hotel uses on proposed parcels 2 and 3;

⁴ CSD § D.2.a.v (applies to M-1.5 per § D.5)

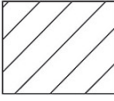

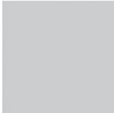
⁵ City of Industry Zoning Code, Chapt. 17.16.026

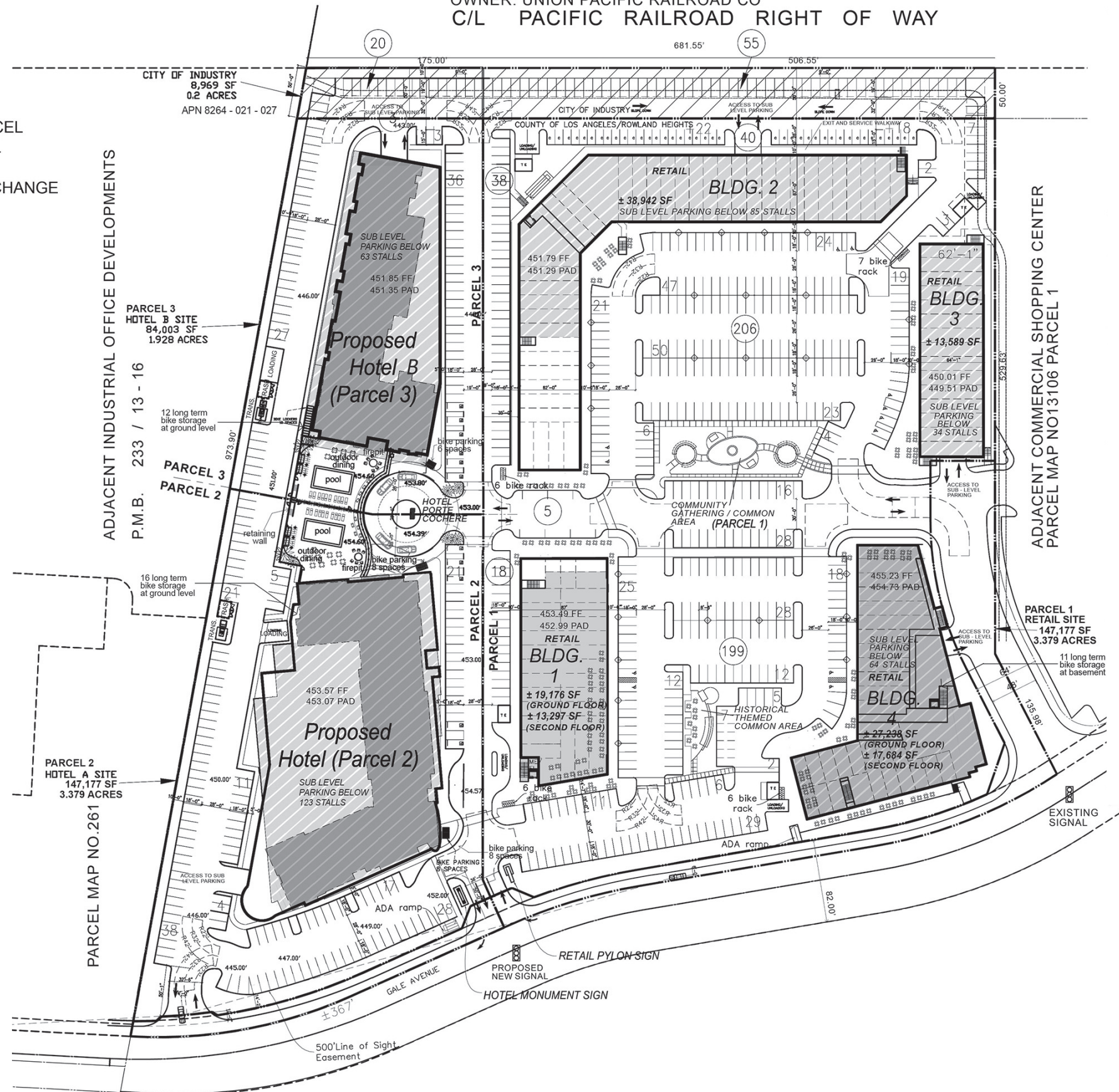
Table A-1

Project Development Summary

Proposed Use	Gross Square Feet
<u>Parcel 1, Commercial Center (8.18 net acres/356,387 net sf)</u>	
Retail Building No. 1 (two stories)	31,641
Retail Building No. 2 (one story)	38,942
Retail Building No. 3 (one story)	13,589
Retail Building No. 4 (two stories)	44,922
Parcel 1 Total (gross sf)	129,094
Parcel 1 FAR	0.365:1
Retail net sf (66%)	83,707
Restaurant/Food Service net sf (32%)	40,113
Office net sf (2%)	2,000
<u>Parcel 2, Hotel A (3.22 net acres/140,260 net sf)</u>	
<u>Full Service Hotel A (6 stories)</u>	
275 Guest Rooms and Ancillary Function Space	157,250
Meeting Rooms	12,000
Ballroom	10,000
Restaurant	3,600
Bar	600
Kitchen	1,800
Full-Service Hotel A Total	189,950
Parcel 2 FAR	1.35:1
<u>Parcel 2, Full-Service Hotel A (1.93 net acres/84,003 net sf)</u>	
<u>Extended-Stay Hotel B (6 stories)</u>	
202 Guest Rooms and Ancillary Function Space	130,930
Extended-Stay Hotel B Total	130,930
Parcel 3 FAR	1.55:1
<u>Northern Parcel (0.79 acres/34,307sf)</u>	
Parking Spaces	75
Sitewide Total Floor Area	450,806
Sitewide Averaged FAR	0.74:1
<u>Parking Summary</u>	
Parcel 1	689 spaces
Parcel 2, Hotel A	260
Parcel 3, Hotel B	137
Parking Subtotal	1,086 spaces
Northern Parcel (City of Industry)	75 spaces
Parking Total	1,161 spaces

Source: Parallax Investment Corp., Architects Orange, Gene Fong Associates, May 2015.

-  ADJACENT PROJECT PARCEL IN THE CITY OF INDUSTRY (APN 8264-021-027) IS NOT A PART OF PROPOSED LAND DIVISION OR ZONE CHANGE
-  SUB-LEVEL PARKING
-  SECOND / UPPER FLOOR AREAS





KEY PLAN

Proposed Project - Aerial View of Parcel 1 from Southeast

Rowland Heights Parallax Project

Source: Parallax Investment Corporation; Architects Orange; Gene Fong Associates, 2014.

FIGURE
A-5





KEY PLAN

Proposed Project - Aerial View of Parcel 1 from Southwest

Rowland Heights Parallax Project

Source: Parallax Investment Corporation; Architects Orange; Gene Fong Associates, 2014.

FIGURE

A-6



KEY PLAN

Proposed Project - View from Parcel 1 to Parcels 2/3

Rowland Heights Parallax Project

Source: Parallax Investment Corporation; Architects Orange; Gene Fong Associates, 2014.

FIGURE

A-7



KEY PLAN

Proposed Project - Commercial Parcel, Central Gathering/Common Area

Rowland Heights Parallax Project

Source: Parallax Investment Corporation; Architects Orange; Gene Fong Associates, 2014.

FIGURE

A-8



Proposed Project - Hotel A Entrance (Parcel 2)

Rowland Heights Parallax Project

Source: Parallax Investment Corporation; Architects Orange; Gene Fong Associates, 2014.

FIGURE

A-9



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- b) New commercial center within proposed parcel 1 as required by the Rowland Heights Community Plan
- c) Structures to exceed the maximum height of 45 feet above grade by 35 feet for a total of 80 feet for a new hotel on proposed parcel 2 and by 27 feet 4 inches for a total of 72 feet 4 inches for a new hotel on proposed parcel 3;
- d) On-site grading project involving in excess of 100,000 cubic yards of grading (approximately 322,619 total cubic yards of soil, with 192,085 cubic yards of cut, 130,534 cubic yards of fill and 48,301 cubic yards of exported materials); and
- e) Sale of a full line of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels.

Development would otherwise be consistent with the underlying County zoning and the Rowland Heights Community Plan's land use designation and planning principles for the Project Site, and with applicable Rowland CSD development standards.⁶ The Project would also be consistent with the underlying City of Industry zoning and General Plan land use designation for the Northern Parcel within the City's jurisdiction.

Parcel 1, Commercial Center

Parcel 1 (8.75 gross acres), the Commercial Center, is adjacent to the Rowland Heights Plaza Shopping Center to the east and would be developed with commercial condominium units to accommodate retail, restaurant, and office uses. A total of four buildings would be arrayed around the perimeter of the parcel, surrounding a central surface parking lot and open space amenities. Storefronts in Building Nos. 1 and 2 would face east, toward the interior of the Parcel 1 Commercial Center, as well as west toward the hotels on Parcels 2 and 3, along the shared primary entrance driveway to the Project Site.

Building Nos. 1 and 4, along the Gale Avenue frontage of Parcel 1, would be two stories and a maximum of approximately 35 feet in height above adjacent grade (to top of parapet). Buildings 2 and 3 in the northern portion of Parcel 1 would be one story and approximately 24 to 27 feet in height above adjacent grade (to top of parapet), with rooftop projections or towers up to approximately 35 feet in height above adjacent grade. Developed square footage on Parcel 1 would total approximately 129,926 gross sf for a FAR of .365:1. Lot coverage would be approximately 26.6 percent.

To enhance the pedestrian environment and in response to community input, proposed open space and landscape amenities on Parcel 1 would include a centrally located community gathering common area that includes seating, a water feature, and enhanced landscaping, and an historically-themed common area that would include a display of historical artifacts from the Rowland family farm that once occupied the property, a heritage tree, and a rose garden or similar feature. The central east-west drive aisle within Parcel 1 and the joint Hotel A/Hotel B entry plaza would feature enhanced paving and landscaping. Parcel 1 would also be

⁶ Note that Department of Regional Planning staff has determined an exceedance of the CSD's 45-foot height limit may be permissible, subject to appropriate findings being made for same, in conjunction with the Development Program CUP being sought for the hotels on Parcels 2 and 3.

developed with outdoor restaurant seating; bench seating and landscaped planter throughout. Traffic islands within the surface parking lots and the planter strips lining drive internal drive aisles would be planted with trees, shrubs, and groundcover using a cohesive plant palette.

Parcel 2

Parcel 2 (3.38 gross acres) would be developed with a full-service hotel (Hotel A), generally intended for business travelers and families, totaling 275 guest rooms and approximately 189,950 sf. Amenities would include a restaurant, bar, meeting rooms, and a fitness center, as well as a pool and barbecue area. The hotel restaurant hours of operation would be from 6:00 A.M. to 10:00 P.M., while the bar would operate from 3:00 P.M. to 11:00 P.M. Meeting room hours of operation would extend to 10:00 P.M. and 11:00 P.M., respectively. Hotel A would be six stories and approximately 72 feet in height above grade (to top of parapet), with rooftop mechanical equipment up to 80 feet above grade. The FAR for Parcel 2 would be 1.35:1.

Parcel 3

Parcel 3 (1.93 gross acres) would be developed with an extended-stay hotel, generally intended for business travelers, totaling 202 guest rooms and approximately 130,930 sf. Rooms would incorporate fully equipped kitchenettes and common area amenities would include a breakfast lounge, meeting rooms, and fitness center. The extended stay hotel would be six stories and approximately 72 feet in height above grade (to top of parapet), with rooftop mechanical equipment extending up to 80 feet above grade. The FAR for Parcel 3 would be 1.55:1.

City of Industry Parcel

The 0.79-acre City of Industry parcel within the Project Site would accommodate surface parking spaces that are counted toward fulfillment of the County's Parking Code requirement for the Project, and a drive aisle to allow private and emergency response vehicle access between the Parcel 1 and Parcels 2 and 3. No buildings or other improvements are proposed for this parcel, apart from necessary storm drain, water, and wastewater infrastructure, and the existing parcel boundaries would remain unchanged.

1. Infrastructure Improvements

The Project would include on-site utility improvements and connections to off-site municipal infrastructure. The partially channelized storm drain would be replaced with a 90-inch underground pipe connecting to the County storm drain system to the east and the City of Industry storm drain system to the west. The new underground storm drain would be constructed at the same elevation as the current storm drain channel, which is the lowest point on the Project Site, to maintain existing points of connection with off-site infrastructure. Fill placement in the northern Project Site would then raise the elevation of finished grade an average of five feet above the average grade, exclusive of the depressed storm drain channel.

A masonry retaining wall would be constructed along the northern property boundary and portions of the northeastern and northwestern property boundaries to retain fill soil and accommodate the finished grade elevation differential between the Project Site and adjacent off-site properties. The retaining wall along the northern property line would be approximately 680 feet in length and approximately 10.5 feet in height above existing grade on the adjacent UPRR/Metrolink right-of-way to the north. The retaining wall along the

northeastern property line would be approximately 157 feet in length and rise from two to 8.5 feet in height above existing grade on the Rowland Heights Plaza Shopping Center property to the east. The retaining wall along the northwestern property line would be approximately 184 feet in length and rise from two to 7.5 feet in height above existing grade on The Concourse Business Park property to the west. The walls would rise approximately one foot in height above finished grade on the Project Site and would be topped with perimeter security fencing.

Other infrastructure improvements would include on-site domestic and fire water systems (connecting to the Rowland Water District), wastewater infrastructure (connecting to the City of Industry municipal system, which is maintained by the County), and electricity, natural, gas, and telecommunications infrastructure. On-site storm drain infrastructure would be constructed in compliance with County Low Impact Development Standards, or LID.

All ACE improvements on the Project Site related to the Nogales Street Grade Separation Project would be removed prior to the commencement of Project construction.

2. Access, Circulation, and Parking

As shown in Figure A-4, Conceptual Site Plan, vehicular access to the Project Site would be provided directly from Gale Avenue via an ingress/egress driveway on the proposed parcel boundary between Parcel 1 and Parcels 2 and 3, which would serve as the primary Project Site entrance, and a new ingress/egress driveway into Parcels 2 and 3 along the western Project Site boundary. The primary Project Site entrance would provide access to both hotels via a shared entry plaza, and to Parcel 1 commercial uses via an entrance driveway to Parcel 1 aligned with the hotel entry plaza. A new driveway would also provide access to Parcel 1 from the existing shared driveway with the Rowland Heights Plaza Shopping Center to the east.

Loading facilities for Parcel 1 would be located on the Project Site and at grade. Loading facilities would be provided to the west of Building No. 1, northwest of Building No. 2, north of Building No. 3, and southwest of Building No. 4, and would be accessed from the surface parking lot or drive aisles surrounding the parcel. On Parcels 2 and 3, separate loading facilities would be provided on the western sides of each hotel and would be accessed from the drive aisle on the western edge of the Project Site.

The County's Parking Code requires 1,503 parking spaces for the Project, based on rates calculated for the disaggregated proposed uses.⁷ A parking permit is requested to allow less than the number of spaces required. The parking permit procedure is established to provide an alternative to the parking requirements in the event that a particular use does not have the need for such requirements. Since peak parking demand for the commercial and hotel uses on the three proposed parcels would not be coincidental, shared parking is proposed to accommodate the peak overlap. The Project would provide a total of 1,161 parking spaces, which would meet the maximum projected shared demand (i.e., on weekend evenings). A total of 689 parking spaces would be provided on Parcel 1 for the commercial uses, including 506 surface parking spaces,

⁷ County code requires 335 spaces for the proposed commercial retail uses (1/250 square feet), 5 spaces for the proposed general office uses (1/400 square feet), 520 spaces for the restaurant $[(40,113 \text{ square feet} \times 55\%)/15]/3$ and $(40,113 \text{ square feet} \times 45\%)/200/3$, 281 spaces for the two hotels (0.5 X 261 keys and 1.0 X 14 keys for Hotel A; 0.5 X 132 keys and 1.0 X 70 keys for Hotel B), and 266 spaces for Hotel A meeting rooms (12,000 square feet/15/3), and 96 spaces for the Hotel A restaurant (3,600 square feet/15/3), bar (600 square feet/15/3), and kitchen (1,800 square feet/200/3).

and 183 structured spaces in single subterranean levels beneath Building Nos. 2, 3, and 4. A total of 260 spaces would be provided on Parcel 2 for Hotel A, including 137 surface parking spaces and 123 spaces in a single subterranean level. A total of 137 parking spaces would be provided on Parcel 3 for Hotel B, including 76 surface spaces and 63 spaces in a single subterranean level. See Figure A-4 for the proposed locations of parking. An additional 75 surface parking spaces would be provided on the City of Industry parcel on the Project Site, and is counted toward fulfillment of the County's Parking Code requirement for the Project.

Subterranean parking beneath Building No. 4 would be accessed via a ramp on the building's eastern side directly from the shared driveway with the Rowland Heights Plaza Shopping Center. Subterranean parking beneath Building No. 3 would be accessed via a ramp on the building's southern side. Subterranean parking beneath Building No. 2 would be accessed via a ramp on the building's northern side. Subterranean parking beneath Hotel A on Parcel 2 would be accessed by a ramp near the building's southwestern corner, and subterranean parking beneath Hotel B on Parcel 3 would be accessed via a ramp just north of the building.

Pedestrian access to the Project Site, including an ADA-compliant ramp, would be provided from Gale Avenue sidewalk adjacent to Building No. 4. Pedestrian access between Parcel 1 commercial uses and Parcels 2 and 3 hotels would be provided via pedestrian crossings between Hotel A and Building No. 1 and at the Hotel A/Hotel B shared entry plaza. Pedestrian access between Parcel 1 commercial uses and Rowland Heights Plaza Shopping Center to the east would be provided via crosswalks at the vehicular entrance to Parcel 1, which aligns with the entrance to the shopping center.

3. Lighting and Signage

Project Site signage would include building identification and wayfinding signage. Pedestrian areas including plazas and walkways would be well lighted for security. Accent lighting is proposed to complement building architecture, outdoor hotel communal spaces, and outdoor restaurant seating, and landscaping. A monument sign identifying the hotels and a pylon sign for the commercial uses would mark the primary entrance driveway on Gale Avenue. Within the Project Site surface parking areas, pole-mounted light fixtures would be shielded and directed towards the areas to be lit and away from adjacent sensitive uses. All signage would be intended to serve the on-site Project uses and activity and no off-site signage is proposed.

4. Sustainability Features

The Project would be designed to comply with the County's Green Building Program, which is based on the 2010 California Green Building Standards Code ("CALGreen") and addresses Green Buildings, Drought Tolerant Landscaping, and Low-Impact Development ("LID"), which governs the treatment of stormwater runoff. The Project would meet the standards for Leadership in Energy and Environmental Design ("LEED®") Silver-level certification by the U.S Green Building Council or the equivalent, through the implementation of green building techniques and energy conservation features. Some key Project features intended to contribute to energy efficiency include the use of heating, ventilation, and air conditioning ("HVAC") systems that use ozone-friendly refrigerants; materials and finishes that emit minimal quantities of volatile organic compounds ("VOCs"); high-efficiency fixtures and appliances; the use of drought-tolerant and water-efficient landscaping; water conservation measures including installation of low-flow fixtures and smart irrigation controls; and of stormwater retention and treatment on-site. The Project is also intended to support and enhance pedestrian mobility between the Project Site and the commercial uses to the east, south, and west along Gale Avenue.

5. Anticipated Construction Schedule

The Project is proposed for construction in two phases corresponding to buildout of Parcel 1, the Commercial Center, and Parcel 2, the full-service Hotel A (Phase I), followed by buildout of Parcel 3, the extended-stay Hotel B including associated subterranean parking (Phase II). The site (footprint) of Hotel B would be graded during Phase I for use for temporary surface parking, as desired or need demonstrated, until Phase II is completed. The construction of surface parking and utility infrastructure improvements on City of Industry parcel, including undergrounding of the existing surface storm drain channel, would also be undertaken as part of Phase I. Construction staging and worker parking would be accommodated on the Project Site during both phases of construction.

All ACE improvements on the Project Site related to the Nogales Street Grade Separation Project, including New Charlie Detour Road, associated railroad crossing and dual box culvert/bridge crossing, construction access road, two-acre storage area for excavation spoils, and surface parking on the eastern side of the Project Site, would be removed by ACE prior to the commencement of Project construction.

Construction of Phase I of the Project is anticipated to begin in early 2017, pending Project consideration and approval by the County and following completion of the Nogales Street Grade Separation Project, and would take approximately 18 months, with completion in 2018. Construction of Phase II would likewise take approximately 18 months. Construction of the two phases may overlap or be consecutive, depending on market conditions.

Approximately 322,619 cubic yards of soils would be graded and excavated for Project construction, the majority of which would be reused as fill on-site (130,534 cubic yards of the 192,085 cubic yards of cut material would be used as fill). Approximately 48,301 cubic yards of soil would require export off-site.

E. NECESSARY APPROVALS

Approvals required for the Project are anticipated to include, but may not be limited to, the following:

- Zone Change (from M-1.5 to a C-3-(DP) zoning designation for Parcels 2 and 3 for hotel uses)
- Vesting Tentative Parcel Map Approval (retail condominiums requested)
- Conditional Use Permit
 - Development Program (DP) CUP (in conjunction with the proposed Zone Change for the Parcels 2 and 3 for hotel uses) and to allow structures to exceed the maximum height of 45 feet above grade [LACC 22.40.040 and 22.44.132.D.4.b]
 - To authorize a commercial shopping center containing more than three business establishments
 - Sale (for onsite-consumption) of alcoholic beverages (in conjunction with the operation of the hotels) [LACC 22.28.210.A and 22.56.195]
 - On-site grading of more than 100,000 cubic yards of soil [LACC 22.32.130.A]
- Parking Permit (for shared parking and reduced on-site parking) [LACC 22.52.1083 and 22.56.990]
- Demolition, grading, excavation, foundation, and building permits

- Drainage Concept Review by the County Department of Public Works, Land Development Division and Flood Maintenance Division
- Other permits and approvals as deemed necessary
- U.S. Army Corps of Engineers 404 Permit, California Department of Fish & Wildlife Section 1603 Permit (Streambed Alteration Agreement), and Regional Water Quality Control Board 401 Permit for undergrounding of on-site storm drain channel

Appendix A-1 – Geotechnical Investigation and Update

*A-1a - Geotechnical Investigation and Liquefaction
Evaluation*

*A-1b - Update of Geotechnical Report and Conceptual
Grading Plan Review*

A-1a - Geotechnical Investigation and Liquefaction Evaluation

**GEOTECHNICAL INVESTIGATION AND
LIQUEFACTION EVALUATION
PROPOSED MIXED USE DEVELOPMENT**

18800 East Gale Avenue
Los Angeles County, California
for
Parallax Corporation

February 3, 2014

Parallax Corporation
c/o Thienes Engineering
14349 Firestone Boulevard
La Mirada, California 90638



**SOUTHERN
CALIFORNIA
GEOTECHNICAL**
A California Corporation

Attention: Mr. Jeff Potter

Project No.: **13G184-1**

Subject: **Geotechnical Investigation and Liquefaction Evaluation**
Proposed Mixed Used Development
18800 East Gale Avenue
Los Angeles County, California

Gentlemen:

In accordance with your request, we have conducted a geotechnical investigation and liquefaction evaluation at the subject site. We are pleased to present this report summarizing the conclusions and recommendations developed from our investigation.

We sincerely appreciate the opportunity to be of service on this project. We look forward to providing additional consulting services during the course of the project. If we may be of further assistance in any manner, please contact our office.

Respectfully Submitted,

SOUTHERN CALIFORNIA GEOTECHNICAL, INC.

A handwritten signature in blue ink that reads "Daniel W. Nielsen".

Daniel W. Nielsen, RCE 77915
Project Engineer



A handwritten signature in blue ink that reads "John A. Seminara".

John A. Seminara, CEG 2125
Principal Geologist



Distribution: (2) Addressee

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1.0 EXECUTIVE SUMMARY

Presented below is a brief summary of the conclusions and recommendations of this investigation. Since this summary is not all inclusive, it should be read in complete context with the entire report.

Geotechnical Design Considerations

- Very dense, weathered bedrock was encountered at various depths below the existing site grades. The bedrock materials were encountered at relatively shallow depths near the center of the site, and at greater depths in the northern (14½ to 33± feet) and southern (19½ to 49± feet) portions of the site. A boring drilled to 61½± feet the southwestern portion of the site, did not encounter bedrock.
- Groundwater was encountered at depths of 25 to 37± feet, in the southern portion of the site, and at a depth of 25± feet near the northeast corner of the site. The borings drilled in the central and northwest portions of the site did not encounter groundwater.
- A site-specific liquefaction evaluation was performed as part of this geotechnical investigation. Based on the results of our liquefaction evaluation, liquefaction is not considered to be a design concern for the majority of the proposed buildings at the subject site, due to the presence of very dense bedrock at depths shallower than the historic high groundwater table. However, liquefiable soils were encountered within portions of the northeastern-most office/retail building, and beneath a portion of the southeastern-most hotel building.
- Liquefaction analyses performed for three of the deep borings indicate total dynamic settlements on the order of 1± inch in the northeast portion of the site and 1¼± inches in the southwest portion of the site. A boring drilled in the southeast portion of the site did not identify any liquefiable soils.
- The liquefaction induced differential settlements are expected to be equal to the total dynamic settlements. These settlements are assumed to occur over a distance of 100± feet producing angular distortions of less than 0.002 inches per inch.
- At the present time, grading plans are not available for the proposed development. Based on the existing site topography, we expect that cuts and fills of up to 15± feet may be necessary to achieve the proposed site grades. Additionally, we understand that some of the proposed buildings including the two 6-story hotel buildings and the 3-story retail building may incorporate one or two subterranean levels for parking. Preliminary grading and foundation design recommendations have been included in subsequent sections of this report. However, it should be understood that these recommendations are based on preliminary assumptions and will require review and may be revised upon review of grading and foundation plans.
- Based on the subsurface conditions encountered at the subject site, the office and retail buildings may be supported on conventional shallow foundation systems. It is also expected that the two 6-story hotel buildings will be supported on shallow foundations. However, this assumption is subject to review of the grading plans and foundation loads when this information becomes available. Due to relatively large anticipated foundation loads and other considerations, it may be desirable or necessary to support the one or both of the 6-story

hotel buildings on an alternative foundation system such as a mat foundation or a deep foundation system.

Site Preparation

- Site stripping should include removal of any surficial vegetation and topsoil. Based on conditions encountered at the time of the subsurface exploration, stripping of sparse to moderate grass and weed growth will be necessary at the site. The actual extent of site stripping should be determined in the field by the geotechnical engineer, based on the organic content and stability of the materials encountered.
- Initial site preparation should also include demolition of the newly constructed temporary street, existing asphalt parking areas, and the remnants of an old asphaltic concrete road. Any remnants of previous development and including pavements, foundations, floor slabs, and debris resulting from demolition activities should be properly disposed of off-site. Concrete and asphalt debris may be re-used within the compacted fills, provided they are pulverized and the maximum particle size is less than 2 inches.
- Undocumented fill soils were encountered at several of the boring locations, extending to depths of 1½ to 8½± feet. These soils possess variable strengths, densities, and marginal consolidation/collapse characteristics and are not considered suitable for the support of the new buildings.
- Remedial grading is recommended to be performed within the new building pad areas to remove all of the undocumented fill soils and a portion of the near-surface native soils. The overexcavation should extend to a depth of at least 5 feet below the existing grade, 5 feet below the proposed pad grade and to a depth sufficient to remove all of the existing undocumented fill soils.
- Within the proposed building areas, the overexcavation should remove existing soils and bedrock materials in cut and shallow fill areas to provide a minimum 5-foot thick blanket of newly placed compacted fill, below pad grade in order to mitigate possible differential settlement due to cut/fill transitions.
- Additional overexcavation should be performed within the influence zones of the new foundations, to provide for a new layer of compacted structural fill extending to a depth of at least 3 feet below proposed bearing grade in the areas of single and 2-story office and retail buildings. Within the areas of the two proposed 6-story hotel buildings and the 3-story retail building, the overexcavation below shallow foundations should extend to a depth equal to the width of the footing, or into suitable bedrock materials.
- Following completion of the recommended overexcavation, the exposed soils or bedrock materials should be evaluated by the geotechnical engineer. Based on conditions encountered at the boring locations, additional overexcavation may be required where porous, low density, or otherwise unsuitable soils are encountered. After the subgrade soils have been approved by the geotechnical engineer, the previously excavated soils may then be replaced and compacted to at least 90 percent of the ASTM D-1557 maximum dry density.

Building Foundations

- Conventional shallow foundations, supported in newly placed compacted fill.
- 2,500 lbs/ft² maximum allowable soil bearing pressure.
- Reinforcement consisting of at least six (6) No. 5 rebars (3 top and 3 bottom) in strip footings due to the presence of medium to highly expansive soils and liquefaction potential

of the soils in localized areas. Additional reinforcement may be necessary for structural considerations.

Building Floor Slabs

- Conventional slabs-on-grade, minimum 5½ inches thick.
- Minimum slab reinforcement: No. 4 bars at 16 inches on-center, in both directions, due to medium to high expansive potentials of the near-surface soils and the presence of liquefiable soils in localized areas. The actual floor slab reinforcement should be determined by the structural engineer, based on the imposed loading.

Pavements

ASPHALT PAVEMENTS (R = 10)				
Materials	Thickness (inches)			
	Auto Parking (TI = 4.0)	Auto Drive Lanes (TI = 5.0)	Light Truck Traffic (TI = 6.0)	Moderate Truck Traffic (TI = 7.0)
Asphalt Concrete	3	3	3½	4
Aggregate Base	6	9	12	15
Compacted Subgrade (90% minimum compaction)	12	12	12	12

PORTLAND CEMENT CONCRETE PAVEMENTS			
Materials	Thickness (inches)		
	Auto Parking & Drives (TI = 5.0)	Light Truck Traffic (TI = 6.0)	Moderate Truck Traffic (TI = 7.0)
PCC	5	5½	7
Compacted Subgrade (95% minimum compaction)	12	12	12

2.0 SCOPE OF SERVICES

The scope of services performed for this project was in accordance with our Proposal No. 13P359-1R2, dated November 4, 2013. The scope of services included a visual site reconnaissance, subsurface exploration, field and laboratory testing, and geotechnical engineering analysis to provide criteria for preparing the design of the building foundations, building floor slab, and parking lot pavements along with site preparation recommendations and construction considerations for the proposed development. Based on the location of the subject site, this investigation also included a site-specific liquefaction evaluation. The evaluation of the environmental aspects of this site was beyond the scope of services for this geotechnical investigation.

3.0 SITE AND PROJECT DESCRIPTION

3.1 Site Conditions

The subject site is located on the north side of East Gale Avenue, approximately 835 feet west of the intersection of East Gale Avenue and Nogales Street in the unincorporated Rowland Heights area of Los Angeles County, California. The site is bounded to the north by a Union Pacific railroad easement, to the east by a retail building, to the south by East Gale Avenue, and to the west by several commercial/industrial buildings. The general location of the site is illustrated on the Site Location Map, included as Plate 1 in Appendix A of this report.

The site consists of an irregular shaped parcel, 14.06± acres in size. A paved temporary access road trending north-south bisects the subject site, dividing the site into an east-half and west-half. We understand that this access road will be utilized as a temporary detour to divert traffic during construction of improvements on Nogales Street between Railroad Street and Gale Avenue. The access road was closed at the time of our site investigation. The southwest portion of the site was being utilized as an equipment storage and construction staging area for the upcoming Nogales Street improvements by the Griffith Company. This area was surrounded by a chain link fence. A construction trailer was located in the southwest corner of this area. Multiple soil stockpiles covered in plastic were also located in the central portion of this area. At the time of subsurface exploration, these stockpiles were generally 5 to 8± feet in height and 8 to 10± feet in diameter. Metal pipes, traffic control equipment, light standards, and other miscellaneous construction equipment were being stored along the east and north sides of the chain link fence. The ground surface cover in the fenced area consists of exposed soil.

Remnants of an old asphaltic concrete road trends roughly east-west in the central area of the west half of the site and roughly north-south along the western property line in the northern portion of the west half of the site. This road is in poor condition with major cracks throughout the road and appears to have been part of a previous development of the site. The ground surface cover in the western half of the site consists of exposed soil with sparse to moderate native grass and weed growth. An earthen drainage channel is located along the northern property line and on the west side of a parking area in the northeast corner of the site. The channel ranges from 5 to 9 feet in depth.

The eastern half of the subject site is generally undeveloped, except for localized areas along the east property line. An asphaltic concrete parking lot for the retail building on the easterly adjacent site extends into the northeast corner of the subject site. This parking lot is in good condition. Another asphaltic concrete parking lot for the easterly adjacent retail building extends into the subject site, along the eastern property line near the southeast corner of the site. This parking lot is located east of the toe of an existing slope. The pavements in this area are also in good condition. The remaining areas of the eastern half of the site are vacant and undeveloped. Several large soil stockpiles were located in the southern portion of the eastern half of the site. These stockpiles ranged from 40± to 90± feet in width, 100± to 285± feet in length, and 10 to

15± feet in height. Dump trucks were depositing soil to the stockpiles in this area at the time of our subsurface investigation.

Detailed topographic information was obtained from a topographic plan provided by Thienes Engineering, Inc. The plan indicates that the site elevation ranges from elevation 467.8± feet mean sea level (msl) in the southeastern area of the site to elevation 435.7± feet msl in the northwestern area of the site. The eastern side of the site slopes downward to the north. This slope is about 25± feet in height with portions as steep as 4h:1v (4 horizontal to 1 vertical). Another slope is located around the southeast corner of the site and descends toward the south and east property lines. This slope ranges from approximately 11 to 17± feet in height with an inclination of about 2.5h:1v. An asphaltic concrete parking area for the easterly adjacent retail development is present along the toe of the east side of the slope.

3.2 Proposed Development

The preliminary site plans for the proposed development were obtained from Gene Fong Associates. We understand that the proposed development will consist of two phases, Phase I and Phase II. The proposed development for Phase I will consist of five (5) new retail and office buildings, identified as Buildings 1 through Building 5, and one hotel building, identified as the Sheraton hotel. The five retail buildings will possess footprint areas ranging from 9,400± ft² to 24,795± ft². The plan indicates that the largest of these retail buildings, Building 5, will be three stories in height and may include a subterranean parking level. The footprint area for the proposed Sheraton hotel was not provided on the plan. The hotel will be six stories in height with a total of 280 rooms and will include a 9,500± ft² ballroom on the ground floor. The hotel may include one or two-levels of below grade parking.

The proposed development for Phase II will include a six-story hotel building located in the northwestern area of the site. The hotel is identified as the Select Service hotel. The building will have a total of 220 rooms and may include one or two-levels of below grade parking.

All of the buildings are expected to be surrounded by concrete flatwork, asphaltic concrete pavements in the parking and drive lanes, and landscape planter areas throughout the site.

We assume that the proposed retail buildings will be single story structures except for Building 5, since the plan does not specifically indicate that these buildings will have multiple stories. We assume that the retail buildings will consist of wood frame construction, supported on conventional shallow foundation systems with concrete slab-on-grade floors. Building 5 will be a three-story structure. Detailed structural information has not been provided for this building. Therefore, we assume that this structure will be of wood frame construction supported on a conventional shallow foundation system with a concrete slab-on-grade floor. The two (2) hotel buildings will be six-story structures. Detailed structural information has also not been provided for these buildings. Therefore, we assume that these structures will be of cast-in-place concrete or steel frame structures supported on conventional shallow foundation systems. Based on the assumed construction, maximum column and wall loads for the single story retail buildings are expected to be on the order of 30 kips and 1 to 2 kips per linear foot, respectively. The maximum column and wall loads for Building 5 are expected to be on the order of 80 kips and 2 to 4 kips per linear foot, respectively. The maximum column and wall loads for the six-story hotel

buildings are expected to be on the order of 200 kips and 3 to 5 kips per linear foot, respectively.

Building 5, the hotel building, and the proposed parking structure, may each include one to two subterranean levels for parking. The remainder of the proposed development is not expected to include any significant amounts of below grade construction such as basements or crawl spaces.

Grading plans were not available at the time of our investigation. Based on the existing site grades, it is assumed that cuts and fills of up to 15± feet will be required. However, these estimates are exclusive of site preparation and overexcavation requirements.

4.0 SUBSURFACE EXPLORATION

4.1 Scope of Exploration/Sampling Methods

The subsurface exploration conducted for this project consisted of eighteen (18) borings advanced to depths of 5 to 61½± feet below currently existing site grades. Two (2) of the borings were drilled to at least 50± feet, as part of the liquefaction evaluation. We attempted to extend several other borings to depths of at least 50± feet, but most of these borings encountered very dense bedrock at shallower depths. All of the borings were logged during drilling by a member of our staff.

The borings were advanced with hollow-stem augers, by a truck-mounted drilling rig. Representative bulk and relatively undisturbed soil samples were taken during drilling. Relatively undisturbed samples were taken with a split barrel "California Sampler" containing a series of one inch long, 2.416± inch diameter brass rings. This sampling method is described in ASTM Test Method D-3550. Samples were also taken using a 1.4± inch inside diameter split spoon sampler, in general accordance with ASTM D-1586. Both of these samplers are driven into the ground with successive blows of a 140-pound weight falling 30 inches. The blow counts obtained during driving are recorded for further analysis. Bulk samples were collected in plastic bags to retain their original moisture content. The relatively undisturbed ring samples were placed in molded plastic sleeves that were then sealed and transported to our laboratory.

The approximate locations of the borings are indicated on the Boring Location Plan, included as Plate 2 in Appendix A of this report. The Boring Logs, which illustrate the conditions encountered at the boring locations, as well as the results of some of the laboratory testing, are included in Appendix B.

4.2 Geotechnical Conditions

Pavements

Two (2) of the borings were drilled through the existing pavements. At Boring Nos. B-11 and B-14, these pavements consist of 3± inches of asphaltic concrete underlain by 3 to 5± inches of underlying aggregate base.

Artificial Fill

Artificial fill soils were encountered beneath the pavements at Boring Nos. B-11 and B-14 and at the ground surface at Boring Nos. B-4, B-7, B-9, B-12, and B-15 through B-18. These fill soils extend to depths of 1½ to 8½± feet below existing grade. These fill soils generally consist of dark gray brown to gray brown, loose to medium dense clayey fine sands, clayey fine to medium sands, and silty fine sands and medium stiff to stiff fine to medium sandy clays and silty clays.

The fill soils possess variable strengths and a disturbed appearance, resulting in their classification as fill.

Colluvium

Native colluvium was encountered beneath the fill soils at Boring No B-9 and at the ground surface at Boring Nos. B-2, B-3, B-8, and B-13. The colluvium extends to depths of 4½ to 12± feet below existing grade. The colluvium generally consists of dark gray brown to black, medium stiff to hard silty clays with varying amounts of calcareous veining and bedrock fragments.

Alluvium

Native alluvial soils were encountered beneath the fill materials, colluvium, and/or at the ground surface at most of the boring locations. The alluvium generally consists of loose to dense fine sands, silty fine sands, silty fine to medium sands, clayey fine sands and clayey fine to medium sands, and medium stiff to stiff fine to medium sandy clays and silty clays extending to depths of 14½ to 47± feet and to at least the maximum depth explored of 61½± feet at Boring No. B-5.

Bedrock

Silty claystone and sandy siltstone bedrock of the Monterey Formation was encountered beneath the colluvium and alluvium at most of the boring locations. The Monterey Formation bedrock extends from depths of 4½ to 47± feet below the ground surface to depths of at least 56± feet, the maximum depth of drilling before refusal conditions were encountered at Boring No. B-6. Bedrock was generally encountered at shallower depths within the central portion of the site, and at greater depths in the northern and southern portions of the site. The bedrock generally consisted of friable, weakly to moderately cemented, thinly interbedded stiff to hard gray brown silty claystone, fine grained sandy siltstone, and silty fine grained sandstone with iron oxide staining and calcareous veining. The bedrock was also slightly diatomaceous and possessed relatively high moisture contents while appearing to be less moist.

Groundwater

Very moist to wet soils were encountered during drilling at Boring Nos. B-4, B-5, B-6, B-11, and B-17 at depths ranging from 25 to 37± feet below the existing site grades (elevations of 414 to 431± feet msl). Delayed readings taken within the open boreholes identified free water at similar depths.

Based on the water level measurements, and the moisture contents of the recovered soil samples, the static groundwater table is considered to have existed at elevations between 423 and 431± feet msl in the southern area of the site and at an elevation of 414± feet msl in the northeastern area of the site at the time of the subsurface exploration.

As part of our research, we reviewed historic high groundwater levels reported in the CA DMG Open-File Report 98-10 for the La Habra Quadrangle. Plate 1.2 of OFR 98-19 is a map which displays the historically highest ground water levels using contour lines. This map indicates that the historic high ground water level at the subject site and surrounding areas is approximately 20± feet below existing site grades.

4.3 Geologic Conditions

Geologic research indicates that the site is underlain by the Yorba member shale of the Monterey Formation bedrock. The primary available reference applicable to the subject site is the Geology Map of the Whittier and La Habra Quadrangles, (Western Puente hills), Los Angeles and Orange Counties, California, by T.W. Dibblee, 2001. A portion of this map indicating the location of the subject site is included herein as Plate 3 in Appendix A.

This map indicates that the subject site is underlain by the Yorba member shale of the Monterey Formation. The Yorba member shale of the Monterey Formation is described as thin-bedded, white-weathering, platy, siliceous, to light gray, semi-siliceous to silty, locally with thin layers of fine-grained sandstone; locally includes few thin layers of hard dolomite. The bedding attitude on this map indicates that the beds in the area of the subject site strike generally east-west, dipping 32 degrees downward to the north. Based on the conditions encountered in the exploratory borings, the geologic mapping is considered to be consistent with the subject site except for the angle of the bedding which is further described in Section 6.2 of this report. The majority of the borings encountered Monterey Formation bedrock at depths of 4½ to 47± feet below existing site grades.

5.0 LABORATORY TESTING

The soil samples recovered from the subsurface exploration were returned to our laboratory for further testing to determine selected physical and engineering properties of the soils. The tests are briefly discussed below. It should be noted that the test results are specific to the actual samples tested, and variations could be expected at other locations and depths.

Classification

All recovered soil samples were classified using the Unified Soil Classification System (USCS), in accordance with ASTM D-2488. The field identifications were then supplemented with additional visual classifications and/or by laboratory testing. The USCS classifications are shown on the Boring Logs and are periodically referenced throughout this report.

In-situ Density and Moisture Content

The density has been determined for selected relatively undisturbed ring samples. These densities were determined in general accordance with the method presented in ASTM D-2937. The results are recorded as dry unit weight in pounds per cubic foot. The moisture contents are determined in accordance with ASTM D-2216, and are expressed as a percentage of the dry weight. These test results are presented on the Boring Logs.

Consolidation

Selected soil samples have been tested to determine their consolidation potential, in accordance with ASTM D-2435. The testing apparatus is designed to accept either natural or remolded samples in a one-inch high ring, approximately 2.416 inches in diameter. Each sample is then loaded incrementally in a geometric progression and the resulting deflection is recorded at selected time intervals. Porous stones are in contact with the top and bottom of the sample to permit the addition or release of pore water. The samples are typically inundated with water at an intermediate load to determine their potential for collapse or heave. The results of the consolidation testing are plotted on Plates C-1 through C-15 in Appendix C of this report.

Maximum Dry Density and Optimum Moisture Content

Representative bulk samples have been tested for their maximum dry densities and optimum moisture contents. The results have been obtained using the Modified Proctor procedure, per ASTM D-1557. These tests are generally used to compare the in-situ densities of undisturbed field samples, and for later compaction testing. Additional testing of other soil types or soil mixes may be necessary at a later date. The results of this test are plotted on Plates C-16 through C-19 in Appendix C of this report.

Direct Shear

Direct shear tests were performed on selected soil samples to determine their shear strength parameters. The test was performed in accordance with ASTM D-3080. The testing apparatus

is designed to accept either natural or remolded samples in a one-inch high ring, approximately 2.416 inches in diameter. Three samples of the same soil are prepared by remolding them to 90± percent compaction and near optimum moisture. Each of the three samples are then loaded with different normal loads and the resulting shear strength is determined for that particular normal load. The shearing of the samples is performed at a rate slow enough to permit the dissipation of excess pore water pressure. Porous stones are in contact with the top and bottom of the sample to permit the addition or release of pore water. The results of the direct shear test are presented on Plates C-20 through C-22.

Soluble Sulfates

Representative samples of the near-surface soils were submitted to a subcontracted analytical laboratory for determination of soluble sulfate content. Soluble sulfates are naturally present in soils, and if the concentration is high enough, can result in degradation of concrete which comes into contact with these soils. The result of the soluble sulfate testing is presented below, and is discussed further in a subsequent section of this report.

<u>Sample Identification</u>	<u>Soluble Sulfates (%)</u>	<u>ACI 318 Classification</u>
B-1 @ 0 to 5 feet	0.001	Negligible
B-5 @ 0 to 5 feet	0.004	Negligible
B-12 @ 0 to 5 feet	0.004	Negligible
B-18 @ 0 to 5 feet	0.008	Negligible

Expansion Index

The expansion potential of the on-site soils was determined in general accordance with ASTM D-4829 as required by the California Building Code. The testing apparatus is designed to accept a 4-inch diameter, 1-in high, remolded sample. The sample is initially remolded to 50± 1 percent saturation and then loaded with a surcharge equivalent to 144 pounds per square foot. The sample is then inundated with water, and allowed to swell against the surcharge. The resultant swell or consolidation is recorded after a 24-hour period. The results of the EI testing are as follows:

<u>Sample Identification</u>	<u>Expansion Index</u>	<u>Expansive Potential</u>
B-1 @ 0 to 5 feet	73	Medium
B-8 @ 0 to 5 feet	106	High
B-12 @ 0 to 5 feet	73	Medium

Resistivity and pH Testing

Selected representative bulk samples of soil collected from the building areas were submitted to a subcontracted analytical laboratory for determination of electrical resistivity and pH. The resistivity of the soils is a measure of their potential to attack buried metal improvements such as utility lines. The results of the resistivity and pH testing are presented below, and are discussed further in a subsequent section of this report.

<u>Sample Identification</u>	<u>Resistivity (ohm-cm)</u>	<u>pH</u>
B-1 @ 0 to 5	6500	7.5
B-8 @ 0 to 5	4100	7.5
B-12 @ 0 to 5	5200	7.6

6.0 CONCLUSIONS AND RECOMMENDATIONS

The subject site is located in an area which is subject to strong ground motions due to earthquakes. The performance of a site specific seismic hazards analysis was beyond the scope of this investigation. However, numerous faults capable of producing significant ground motions are located near the subject site. Due to economic considerations, it is not generally considered reasonable to design a structure that is not susceptible to earthquake damage. Therefore, significant damage to structures may be unavoidable during large earthquakes. The proposed structures should, however, be designed to resist structural collapse and thereby provide reasonable protection from serious injury, catastrophic property damage and loss of life.

6.1 Seismic Design Considerations

The subject site is located in an area which is subject to strong ground motions due to earthquakes. The performance of a site specific seismic hazards analysis was beyond the scope of this investigation. However, numerous faults capable of producing significant ground motions are located near the subject site. Due to economic considerations, it is not generally considered reasonable to design a structure that is not susceptible to earthquake damage. Therefore, significant damage to structures may be unavoidable during large earthquakes. The proposed structures should, however, be designed to resist structural collapse and thereby provide reasonable protection from serious injury, catastrophic property damage and loss of life.

Faulting and Seismicity

Research of available maps indicates that the subject site is not located within an Alquist-Priolo Earthquake Fault Zone. Furthermore, SCG did not identify any evidence of faulting during the geotechnical investigation. Therefore, the possibility of significant fault rupture on the site is considered to be low.

The potential for other geologic hazards such as seismically induced settlement, lateral spreading, tsunamis, inundation, seiches, flooding, and subsidence affecting the site is considered low.

Seismic Design Parameters

The 2013 California Building Code (CBC) was adopted by all municipalities within Southern California on January 1, 2014. The CBC provides procedures for earthquake resistant structural design that include considerations for on-site soil conditions, occupancy, and the configuration of the structure including the structural system and height. The seismic design parameters presented below are based on the soil profile and the proximity of known faults with respect to the subject site.

The 2013 CBC Seismic Design Parameters have been generated using U.S. Seismic Design Maps, a web-based software application developed by the United States Geological Survey. This software application, available at the USGS web site, calculates seismic design parameters in

accordance with the 2013 CBC, utilizing a database of deterministic site accelerations at 0.01 degree intervals. The table below is a compilation of the data provided by the USGS application. A copy of the output generated from this program is included as Plate E-1 in Appendix E of this report. A copy of the Design Response Spectrum, as generated by the USGS application is also included in Appendix E. Based on this output, the following parameters may be utilized for the subject site:

2013 CBC SEISMIC DESIGN PARAMETERS

Parameter		Value
Mapped Spectral Acceleration at 0.2 sec Period	S_S	2.155
Mapped Spectral Acceleration at 1.0 sec Period	S_1	0.766
Site Class	---	C*
Site Modified Spectral Acceleration at 0.2 sec Period	S_{MS}	2.155
Site Modified Spectral Acceleration at 1.0 sec Period	S_{M1}	0.996
Design Spectral Acceleration at 0.2 sec Period	S_{DS}	1.437
Design Spectral Acceleration at 1.0 sec Period	S_{D1}	0.664

*The 2013 CBC requires that Site Class F be assigned to any profile containing soils vulnerable to potential failure or collapse under seismic loading, such as liquefiable soils. For Site Class F, the site coefficients are to be determined in accordance with Section 11.4.7 of ASCE 7-10. However, Section 20.3.1 of ASCE 7-10 indicates that for sites with structures having a fundamental period of vibration equal to or less than 0.5 seconds, the site class is determined using the standard procedures. Based on the liquefaction evaluation, two of the buildings at the subject site may be underlain by potentially liquefiable soils. **If the proposed structures have fundamental periods greater than 0.5 seconds, SCG should be contacted to revise these seismic design parameters.**

Ground Motion Parameters

For the purposes of the liquefaction analysis performed for this study, we utilized a site acceleration that is consistent with maximum considered earthquake ground motions, as required by the 2013 CBC. The peak ground acceleration (PGA_M) was determined in accordance with Section 11.8.3 of ASCE 7-10. The parameter PGA_M is the maximum considered earthquake geometric mean (MCE_G) PGA, multiplied by the appropriate site coefficient from Table 11.8-1 of ASCE 7-10. The web-based software application U.S. Seismic Design Maps (described in the previous section) was used to determine PGA_M , using ASCE 7-10 as the building code reference document. A portion of the program output is included as Plate E-2 in Appendix E of this report

Liquefaction

Research of the Seismic Hazards Zones Map for the La Habra Quadrangle, published by the California Geological Survey (CGS) indicates that a portion of the site subject site is located within a liquefaction hazard zone. Based on this mapping, and the subsurface conditions encountered at the borings, the scope of this investigation included a detailed liquefaction evaluation in order to determine the site-specific liquefaction potential.

The liquefaction evaluation was performed using the reported historic groundwater depth of 20 feet. The primary reference used to determine the historic groundwater depths in this area is CGS Open File Report 98-10, the Seismic Hazard Evaluation of the La Habra Quadrangle.

Liquefaction is the loss of strength in generally cohesionless, saturated soils when the pore-water pressure induced in the soil by a seismic event becomes equal to or exceeds the overburden pressure. The primary factors which influence the potential for liquefaction include groundwater table elevation, soil type and plasticity characteristics, relative density of the soil, initial confining pressure, and intensity and duration of ground shaking. The depth within which the occurrence of liquefaction may impact surface improvements is generally identified as the upper 50 feet below the existing ground surface. Liquefaction potential is greater in saturated, loose, poorly graded fine sands with a mean (d_{50}) grain size in the range of 0.075 to 0.2 mm (Seed and Idriss, 1971). Non-sensitive clayey (cohesive) soils which possess a plasticity index of at least 18 (Bray and Sancio, 2006) are generally not considered to be susceptible to liquefaction, nor are those soils which are above the historic static groundwater table.

The liquefaction analysis was conducted in accordance with the requirements of Special Publication 117A (CDMG, 2008), and currently accepted practice (SCEC, 1997). The liquefaction potential of the subject site was evaluated using the empirical method developed by Boulanger and Idriss (Boulanger and Idriss, 2008). This method predicts the earthquake-induced liquefaction potential of the site based on a given design earthquake magnitude and peak ground acceleration at the subject site. This procedure essentially compares the cyclic resistance ratio (CRR) [the cyclic stress ratio required to induce liquefaction for a cohesionless soil stratum at a given depth] with the earthquake-induced cyclic stress ratio (CSR) at that depth from a specified design earthquake (defined by a peak ground surface acceleration and an associated earthquake moment magnitude). CRR is determined as a function of the corrected SPT N-value ($N_{1,60-cs}$, adjusted for fines content). The factor of safety against liquefaction is defined as CRR/CSR. Based on Special Publication 117A, a factor of safety of at least 1.3 is required in order to demonstrate that a given soil stratum is non-liquefiable. Additionally, in accordance with Special Publication 117A, clayey soils which do not meet the criteria for liquefiable soils defined by Bray and Sancio (2006), loose soils with a plasticity index (PI) less than 12 and moisture content greater than 85% of the liquid limit, are considered to be insusceptible to liquefaction. Non-sensitive soils with a PI greater than 18 are also considered non-liquefiable.

The liquefaction analysis procedure is tabulated on the spreadsheet forms included in Appendix F of this report. The liquefaction analysis was performed for Boring Nos. B-6, B-11 and B-17, which were each advanced to depths of at least 50± feet, except Boring No. B-11 which encountered refusal conditions on very dense bedrock at a depth of 37± feet. Prior to subsurface exploration, additional deep borings were intended to be drilled in the northwest and central portions of the site, for the purpose of evaluating the liquefaction hazard. However, the majority of these borings encountered very dense bedrock at depths shallower than the depth of the historic high groundwater table. The liquefaction potential was analyzed at the three boring locations utilizing a PGA_M of 0.796g related to a 6.99M magnitude seismic event.

If liquefiable soils are identified, the potential settlements that could occur as a result of liquefaction are determined using the equation for volumetric strain due to post-cyclic reconsolidation (Yoshimine et. al, 2006). This procedure uses an empirical relationship between the induced cyclic shear strain and the corrected N-value to determine the expected volumetric strain of saturated sands subjected to earthquake shaking. This analysis is also documented on the spreadsheets included in Appendix F.

Conclusions and Recommendations

Since a grading plan is not available for the proposed development, the results of this liquefaction evaluation are considered preliminary. Changing the site grades in the areas susceptible to liquefaction will change the soil overburden pressure which will affect the results of the analysis. The calculated settlement may increase or decrease as a result of such changes.

Liquefaction is not considered to be a design concern for most of the proposed buildings, due to the presence of very dense bedrock at depths shallower than the historic high groundwater table. However, native alluvial soils extending to depths greater than the historic high and existing groundwater table elevations were encountered at borings which were drilled near the southwest, southeast, and northeast corners of the site.

The results of the liquefaction analysis have identified potentially liquefiable soils at Boring Nos. B-6 and B-11, which were drilled in the southwest and northeast building locations, respectively. Liquefiable soils were not encountered at boring number B-17, which was drilled within the southeastern-most building location. The potentially liquefiable soils are located between depths of 20 to 32± feet. Soils which are located above the historic groundwater table (20 feet), or possessing factors of safety in excess of 1.3 are considered non-liquefiable. The silty clay stratum encountered between depths of 20 and 22± feet at Boring No. B-17 is also considered non-liquefiable due to its cohesive characteristics and the results of the Atterberg limits testing with respect to the requirements of Special Publication 117A. Settlement analyses were conducted for each of the potentially liquefiable strata.

Based on the settlement analysis (also tabulated on the spreadsheets in Appendix F) total dynamic (liquefaction induced) settlements on the order of 1.25 inches at Boring No. B-6 which represents a portion of the subsurface profile beneath the southwestern-most proposed hotel building, and dynamic settlements on the order of 0.96 inches could be expected at boring No. B-11, which represents a portion of the subsurface profile beneath the northwestern-most, proposed retail/office building. The remaining buildings are considered to be in areas which are not susceptible to liquefaction due to the presence of bedrock at depths shallower than the historic high groundwater table.

The subsurface profiles beneath both of these buildings possess variable liquefaction potentials, due the varying bedrock depths. Portions of each of these building areas are considered to be insusceptible to liquefaction due to the presence of relatively shallow, dense soils and/or very dense bedrock. Therefore, the associated differential settlements for each of these buildings are considered to be equal to the potential total dynamic settlements. The associated differential settlement in the area of the southwestern-most hotel building would therefore be on the order of 1¼± inches. The associated differential settlement in the area of the northeastern-most retail/office building would be on the order of 1± inch.

The estimated differential settlements for these two buildings should be assumed to occur across a distance of 100 feet, indicating maximum angular distortions of less than 0.002 inches per inch. These settlements are considered to be within the structural tolerances of typical buildings supported on shallow foundation systems. However, it should be noted that minor to moderate repairs, including repair of damaged drywall and stucco, etc., could be required after the occurrence of liquefaction-induced settlements.

Shallow foundation systems can be designed to resist the effects of the anticipated differential settlements, to the extent that the structures would not catastrophically fail. Designing the proposed structures to remain completely undamaged during a major seismic event is not considered to be economically feasible. Based on this understanding, the use of a shallow foundation system is considered to be the most economical means of supporting the majority of the proposed structures. Although shallow foundations can be designed to resist the effects of the anticipated differential settlements, it may be necessary or desirable support the heaviest structures, such as the two 6-story hotel buildings, on an alternative foundation system such as a mat foundation or deep foundations, as discussed in the subsequent Foundation Design section of this report.

In order to support the proposed buildings on shallow foundations (such as spread footings) the structural engineer should verify that the structure would not catastrophically fail due to the predicted dynamic differential settlements. Any utility connections to the structures should be designed to withstand the estimated differential settlements. It should also be noted that minor to moderate repairs, including releveling, restoration of utility connections, repair of damaged drywall and stucco, etc., would likely be required after occurrence of the liquefaction-induced settlements.

The use of shallow foundation systems, as described in this report, is typical for buildings of these types, where they are underlain by the extent of liquefiable soils encountered at this site. The post-liquefaction damage that could occur within the buildings at this site will also be typical of similar buildings in the vicinity of this project. However, if the owner determines that this level of potential damage is not acceptable, other geotechnical and structural options are available, including the use of ground improvement, deep foundations or a mat foundation.

6.2 Geotechnical Design Considerations

General

At the present time, grading plans are not available for the proposed development. Additionally, proposed building pad elevations are not available. Based on the existing site topography, we expect that cuts and fills of up to 15± feet may be necessary to achieve the proposed site grades. Additionally, we understand that some of the buildings (including the two hotel buildings and the 3-story retail building may incorporate one or two subterranean levels for parking). Preliminary grading and foundation design recommendations have been included in subsequent sections of this report. However, it should be understood that these recommendations are based on preliminary assumptions and will require review and may be revised upon review of grading and foundation plans. Factors which may affect the grading and foundation design recommendations include the depth of bedrock with respect to the proposed building pad elevations, foundation loads, and if the proposed buildings will include below grade subterranean parking levels. It may be necessary to perform additional subsurface exploration in the areas of the proposed buildings in order to update the grading and foundation design recommendations after the finished building pad elevations and foundation loads become available.

The most noteworthy geotechnical feature of the subject site is the variable depth bedrock below the ground surface, throughout the subject site. In general, Monterey Formation bedrock consisting primarily of interbedded layers of silty claystone and silty sandstone was encountered at depths as shallow as $5\frac{1}{2}\pm$ feet in the central portion of the site, at depths of $14\frac{1}{2}$ to $33\pm$ feet in the northern portion of the site, and at depths as great as $19\frac{1}{2}$ to $49\pm$ feet in the southern portion of the site. Boring No. B-5, in the southwestern portion of the site, did not encounter bedrock within the upper $61\frac{1}{2}\pm$ feet.

The near surface soils at the subject site consist of artificial fill materials, colluvium, and native alluvium. The artificial fill soils possess variable strengths, composition, and densities. These soils are not considered suitable to support the foundation loads of the new structures. Additionally some of the artificial fill materials possess unfavorable consolidation/collapse characteristics. Therefore, remedial grading is recommended to remove the artificial fill soils in their entirety. The native alluvial soils and colluvium generally possess higher strengths and more favorable consolidation/collapse characteristics. Some remedial grading of these materials is recommended in order to provide uniform support characteristics for new structures, to limit settlement, and to eliminate cut/fill transitions within the building pads.

As discussed in a previous section of this report, potentially liquefiable soils were identified in localized areas of the site. The presence of the recommended layer of newly placed compacted structural fill above these liquefiable soils will help to reduce any surface manifestations that could occur as a result of liquefaction. The foundation and floor slab design recommendations presented in the subsequent sections of this report also contain recommendations to provide additional rigidity in order to reduce the potential effects of differential settlement that could occur as a result of liquefaction. The liquefaction analysis should be revised after the grading plan becomes available. The depths of cut or fill performed within these areas will affect the potential settlement.

High angle bedding was observed within the samples of bedrock materials recovered at the boring locations. However, conventional drilling techniques do not maintain the directional orientation of the samples as they are withdrawn from the borehole. Therefore, it was not possible to determine the bedding attitudes of the bedrock materials. The Geologic Map, included as Plate 3 in Appendix A of this report, indicates that the bedrock materials possess a bedding angle of 32 degrees dipping downward to the north. However, the bedding angles of recovered bedrock samples appeared to be steeper than 32 degrees. Based on these considerations, additional subsurface exploration consisting of backhoe test pits should be performed in areas where slopes, retaining walls or basements will extend into the bedrock materials, so that the actual bedding attitudes may be determined. If adverse bedding conditions are present, it may be necessary to design slopes, retaining walls and basement walls for a geologic surcharge.

Settlement

The near surface fill soils possess variable strengths, compositions, and densities. Some of the artificial fill materials also possess marginal consolidation/collapse characteristics. The recommended remedial grading will remove the artificial fill soils and the upper portion of the native soils from the building pad areas. The native soil and bedrock materials remaining beneath the depth of overexcavation generally possess greater strengths. The proposed

remedial grading will also help mitigate the potential for differential settlement across cut-fill transitions. Provided that the recommended remedial grading is completed, the post-construction static settlements of the proposed structure are expected to be within tolerable limits.

Cut/Fill Transitions

Due to the varying existing topography within the proposed building areas, cut/fill transitions are likely to be created within the proposed building pad areas. The differing support conditions of the native soils and bedrock versus the newly compacted fill soils may result in excessive differential settlements if not mitigated. Remedial grading will be required to eliminate the cut/fill transitions which will occur at building pad and foundation bearing grades.

Soluble Sulfates

The results of the soluble sulfate testing indicate that the selected samples of the on-site soils contain negligible concentrations of soluble sulfates, in accordance with American Concrete Institute (ACI) guidelines. Therefore, specialized concrete mix designs are not considered to be necessary, with regard to sulfate protection purposes. It is, however, recommended that additional soluble sulfate testing be conducted at the completion of rough grading to verify the soluble sulfate concentrations of the soils which are present at pad grade within the building area.

Expansion

Most of the near surface soils at this site consist of sandy clays and silty clays. Laboratory testing indicates that these materials have medium to high expansion potentials (EI = 73 and 106). The recommendations contained in this report are made with respect to this condition. **Based on the presence of expansive soils, special care should be taken to properly moisture condition and maintain adequate moisture content within all subgrade soils as well as newly placed fill soils.** Due to the significant amount of grading expected to be performed at this site, it is recommended that additional expansion index testing be performed subsequent to grading to confirm the actual conditions at the building pad subgrade elevations. Based on the varied expansion potentials, and with respect to the relatively large volume of grading which is proposed, it is expected that the finished lot will possess a medium expansion potential.

Shrinkage/Subsidence

Based on the results of the laboratory testing, removal and recompaction of the native alluvial soils and colluvium is estimated to result in an average shrinkage of 8 to 12 percent. Relatively minor bulking on the order of 0 to 5 percent may occur in areas of significant cut into weathered bedrock materials.

Minor ground subsidence is expected to occur in the soils below the zone of removal due to settlement and machinery working. The subsidence is estimated to be 0.1 feet. This estimate is based on previous experience and the subsurface conditions encountered at the boring locations. The actual amount of subsidence is expected to be variable and will be dependent on

the type of machinery used, repetitions of use, and dynamic effects, all of which are difficult to assess precisely.

Grading and Foundation Plan Review

Detailed grading and foundation plans were not available at the time of this report. It is therefore recommended that we be provided with copies of the preliminary plans, when they become available, for review with regard to the conclusions, recommendations, and assumptions contained within this report.

6.3 Site Grading Recommendations

The grading recommendations presented below are based on the subsurface conditions encountered at the boring locations and our understanding of the proposed development. We recommend that all grading activities be completed in accordance with the Grading Guide Specifications included as Appendix D of this report, unless superseded by site-specific recommendations presented below.

Site Stripping and Demolition

Development of the subject site will require demolition of the newly constructed temporary street, existing parking lot pavements, remnants of the former asphaltic concrete road, and any utilities, septic systems, or other improvements that will not remain in place with the new development. Any remnants of previous structures, including foundations, slabs, and debris resulting from demolition activities should be properly disposed of off-site. Concrete and asphalt debris may be re-used within the compacted fills, provided they are pulverized and the maximum particle size is less than 2 inches.

Initial site stripping should include removal of any surficial vegetation and topsoil. Based on conditions encountered at the time of the subsurface exploration, stripping of grass and weeds will be necessary, especially near the drainage ditches along the northern property line in the northeast corner of the site. The actual extent of site stripping should be determined in the field by the geotechnical engineer, based on the organic content and stability of the materials encountered.

Treatment of Existing Soils: Building Pads

Remedial grading should be performed within the proposed building areas in order to provide uniform foundation support characteristics by removing the upper portion of the native soils and the artificial fill materials in their entirety. Based on conditions encountered at the boring locations, the existing soils within the proposed building areas are recommended to be overexcavated to a depth of at least 5 feet below the proposed building pad subgrade elevation and to a depth of at least 5 feet below existing grade, whichever is greater. The depth of the overexcavation should also extend to a depth sufficient to remove all artificial fill soils or any soils disturbed during demolition. Artificial fill materials extended to depths 1½ to 8½± feet at the boring locations.

Additional overexcavation should be performed within the influence zones of the new foundations, to provide for a new layer of compacted structural fill extending to a depth of 3 feet below proposed bearing grade in the areas of single-story office and retail buildings. Within the areas of the two proposed 6-story hotel buildings and the 3-story retail building, the overexcavation should extend below the foundation bearing grade to a depth equal to the width of the footing, or into suitable bedrock materials, in order to limit potential settlements to within tolerable limits.

In order to reduce the potential for excessive differential settlement due to the differing support conditions provided by the native soils and/or weathered bedrock and the newly placed fill soils, the cut portion of the building pads should be overexcavated to at least 5 feet below the proposed pad grade and to at least 3 feet below foundation bearing grade.

The overexcavation areas should extend outside the building perimeter to at least 5 feet beyond the edges of the foundations, and to an extent equal to the depth of fill below the new foundations. If the proposed structure incorporates any exterior columns (such as for a canopy or overhang) the overexcavation should also encompass these areas.

Following completion of the overexcavation, the subgrade soils within the building areas should be evaluated by the geotechnical engineer to verify their suitability to serve as the structural fill subgrade, as well as to support the foundation loads of the new structure. This evaluation should include proofrolling and probing to identify any soft, loose or otherwise unstable soils that must be removed.

The borings generally encountered soils at or near the optimum moisture content within the upper 10 to 20± feet in native alluvial soils. The near surface native colluvium, deeper alluvial soils, and bedrock materials generally possess elevated moisture contents. If very moist silt or clay layers are encountered at the base of the overexcavations, some subgrade stabilization may be required. Scarification and air drying of these materials may be sufficient to obtain a stable subgrade. However, if highly unstable soils are identified, and if the construction schedule does not allow for delays associated with drying, mechanical stabilization of these materials may be necessary. Some localized areas of deeper excavation may be required if additional fill materials or loose, porous, or low density native soils are encountered at the base of the overexcavations.

After a suitable overexcavation subgrade has been achieved, the exposed soils should be scarified to a depth of at least 12 inches and moisture treated to 2 to 4 percent above optimum moisture content. The subgrade soils should then be recompacted to at least 90 percent of the ASTM D-1557 maximum dry density. The previously excavated soils may then be replaced as compacted structural fill.

Treatment of Existing Soils: Retaining Walls and Site Walls

The existing soils within the areas of any proposed retaining walls should be overexcavated to a depth of 3 feet below foundation bearing grade and replaced as compacted structural fill, as discussed above for the proposed building pads. Subgrade soils in areas of non-retaining site walls should be overexcavated to a depth of 2 feet below proposed bearing grade. In both cases, the overexcavation subgrade soils should be evaluated by the geotechnical engineer prior to scarifying, moisture conditioning to 2 to 4 percent above optimum moisture content and

recompacting the upper 12 inches of exposed subgrade soils. The previously excavated soils may then be replaced as compacted structural fill. Expansive sandy clays and silty clays should not be used as backfill material behind retaining walls. Therefore, on-site silty sands and sandy soils should be selectively graded for use as retaining wall backfill.

Treatment of Existing Soils: Flatwork Areas

Subgrade preparation in the new flatwork areas should initially consist of removal of all soils disturbed during stripping and demolition operations. The geotechnical engineer should then evaluate the subgrade to identify any areas of additional unsuitable soils. The subgrade soils should then be scarified to a depth of 12± inches, moisture conditioned to 2 to 4 percent above optimum, and recompacted to at least 90 percent of the ASTM D-1557 maximum dry density. Consideration should be given to selectively grading sands and silty sands encountered during excavation and selectively placing such materials within the proposed lightly loaded flatwork areas.

Treatment of Existing Soils: Parking Areas

Subgrade preparation in the new parking areas should initially consist of removal of all soils disturbed during stripping and demolition operations. The geotechnical engineer should then evaluate the subgrade to identify any areas of additional unsuitable soils. The subgrade soils should then be scarified to a depth of 12± inches, moisture conditioned to 2 to 4 percent above optimum, and recompacted to at least 90 percent of the ASTM D-1557 maximum dry density. Based on the presence of variable strength alluvial soils throughout the site, it is expected that some isolated areas of additional overexcavation may be required to remove zones of lower strength, unsuitable soils.

The grading recommendations presented above for the proposed parking and drive areas assume that the owner and/or developer can tolerate minor amounts of settlement within the proposed parking areas. The grading recommendations presented above do not mitigate the extent of undocumented fill soils in the parking areas. As such, settlement and associated pavement distress could occur. Typically, repair of such distressed areas involves significantly lower costs than completely mitigating these soils at the time of construction. If the owner cannot tolerate the risk of such settlements, all of the existing undocumented fill soils within these areas should be removed and replaced as structural fill.

Fill Placement

- Fill soils should be placed in thin (6± inches), near-horizontal lifts, moisture conditioned to 2 to 4 percent above the optimum moisture content, and compacted.
- On-site soils may be used for fill provided they are cleaned of any debris to the satisfaction of the geotechnical engineer. Some of the existing near surface soils are expected to possess elevated moisture contents. Drying of these materials will likely be required in order to obtain a moisture content suitable for recompaction.
- All grading and fill placement activities should be completed in accordance with the requirements of the CBC and the grading code of the County of Los Angeles.

- All fill soils should be compacted to at least 90 percent of the ASTM D-1557 maximum dry density. Due to the varied expansive potentials of the on-site soils, fill soils should be well mixed.
- Compaction tests should be performed periodically by the geotechnical engineer as random verification of compaction and moisture content. These tests are intended to aid the contractor. Since the tests are taken at discrete locations and depths, they may not be indicative of the entire fill and therefore should not relieve the contractor of his responsibility to meet the job specifications.

Imported Structural Fill

All imported structural fill should consist of low ($EI < 50$), well graded soils possessing at least 10 percent fines (that portion of the sample passing the No. 200 sieve). Additional specifications for structural fill are presented in the Grading Guide Specifications, included as Appendix D.

Utility Trench Backfill

In general, all utility trench backfill should be compacted to at least 90 percent of the ASTM D-1557 maximum dry density. As an alternative, a clean sand (minimum Sand Equivalent of 30) may be placed within trenches and compacted in place (jetting or flooding is not recommended). Compacted trench backfill should conform to the requirements of the local grading code, and more restrictive requirements may be indicated by the County of Los Angeles. All utility trench backfills should be witnessed by the geotechnical engineer. The trench backfill soils should be compaction tested where possible; probed and visually evaluated elsewhere.

Utility trenches which parallel a footing, and extending below a 1h:1v plane projected from the outside edge of the footing should be backfilled with structural fill soils, compacted to at least 90 percent of the ASTM D-1557 standard. Pea gravel backfill should not be used for these trenches.

6.4 Construction Considerations

Excavation Considerations

The near surface soils generally consist of sandy clays and silty clays with underlying layers of sands, silty sands and clayey sands. These materials may be subject to minor caving within shallow excavations. Where caving does occur within shallow excavations, flattened excavation slopes may be sufficient to provide excavation stability. On a preliminary basis, the inclination of temporary slopes should not exceed 1.5h:1v. Deeper excavations may require some form of external stabilization such as shoring or bracing. Maintaining adequate moisture content within the near-surface soils will improve excavation stability. All excavation activities on this site should be conducted in accordance with Cal-OSHA regulations.

Moisture Sensitive Subgrade Soils

Most of the near surface soils possess appreciable silt and clay content and may become unstable if exposed to significant moisture infiltration or disturbance by construction traffic. In addition, based on their granular content, some of the on-site soils will also be susceptible to

erosion. The site should, therefore, be graded to prevent ponding of surface water and to prevent water from running into excavations.

If the construction schedule dictates that site grading will occur during a period of wet weather, allowances should be made for costs and delays associated with drying the on-site soils or import of a drier, less moisture sensitive fill material.

Expansive Soils

The near surface on-site soils have been determined to possess a medium to high expansion potential. Therefore, care should be given to proper moisture conditioning of all building pad subgrade soils to a moisture content of 2 to 4 percent above the Modified Proctor optimum during site grading. All imported fill soils should have low expansive ($EI < 50$) characteristics. **In addition to adequately moisture conditioning the subgrade soils and fill soils during grading, special care must be taken to maintain moisture content of these soils at 2 to 4 percent above the Modified Proctor optimum. This will require the contractor to frequently moisture condition these soils throughout the grading process, unless grading occurs during a period of relatively wet weather.**

Due to the presence of expansive soils at this site, provisions should be made to limit the potential for surface water to penetrate the soils immediately adjacent to the structures. These provisions should include directing surface runoff into rain gutters and area drains, reducing the extent of landscaped areas around the structure, and sloping the ground surface away from the buildings. Where possible, it is recommended that landscaped planters not be located immediately adjacent to the buildings. If landscaped planters around the buildings are necessary, it is recommended that drought tolerant plants or a drip irrigation system be utilized, to minimize the potential for deep moisture penetration around the structures. Presented below is a list of additional soil moisture control recommendations that should be considered by the owner, developer, and civil engineer:

- Ponding and areas of low flow gradients in unpaved walkways, grass and planter areas should be avoided. In general, minimum drainage gradients of 2 percent should be maintained in unpaved areas.
- Bare soil within five feet of proposed structures should be sloped at a minimum 2 percent gradient away from the structure (about three inches of fall in five feet), or the same area could be paved with a minimum surface gradient of one percent. Pavement is preferable.
- Decorative gravel ground cover tends to provide a reservoir for surface water and may hide areas of ponding or poor drainage. Decorative gravel is, therefore, not recommended and should not be utilized for landscaping unless equipped with a subsurface drainage system designed by a licensed landscape architect.
- Positive drainage devices, such as graded swales, paved ditches, and catch basins should be installed at appropriate locations within the area of the proposed development.
- Concrete walks and flatwork should not obstruct the free flow of surface water to the appropriate drainage devices.
- Area drains should be recessed below grade to allow free flow of water into the drain. Concrete or brick flatwork joints should be sealed with mortar or flexible mastic.
- Gutter and downspout systems should be installed to capture all discharge from roof areas. Downspouts should discharge directly into a pipe or paved surface system to be conveyed offsite.
- Enclosed planters adjoining, or in close proximity to proposed structures, should be sealed at the bottom and provided with subsurface collection systems and outlet pipes.

- Depressed planters should be raised with soil to promote runoff (minimum drainage gradient two percent or five percent, see above), and/or equipped with area drains to eliminate ponding.
- Drainage outfall locations should be selected to avoid erosion of slopes and/or properly armored to prevent erosion of graded surfaces. No drainage should be directed over or towards adjoining slopes.
- All drainage devices should be maintained on a regular basis, including frequent observations during the rainy season to keep the drains free of leaves, soil and other debris.
- Landscape irrigation should conform to the recommendations of the landscape architect and should be performed judiciously to preclude either soaking or excessive drying of the foundation soils. This should entail regular watering during the drier portions of the year and little or no irrigation during the rainy season. Automatic sprinkler systems should, therefore, be switched to manual operation during the rainy season. Good irrigation practice typically requires frequent application of limited quantities of water that are sufficient to sustain plant growth, but do not excessively wet the soils. Ponding and/or run-off of irrigation water are indications of excessive watering.

Other provisions, as determined by the landscape architect or civil engineer, may also be appropriate.

Groundwater

Based on the conditions encountered in the borings, the groundwater table is expected to be located approximately between approximate elevations of 423 and 431± feet msl in the southern area of the site and at an elevation of 414± feet msl in the northeastern corner of the site (depths of 25 to 37± feet below the existing ground surface). Based on the depths to groundwater, it is not expected that the groundwater will affect excavations for the foundations or utilities. However, grading plans are currently unavailable.

6.5 Foundation Design and Construction

Based on the preceding grading recommendations, it is assumed that the new building pads will be underlain by structural fill soils used to replace artificial fill soils and the upper portion of the near surface native alluvium and colluvium. In the areas of the proposed single-story buildings, the new structural fill soils are expected to extend to a depth of at least 3 feet below foundation bearing grade, underlain by an additional 12 inches of soils that have been moisture conditioned and compacted in place. In the areas of 3-story retail and 6-story story hotel buildings, the structural fill soils will extend at least to a depth equal to the foundation width below foundation bearing grades, assuming the at these structures will be supported on shallow foundations.

Based on this subsurface profile, all of the office and retail buildings may be supported on conventional shallow foundation systems. It is also expected that the two 6-story hotel buildings can be supported on shallow foundations. However, this recommendation is subject to review of the grading plans and foundation loads when this information becomes available. Due to the height of the 6-story hotel buildings, greater foundation loads are anticipated. These buildings may also incorporate additional levels of subterranean parking. The 6-story building in the southwest is partially underlain by potentially liquefiable soils. Based on these considerations, it may be desirable to support one or both of the 6-story hotel buildings on an alternative foundation system, such as a mat foundation or a deep foundation system. Recommendations

for alternative foundation systems can be provided following review of the grading plans and foundation loads for these buildings. Additional subsurface exploration may be necessary in order to provide an alternative foundation design. Until such information becomes available, it is assumed that both of the hotel buildings can be supported on conventional shallow foundation systems.

Building Foundation Design Parameters

New square and rectangular footings may be designed as follows:

- Maximum, net allowable soil bearing pressure: 2,500 lbs/ft².
- Minimum wall/column footing width: 14 inches/24 inches.
- Minimum longitudinal steel reinforcement within strip footings: six (6) No. 5 rebars (3 top and 3 bottom), due to the medium to high expansive potential and the liquefaction potential (in localized areas) of the soils at this site.
- Minimum foundation embedment: 12 inches into suitable structural fill soils, and at least 18 inches below adjacent grade.
- It is recommended that the perimeter building foundations be continuous across all exterior doorways. Any flatwork adjacent to the exterior doors should be doweled into the perimeter foundations in a manner determined by the structural engineer.

The allowable bearing pressures presented above may be increased by 1/3 when considering short duration wind or seismic loads. The minimum steel reinforcement recommended above is based on standard geotechnical practice, given the magnitude of predicted liquefaction-induced settlements, and the structure type proposed for this site. Additional rigidity may be necessary for structural considerations, or to resist the effects of the liquefaction-induced differential settlements as discussed in Section 6.1. The actual design of the foundations should be determined by the structural engineer.

Foundation Construction

The foundation subgrade soils should be evaluated at the time of overexcavation, as discussed in Section 6.3 of this report. It is further recommended that the foundation subgrade soils be evaluated by the geotechnical engineer immediately prior to steel or concrete placement. Within the new building areas, soils suitable for direct foundation support should consist of newly placed structural fill, compacted to at least 90 percent of the ASTM D-1557 maximum dry density. Any unsuitable materials should be removed to a depth of suitable bearing compacted structural fill, bedrock, or competent native alluvial soils, with the resulting excavations backfilled with compacted fill soils. As an alternative, lean concrete slurry (500 to 1,500 psi) may be used to backfill such isolated overexcavations.

The foundation subgrade soils should also be properly moisture conditioned to at least 2 to 4 percent of the Modified Proctor optimum, to a depth of at least 12 inches below bearing grade. Since it is typically not feasible to increase the moisture content of the floor slab and foundation

subgrade soils once rough grading has been completed, care should be taken to maintain the moisture content of the building pad subgrade soils throughout the construction process.

Estimated Foundation Settlements

Post-construction total and differential settlements of shallow foundations designed and constructed in accordance with the previously presented recommendations are estimated to be less than 1.0 and 0.5 inches, respectively, under static conditions. Differential movements are expected to occur over a 30-foot span, thereby resulting in an angular distortion of less than 0.002 inches per inch. These settlements are in addition to the liquefaction-induced settlements previously discussed in Section 6.1 of this report.

Lateral Load Resistance

Lateral load resistance will be developed by a combination of friction acting at the base of foundations and slabs and the passive earth pressure developed by footings below grade. The following friction and passive pressure may be used to resist lateral forces:

- Passive Earth Pressure: 250 lbs/ft³
- Friction Coefficient: 0.28

These are allowable values, and include a factor of safety. When combining friction and passive resistance, the passive pressure component should be reduced by one-third. These values assume that footings will be poured directly against suitable compacted structural fill. The maximum allowable passive pressure is 2500 lbs/ft².

6.6 Floor Slab Design and Construction

Subgrades which will support new floor slabs should be prepared in accordance with the recommendations contained in the ***Site Grading Recommendations*** section of this report. Based on the anticipated grading which will occur at this site, the floors of the proposed structures may be constructed as a conventional slabs-on-grade, supported on newly placed structural fill, extending to depths of at least 5 feet below finished pad grades. Based on geotechnical considerations, the floor slabs may be designed as follows:

- Minimum slab thickness: 5½ inches.
- Minimum slab reinforcement: No. 4 bars at 16 inches on-center, in both directions, due to the medium to high expansive potential and liquefaction potential (in localized areas) of the on-site soils. The actual floor slab reinforcement should be determined by the structural engineer, based on the imposed loading.
- Consideration should be given to structurally connecting the floor slabs to the perimeter foundations and/or grade beams. The method of connection should be determined by the structural engineer.

- If moisture sensitive floor coverings will be used, then minimum slab underlayment should consist of a moisture vapor barrier constructed below the entire area of the proposed slab. The moisture vapor barrier should meet or exceed the Class A rating as defined by ASTM E 1745-97 and have a permeance rating less than 0.01 perms as described in ASTM E 96-95 and ASTM E 154-88. Stego® Wrap Vapor Barrier, 15 mils in thickness, meets this specification. The moisture vapor barrier should be properly constructed in accordance with all applicable manufacturer specifications. Given that a rock free subgrade is anticipated and that a capillary break is not required, sand below the barrier is not required. The need for sand and/or the amount of sand above the moisture vapor barrier should be specified by the structural engineer or concrete contractor. The selection of sand above the barrier is not a geotechnical engineering issue and hence outside our purview.
- Moisture condition the floor slab subgrade soils to 2 to 4 percent above the Modified Proctor optimum moisture content, to a depth of 12 inches. The moisture content of the floor slab subgrade soils should be verified by the geotechnical engineer within 24 hours prior to concrete placement.
- Proper concrete curing techniques should be utilized to reduce the potential for slab curling or the formation of excessive shrinkage cracks.
- The actual design of the floor slab should be completed by the structural engineer to verify adequate thickness and reinforcement. The steel reinforcement recommendations presented above are based on standard geotechnical practice, given the presence of medium to highly expansive soils, the magnitude of predicted liquefaction-induced settlements (where applicable), and the structure type proposed for this site. Additional rigidity may be necessary for structural considerations, or to resist the effects of the liquefaction-induced differential settlements, as discussed in Section 6.1.

6.7 Concrete Flatwork Design and Construction

Presented below are recommendations for flatwork which will be subject only to pedestrian traffic. Based on recommendations presented in Section 6.3 of this report, the flatwork areas will be underlain by at least 12 inches of compacted structural fill. It is recommended that the concrete flatwork incorporate the following characteristics:

- Concrete Thickness: 5 inches due to the presence of medium to highly expansive soils.
- Reinforcement: No. 3 bars at 18 inches on center in both directions, due to the presence of medium to highly expansive soils.
- Consideration should be given to selectively grading sands and silty sands encountered during excavation and selectively placing such materials within the upper 1± foot below lightly loaded flatwork areas.

- Subgrade Preparation: Moisture condition all flatwork subgrade soils to 2 to 4 percent above the optimum moisture content and compact to at least 90 percent of the ASTM D-1557 maximum dry density. The moisture content of all flatwork subgrade soils should be maintained within this range until concrete is poured.
- Where the flatwork is adjacent to a landscape planter or another area with exposed soil, it should incorporate a turned down edge. This turned down edge should be at least 18 inches in depth and 6 inches in width. The turned down edge should incorporate longitudinal steel reinforcement consisting of at least one No. 3 bar.
- Flatwork which is constructed immediately adjacent to the new structure should be dowelled into the perimeter foundations in a manner determined by the structural engineer.

These recommendations are contingent upon additional expansion index testing being conducted at the completion of rough grading, to verify the actual expansion potential of the flatwork subgrade soils.

6.8 Retaining Wall Design and Construction

Although not indicated on the site plan, some retaining walls may be required to facilitate the new site grades. If subterranean parking levels are constructed, the basement walls should be designed to resist lateral earth pressures. The parameters recommended for use in the design of these walls are presented below.

Retaining Wall Design Parameters

Based on the soil conditions encountered at the boring locations, the following parameters may be used in the design of new retaining walls for this site. We have provided parameters assuming the use of sands and silty sands for retaining wall backfill. However, the near surface soils at the site generally consist of sandy clays and silty clays which possess medium to high expansion potentials. **Expansive sandy clays, silty clays, and claystone bedrock materials should not be used. Therefore, on-site silty sands and sandy soils should be selectively graded for use as retaining wall backfill.** Based on the results of direct shear testing, the on-site silty sand materials are expected to possess a friction angle of 30 degrees.

If desired, SCG could provide design parameters for an alternative select backfill material behind the retaining walls. The use of select backfill material could result in lower lateral earth pressures. In order to use the design parameters for the imported select fill, this material must be placed within the entire active failure wedge. This wedge is defined as extending from the heel of the retaining wall upwards at an angle of approximately 60° from horizontal. If select backfill material behind the retaining wall is desired, SCG should be contacted for supplementary recommendations.

RETAINING WALL DESIGN PARAMETERS

Design Parameter		Soil Type
		On-Site Silty Sands
Internal Friction Angle (ϕ)		30°
Unit Weight		125 lbs/ft ³
Equivalent Fluid Pressure:	Active Condition (level backfill)	42 lbs/ft ³
	Active Condition (2h:1v backfill)	67 lbs/ft ³
	At-Rest Condition (level backfill)	63 lbs/ft ³

Regardless of the backfill type, the walls should be designed using a soil-footing coefficient of friction of 0.28 and an equivalent passive pressure of 250 lbs/ft³. The structural engineer should incorporate appropriate factors of safety in the design of the retaining walls.

The active earth pressure may be used for the design of retaining walls that do not directly support structures or support soils that in turn support structures and which will be allowed to deflect. The at-rest earth pressure should be used for walls that will not be allowed to deflect such as those which will support foundation bearing soils, or which will support foundation loads directly.

Where the soils on the toe side of the retaining wall are not covered by a "hard" surface such as a structure or pavement, the upper 1 foot of soil should be neglected when calculating passive resistance due to the potential for the material to become disturbed or degraded during the life of the structure.

Retaining Wall Foundation Design

The foundation subgrade soils for any new retaining walls should be prepared in accordance with the grading recommendations presented in Section 6.3 of this report. The foundations should be designed in accordance with the general Foundation Design Parameters presented in a previous section of this report.

Seismic Lateral Earth Pressures

In accordance with the 2013 CBC, any retaining walls more than 6 feet in height must be designed for seismic lateral earth pressures. If walls 6 feet or more are required for this site, the geotechnical engineer should be contacted for supplementary seismic lateral earth pressure recommendations.

Backfill Material

With exception to expansive silty clay, sandy clay, and claystone bedrock materials, the on-site soils may be used to backfill the retaining walls. However, all backfill material placed within 3 feet of the back wall face should have a particle size no greater than 3 inches. The retaining wall backfill materials should be well graded.

It is recommended that a properly installed prefabricated drainage composite such as the MiraDRAIN 6000XL (or approved equivalent), which is specifically designed for use behind retaining walls be used. If the drainage composite material is not covered by an impermeable surface, such as a structure or pavement, a 12-inch thick layer of a low permeability soil should be placed over the backfill to reduce surface water migration to the underlying soils. The drainage composite should be separated from the backfill soils by a suitable geotextile, approved by the geotechnical engineer.

All retaining wall backfill should be placed and compacted under engineering controlled conditions in the necessary layer thicknesses to ensure an in-place density between 90 and 93 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D1557). Care should be taken to avoid over-compaction of the soils behind the retaining walls, and the use of heavy compaction equipment should be avoided.

Subsurface Drainage

As previously indicated, the retaining wall design parameters are based upon drained backfill conditions. Consequently, some form of permanent drainage system will be necessary in conjunction with the appropriate backfill material. Subsurface drainage may consist of either:

- A weep hole drainage system typically consisting of a series of 4-inch diameter holes in the wall situated slightly above the ground surface elevation on the exposed side of the wall and at an approximate 8-foot on-center spacing. The weep holes should include a one cubic foot gravel pocket surrounded by a suitable geotextile at each weep hole location.
- A 4-inch diameter perforated pipe surrounded by 2 cubic feet of gravel per linear foot of drain placed behind the wall, above the retaining wall footing. The gravel layer should be wrapped in a suitable geotextile fabric to reduce the potential for migration of fines. The footing drain should be extended to daylight or tied into a storm drainage system.

6.9 Pavement Design Parameters

Site preparation in the pavement area should be completed as previously recommended in the ***Site Grading Recommendations*** section of this report. The subsequent pavement recommendations assume proper drainage and construction monitoring, and are based on either PCA or CALTRANS design parameters for a twenty (20) year design period. However, these designs also assume a routine pavement maintenance program to obtain the anticipated 20-year pavement service life.

Pavement Subgrades

It is anticipated that the new pavements will be primarily supported on a layer of compacted structural fill, consisting of scarified, thoroughly moisture conditioned and recompacted existing soils. The near surface soils generally consist of sandy clays, silty clays, clayey sands, sands and

silty sands. Based on their classifications, these materials are expected to possess poor to fair pavement support characteristics, with R-values in the range of 5 to 30. Since R-value testing was not included in the scope of services for this project, the subsequent pavement design is based upon an assumed R-value of 10. Any fill material imported to the site should have support characteristics equal to or greater than that of the on-site soils and be placed and compacted under engineering controlled conditions. It is recommended that R-value testing be performed after completion of rough grading. Depending upon the results of the R-value testing, it may be feasible to use thinner pavement sections in some areas of the site.

Asphaltic Concrete

Presented below are the recommended thicknesses for new flexible pavement structures consisting of asphaltic concrete over a granular base. The pavement designs are based on the traffic indices (TI's) indicated. The client and/or civil engineer should verify that these TI's are representative of the anticipated traffic volumes. If the client and/or civil engineer determine that the expected traffic volume will exceed the applicable traffic index, we should be contacted for supplementary recommendations. The design traffic indices equate to the following approximate daily traffic volumes over a 20 year design life, assuming six operational traffic days per week.

Traffic Index	No. of Heavy Trucks per Day
4.0	0
5.0	1
6.0	3
7.0	11

For the purpose of the traffic volumes indicated above, a truck is defined as a 5-axle tractor trailer unit with one 8-kip axle and two 32-kip tandem axles. All of the traffic indices allow for 1,000 automobiles per day.

ASPHALT PAVEMENTS (R = 10)				
Materials	Thickness (inches)			
	Auto Parking (TI = 4.0)	Auto Drive Lanes (TI = 5.0)	Light Truck Traffic (TI = 6.0)	Moderate Truck Traffic (TI = 7.0)
Asphalt Concrete	3	3	3½	4
Aggregate Base	6	9	12	15
Compacted Subgrade (90% minimum compaction)	12	12	12	12

The aggregate base course should be compacted to at least 95 percent of the ASTM D-1557 maximum dry density. The asphaltic concrete should be compacted to at least 95 percent of the Marshall maximum density, as determined by ASTM D-2726. The aggregate base course may consist of crushed aggregate base (CAB) or crushed miscellaneous base (CMB), which is a

recycled gravel, asphalt and concrete material. The gradation, R-Value, Sand Equivalent, and Percentage Wear of the CAB or CMB should comply with appropriate specifications contained in the current edition of the "Greenbook" Standard Specifications for Public Works Construction.

Portland Cement Concrete

The preparation of the subgrade soils within concrete pavement areas should be performed as previously described for proposed asphalt pavement areas. The minimum recommended thicknesses for the Portland Cement Concrete pavement sections are as follows:

PORTLAND CEMENT CONCRETE PAVEMENTS			
Materials	Thickness (inches)		
	Auto Parking & Drives (TI = 5.0)	Light Truck Traffic (TI =6.0)	Moderate Truck Traffic (TI = 7.0)
PCC	5	5½	7
Compacted Subgrade (95% minimum compaction)	12	12	12

The concrete should have a 28-day compressive strength of at least 3,000 psi. Reinforcing within all pavements should consist of at least heavy welded wire mesh (6x6-W2.9xW2.9 WWF) placed at mid-height in the slab. The maximum joint spacing within all of the PCC pavements is recommended to be equal to or less than 30 times the pavement thickness.

7.0 GENERAL COMMENTS

This report has been prepared as an instrument of service for use by the client, in order to aid in the evaluation of this property and to assist the architects and engineers in the design and preparation of the project plans and specifications. This report may be provided to the contractor(s) and other design consultants to disclose information relative to the project. However, this report is not intended to be utilized as a specification in and of itself, without appropriate interpretation by the project architect, civil engineer, and/or structural engineer. The reproduction and distribution of this report must be authorized by the client and Southern California Geotechnical, Inc. Furthermore, any reliance on this report by an unauthorized third party is at such party's sole risk, and we accept no responsibility for damage or loss which may occur. The client(s)' reliance upon this report is subject to the Engineering Services Agreement, incorporated into our proposal for this project.

The analysis of this site was based on a subsurface profile interpolated from limited discrete soil samples. While the materials encountered in the project area are considered to be representative of the total area, some variations should be expected between boring locations and sample depths. If the conditions encountered during construction vary significantly from those detailed herein, we should be contacted immediately to determine if the conditions alter the recommendations contained herein.

This report has been based on assumed or provided characteristics of the proposed development. It is recommended that the owner, client, architect, structural engineer, and civil engineer carefully review these assumptions to ensure that they are consistent with the characteristics of the proposed development. If discrepancies exist, they should be brought to our attention to verify that they do not affect the conclusions and recommendations contained herein. We also recommend that the project plans and specifications be submitted to our office for review to verify that our recommendations have been correctly interpreted.

The analysis, conclusions, and recommendations contained within this report have been promulgated in accordance with generally accepted professional geotechnical engineering practice. No other warranty is implied or expressed.

8.0 REFERENCES

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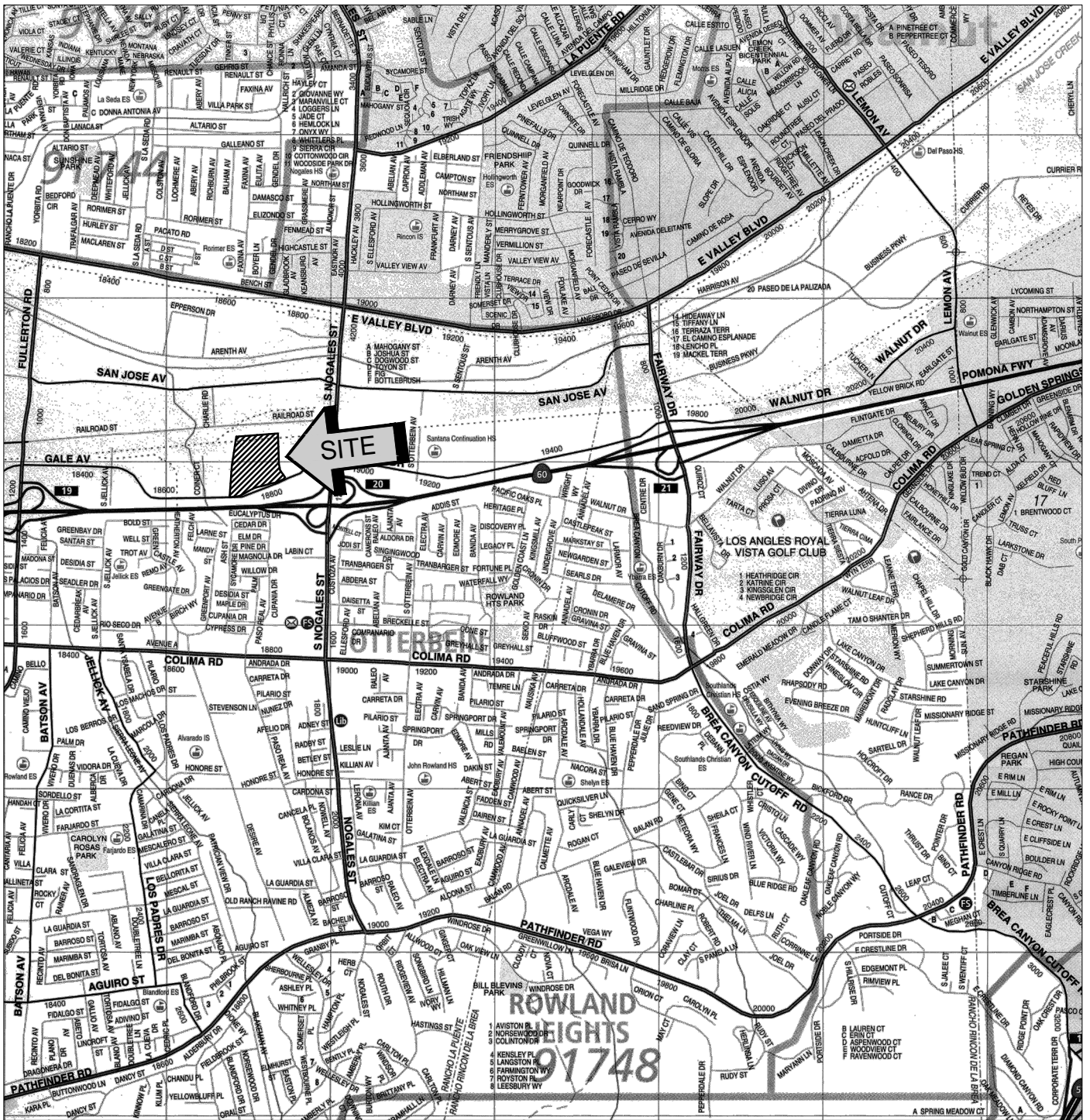
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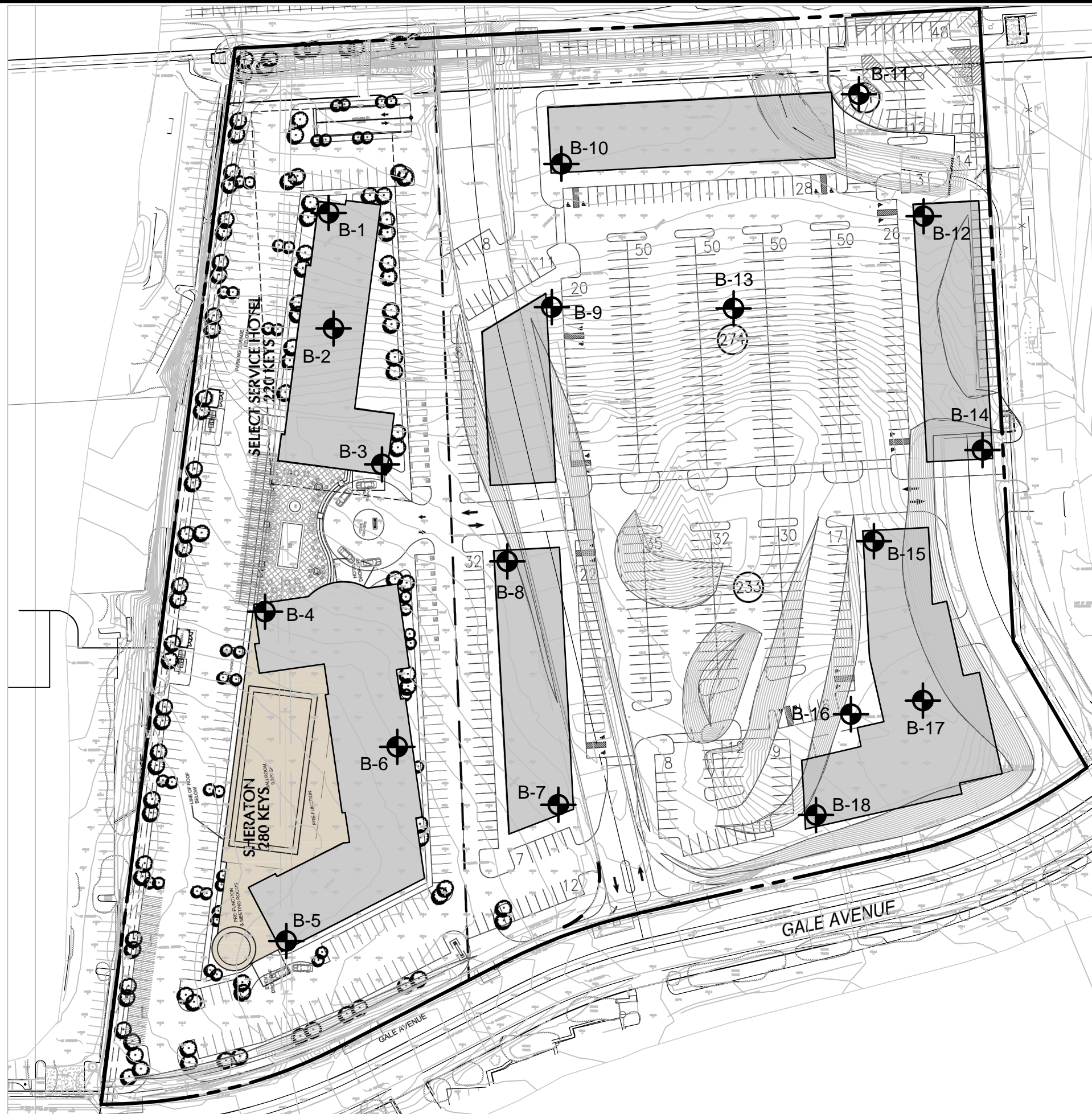
APPENDIX A





SOURCE: LOS ANGELES COUNTY
THOMAS GUIDE, 2013



SITE LOCATION MAP	
PROPOSED MIXED USE DEVELOPMENT LOS ANGELES COUNTY, CALIFORNIA	
SCALE: 1" = 2400'	 SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: ENT	
CHKD: JAS	
SCG PROJECT 13G184-1	
PLATE 1	



GEOTECHNICAL LEGEND

-  APPROXIMATE BORING LOCATION
-  PROPOSED BUILDING

NOTE: BASE MAP PREPARED BY THIENES ENGINEERING, INC.

BORING LOCATION PLAN	
PROPOSED MIXED USE DEVELOPMENT	
LOS ANGELES COUNTY, CALIFORNIA	
SCALE: 1" = 100'	
DRAWN: ENT	
CHKD: JAS	
SCG PROJECT 13G184-1	
PLATE 2	SOUTHERN CALIFORNIA GEOTECHNICAL

LEGEND

QUATERNARY

Holocene

Qg gravel and sand of major stream channels
Qa alluvial gravel, sand and silt of valleys and floodplains

Qls LANDSLIDE DEBRIS
 see also landslides mapped by Tan, 1988

Qae OLDER SURFICIAL SEDIMENTS
 Qae slightly elevated and locally dissected alluvial gravel and sand, on north side of Puente Hills
Qoa elevated, dissected remnants of alluvial sand and gravel

—UNCONFORMITY—

Qlh LA HABRA FORMATION (of Yerkes, 1972)
 terrestrial, weakly indurated; Pleistocene age, includes Coyote Hills Formation of Yerkes, 1972 (in Coyote Hills)
Qlh tan to light gray sandstone and pebble conglomerate, vaguely bedded; includes abundant siliceous shale pebbles south of Puente Hills; **Qlh** similar to **Qlh**, but includes interbedded siltstone in middle part of unit

—LOCAL UNCONFORMITY—

Qsp SAN PEDRO FORMATION (of Yerkes, 1972, in Coyote Hills)
 shallow marine clastic, weakly indurated; early Pleistocene age
Qsp sandstone, tan to light gray, soft, vaguely bedded, contains molluscan fossils, locally pebbly; base unexposed

TT siltstone to claystone facies: gray, vaguely bedded, commonly finely sandy, micaceous, locally includes thin layers of sandstone
Tt similar to and equivalent to **TT**, but commonly assigned to "Repetto" Stage, early Pliocene, in northwest Puente Hills (Dibblee 1999)

QUATERNARY

Miocene

Tsc SYCAMORE CANYON FORMATION (named by Daviss and Woodford, 1949, as uppermost member of Puente Formation; adopted by Durham and Yerkes, 1964, and Yerkes, 1972, in Puente Hills; equivalent to "Unnamed Shale" in Los Angeles quad [map DF-23, Dibblee, 1989], and to Sisquoc Formation in Ventura basin) mostly marine clastic, moderately indurated; late Miocene age
Tsc gray silty clay shale: micaceous, vaguely bedded to locally thin bedded, nodular, in places includes thin layers of fine-grained sandstone
Tscs mostly sandstone: rusty-brown, coarse to fine-grained, arkosic, contains minor conglomerate similar to **Tsc**
Tscg conglomerate and sandstone: gray to rusty brown conglomerate, crudely bedded, composed of cobbles and pebbles of mostly light-colored granitic rocks and others of gray quartz diorite, gneiss, a few of andesitic porphyry and quartzite, in arkosic sandstone matrix; sandstone rusty brown, lenticular, coarse to fine-grained, arkosic

Tm MONTEREY FORMATION (major part of Puente Fm. of Eldridge and Arnold, 1907; Daviss and Woodford, 1949; Yerkes, 1972)
 marine biogenic and clastic, moderately lithified; middle Miocene age - Molinian Stage
Tmy Tmy Yorkie Shale Member: thin-bedded, white-weathering, platy, siliceous, to light gray, semi-siliceous to silty, locally with thin layers of fine-grained sandstone; locally includes few thin layers of hard, yellowish-gray dolomite
Tms Soquel Sandstone Member and facies: mostly bedded sandstone, light gray, weathering tan, mostly medium-grained, arkosic, locally ranging to coarse, pebbly, with minor biotite; includes minor silty clay shale
Tmv La Vida Shale Member: thin-bedded, cream-white weathering, platy, siliceous to semi-siliceous shale, with some thin layers of gray siltstone, also some layers of hard, yellow-gray dolomite, and thin layers of sandstone; +++ = thin tuff bed (of Yerkes, 1972)
Tms unassigned sandstone; similar to unit **Tms**
Tm unassigned shale; similar to units **Tmv** & **Tmy**

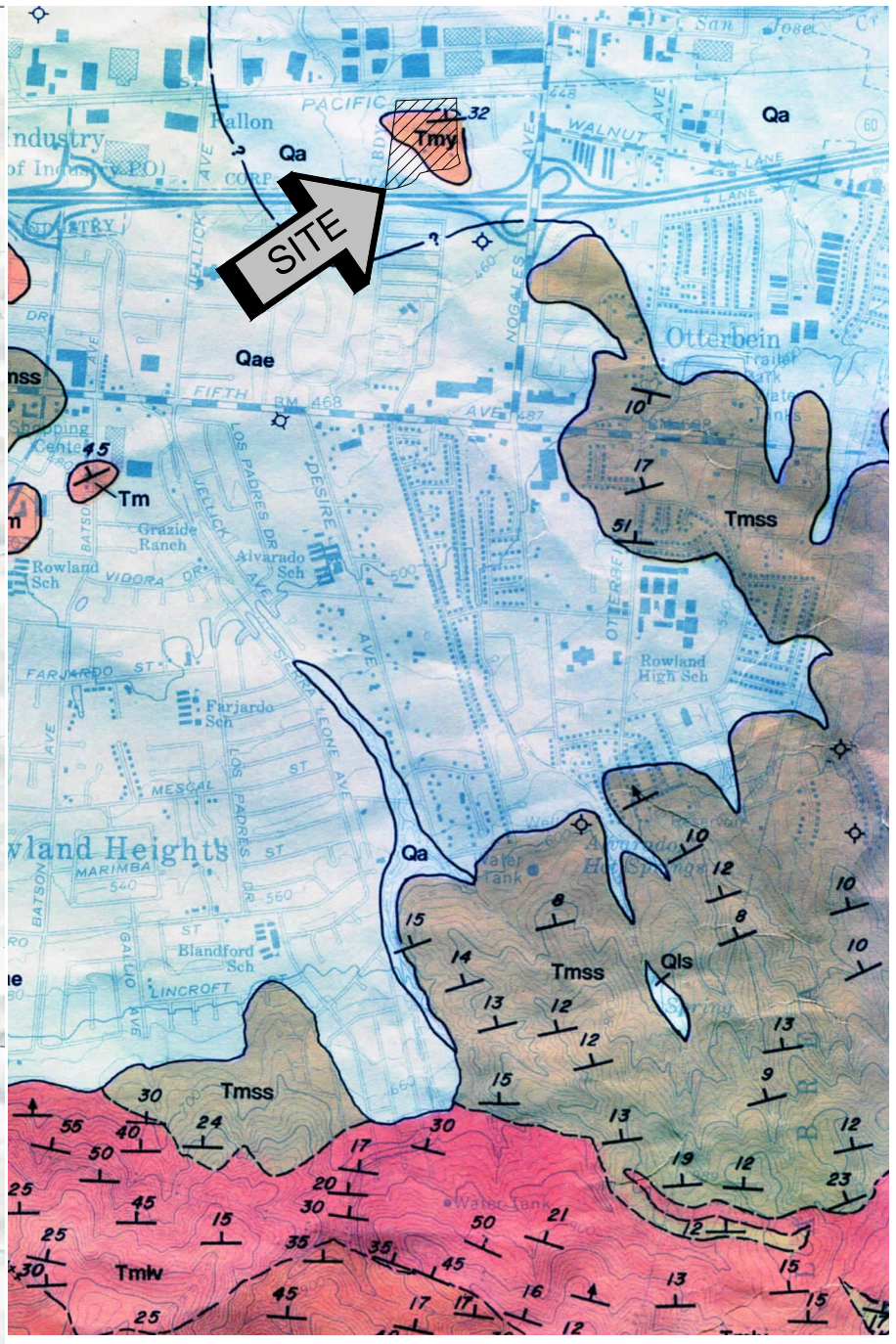
DIABASE
db mafic intrusive igneous rocks
 diabase: black, fine-grained, massive; forms one or more sills within lower **Tmv**

UNITS IN SUBSURFACE ONLY from exploratory well drilling data (Yerkes, 1972)

TV VOLCANIC BRECCIA probably related to Glendora Volcanics (of Shelton, 1955); middle Miocene age
TV andesitic volcanic breccia

TIP TOPANGA FORMATION marine clastic; middle Miocene age
TIP sandstone and some clay shale; assigned to early Miocene Topanga Formation (Yerkes, 1972)

UNCONFORMITY



SOURCE: "GEOLOGY MAP OF THE WHITTIER AND LA HABRA QUADGRANGLES, (WESTERN PUENTE HILLS), LOS ANGELES AND ORANGE COUNTIES, CALIFORNIA" DIBBLEE, 2001

GEOLOGIC MAP


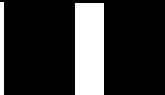



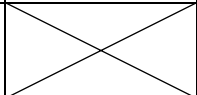
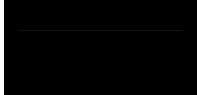

PROPOSED MIXED USE DEVELOPMENT

LOS ANGELES COUNTY, CALIFORNIA

SCALE: 1" = 2000'		SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: DRK		
CHKD: JAS		
SCG PROJECT 13G184-1		
PLATE 3		

APPENDIX B

BORING LOG LEGEND

SAMPLE TYPE	GRAPHICAL SYMBOL	SAMPLE DESCRIPTION
AUGER		SAMPLE COLLECTED FROM AUGER CUTTINGS, NO FIELD MEASUREMENT OF SOIL STRENGTH. (DISTURBED)
CORE		ROCK CORE SAMPLE: TYPICALLY TAKEN WITH A DIAMOND-TIPPED CORE BARREL. TYPICALLY USED ONLY IN HIGHLY CONSOLIDATED BEDROCK.
GRAB		SOIL SAMPLE TAKEN WITH NO SPECIALIZED EQUIPMENT, SUCH AS FROM A STOCKPILE OR THE GROUND SURFACE. (DISTURBED)
CS		CALIFORNIA SAMPLER: 2-1/2 INCH I.D. SPLIT BARREL SAMPLER, LINED WITH 1-INCH HIGH BRASS RINGS. DRIVEN WITH SPT HAMMER. (RELATIVELY UNDISTURBED)
NSR		NO RECOVERY: THE SAMPLING ATTEMPT DID NOT RESULT IN RECOVERY OF ANY SIGNIFICANT SOIL OR ROCK MATERIAL.
SPT		STANDARD PENETRATION TEST: SAMPLER IS A 1.4 INCH INSIDE DIAMETER SPLIT BARREL, DRIVEN 18 INCHES WITH THE SPT HAMMER. (DISTURBED)
SH		SHELBY TUBE: TAKEN WITH A THIN WALL SAMPLE TUBE, PUSHED INTO THE SOIL AND THEN EXTRACTED. (UNDISTURBED)
VANE		VANE SHEAR TEST: SOIL STRENGTH OBTAINED USING A 4 BLADED SHEAR DEVICE. TYPICALLY USED IN SOFT CLAYS-NO SAMPLE RECOVERED.

COLUMN DESCRIPTIONS

DEPTH:

Distance in feet below the ground surface.

SAMPLE:

Sample Type as depicted above.

BLOW COUNT:

Number of blows required to advance the sampler 12 inches using a 140 lb hammer with a 30-inch drop. 50/3" indicates penetration refusal (>50 blows) at 3 inches. WH indicates that the weight of the hammer was sufficient to push the sampler 6 inches or more.

POCKET PEN.:

Approximate shear strength of a cohesive soil sample as measured by pocket penetrometer.

GRAPHIC LOG:

Graphic Soil Symbol as depicted on the following page.

DRY DENSITY:

Dry density of an undisturbed or relatively undisturbed sample in lbs/ft³.

MOISTURE CONTENT:

Moisture content of a soil sample, expressed as a percentage of the dry weight.

LIQUID LIMIT:

The moisture content above which a soil behaves as a liquid.

PLASTIC LIMIT:

The moisture content above which a soil behaves as a plastic.

PASSING #200 SIEVE:

The percentage of the sample finer than the #200 standard sieve.

UNCONFINED SHEAR:

The shear strength of a cohesive soil sample, as measured in the unconfined state.

SOIL CLASSIFICATION CHART

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS	
			GRAPH	LETTER		
<p>COARSE GRAINED SOILS</p> <p>MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE</p>	<p>GRAVEL AND GRAVELLY SOILS</p>	<p>CLEAN GRAVELS</p> <p>(LITTLE OR NO FINES)</p>		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES	
		<p>MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE</p>	<p>GRAVELS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
			<p>GRAVELS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
		<p>MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE</p>	<p>SAND AND SANDY SOILS</p>	<p>CLEAN SANDS</p> <p>(LITTLE OR NO FINES)</p>		SW
	<p>SANDS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
	<p>FINE GRAINED SOILS</p> <p>MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE</p>	<p>SILTS AND CLAYS</p> <p>LIQUID LIMIT LESS THAN 50</p>	<p>CLEAN SANDS</p> <p>(LITTLE OR NO FINES)</p>		SM	SILTY SANDS, SAND - SILT MIXTURES
			<p>SANDS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		SC	CLAYEY SANDS, SAND - CLAY MIXTURES
			<p>SANDS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
		<p>SILTS AND CLAYS</p> <p>LIQUID LIMIT GREATER THAN 50</p>	<p>SANDS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
			<p>SANDS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
<p>SANDS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>				MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS	
<p>HIGHLY ORGANIC SOILS</p>	<p>SILTS AND CLAYS</p> <p>LIQUID LIMIT GREATER THAN 50</p>	<p>SANDS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		CH	INORGANIC CLAYS OF HIGH PLASTICITY	
		<p>SANDS WITH FINES</p> <p>(APPRECIABLE AMOUNT OF FINES)</p>		OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS	
<p>HIGHLY ORGANIC SOILS</p>				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS	

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS



JOB NO.: 13G184 DRILLING DATE: 12/11/13 WATER DEPTH: Dry
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 22 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				GRAPHIC LOG	DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)			DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	
SURFACE ELEVATION: 439.5 feet MSL												
				ALLUVIUM: Brown fine Sandy Clay, trace Silt, very stiff-damp								
5		37	4.5+	Light Brown fine Sand, loose-damp	114	11						EI = 73 @ 0 to 5'
		27	4.5+	Brown fine to medium Sand, trace fine Gravel, medium dense-damp	97	13						
10		33		Brown Silty fine Sand, trace to little Clay, medium dense-damp to moist	110	6						
		42		Gray Brown Silty fine to medium Sand, medium dense-damp to moist	106	13						
15		58	4.5+	BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy): Gray Silty Claystone, thinly interbedded with fine grained Sandy Siltstone, Iron oxide staining, slightly diatomaceous, friable, hard to very dense-moist to very moist	83	31						
		63	3.0									
20		61	4.5+									
				Dark Gray Brown Siltstone, slightly diatomaceous, cemented, hard-moist								
25		50/5"				21						
					Boring Terminated at 27' due to refusal on very dense Bedrock							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/10/13 WATER DEPTH: Dry
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 31 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS	
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)		UNCONFINED SHEAR (TSF)
SURFACE ELEVATION: 447.5 feet MSL												
5		32	4.5+		<u>COLLUVIUM</u> : Gray Brown Silty Clay, some fine Sand, trace fine Gravel, abundant calcareous veining, hard-damp		12					
10		24	4.5		<u>ALLUVIUM</u> : Brown fine Sandy Clay, little Silt, very stiff-damp		15					
15		23	2.0		Gray Brown fine Sandy Silt, medium dense-damp to moist		14					
20		58			<u>BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy)</u> : Gray Brown Silty Claystone with thinly interbedded with fine grained Sandy Siltstone lenses, Iron oxide staining, friable, stiff to very stiff-moist @ 17 feet, transitions to Gray Brown fine grained Sandy Siltstone with thinly interbedded Brown Silty fine grained Sandstone lenses, very dense-moist to very moist		22					
25		59	4.5+				30					
30		87/8"	4.5		@ 27 feet, transitions to Dark Gray Brown Silty Claystone with thinly interbedded Gray Brown fine grained Sandy Siltstone lenses, hard to very dense-moist		31					
		88/8"			@ 32 feet, transitions to Gray fine grained Sandy Silstone with thinly interbedded Silty fine grained Sandstone lenses, very dense-moist		25					
							26					

TBL 13G184.GPJ_SOCALGEO.GDT 2/3/14



JOB NO.: 13G184	DRILLING DATE: 12/10/13	WATER DEPTH: Dry
PROJECT: Proposed Mixed Use Development	DRILLING METHOD: Hollow Stem Auger	CAVE DEPTH: 31 feet
LOCATION: Los Angeles County, California	LOGGED BY: Daryl Kas	READING TAKEN: At Completion

FIELD RESULTS					DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG		DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	
	X	98/7"		[Hatched Pattern]	(Continued) Gray fine grained Sandy Silstone with thinly interbedded Silty fine grained Sandstone lenses, Iron oxide staining, slightly diatomaceous, friable, very dense-moist		22					
					Boring Terminated at 39' due to refusal on very dense Bedrock							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/10/13 WATER DEPTH: Dry
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 33 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS	
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)		UNCONFINED SHEAR (TSF)
SURFACE ELEVATION: 458 feet MSL												
				COLLUVIUM: Dark Gray Brown Silty Clay, trace fine Sand, abundant Bedrock fragments, very stiff-moist								
5		22	4.5+			82	22					
		51	4.5+		BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy): Gray Silty Claystone with thinly interbedded Gray Brown fine grained Sandy Siltstone lenses, Iron oxide staining, abundant calcareous veining, friable, hard-damp		84	24				
10		84	4.5+				97	20				
		69/11"	4.5+		@ 12 feet, transitions to Light Gray fine Sandy Siltstone with thinly interbedded Silty fine grained Sandstone, very dense-damp to moist		93	28				
20		36/10"	4.5+				101	21				
		71/9"	4.5+		Interbedded Gray Silty Claystone and Brown fine grained Sandy Siltstone, Iron oxide staining, slightly diatomaceous, friable, hard to very dense-damp		90	26				
30		78/11"	3.0					26				
		44	3.0				30					

TBL 13G184.GPJ_SOCALGEO.GDT 2/3/14



JOB NO.: 13G184	DRILLING DATE: 12/10/13	WATER DEPTH: Dry
PROJECT: Proposed Mixed Use Development	DRILLING METHOD: Hollow Stem Auger	CAVE DEPTH: 33 feet
LOCATION: Los Angeles County, California	LOGGED BY: Daryl Kas	READING TAKEN: At Completion

FIELD RESULTS					DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)	GRAPHIC LOG		DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	
40	X	48	3.0		(Continued) Interbedded Gray Silty Claystone and Brown fine grained Sandy Siltstone, Iron oxide staining, slightly diatomaceous, friable, hard to very dense-damp		29					
					Boring Terminated at 41' due to refusal on very dense Bedrock							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/10/13 WATER DEPTH: 32 feet
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 33 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				GRAPHIC LOG	DESCRIPTION	LABORATORY RESULTS					COMMENTS	
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)			DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)		UNCONFINED SHEAR (TSF)
SURFACE ELEVATION: 452 feet MSL												
				[Diagonal Hatching]	FILL: Dark Gray Brown Silty Clay, some fine to medium Sand, trace fine Gravel, mottled, very stiff-damp							
		35	4.5+			111	13					
		40	4.5+	[Diagonal Hatching]	ALLUVIUM: Orange Brown fine Sandy Clay, some calcareous veining, very stiff-damp							
5				[Dotted Pattern]	Light Brown Silty fine Sand, medium dense-damp	103	9					
				[Dotted Pattern]	Brown fine to coarse Sand, some fine to coarse Gravel, medium dense to dense-damp							
10		42				116	4					
		33			@ 12½ feet, trace Silt	95	11					
15		28				109	4					
				[Dotted Pattern]								
20		51				101	4					
				[Diagonal Hatching]	Brown Clayey fine to coarse Sand, abundant fine to coarse Gravel, 3" lense of Gray Brown Silty Clay, medium dense-moist							
25		28					19					
				[Dotted Pattern]	Brown Gravelly fine to coarse Sand, dense-very moist							
30		55				116	8					
				[Diagonal Hatching]	@ 33 feet, Water encountered during drilling BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy): Light Gray Brown Silty Claystone, thinly interbedded with Brown fine Sandy Siltstone strata, Iron oxide staining,							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184	DRILLING DATE: 12/10/13	WATER DEPTH: 32 feet
PROJECT: Proposed Mixed Use Development	DRILLING METHOD: Hollow Stem Auger	CAVE DEPTH: 33 feet
LOCATION: Los Angeles County, California	LOGGED BY: Daryl Kas	READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	
	X	50/1"		X	(Continued)						
	X	35		X	friable, hard to dense-damp to moist BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy): Light Gray Brown Silty Claystone, thinly interbedded with Brown fine Sandy Siltstone strata, Iron oxide staining, friable, hard to dense-damp to moist		31				
40					Boring Terminated at 40'						

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/9/13 WATER DEPTH: 26 feet
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 32 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				GRAPHIC LOG	DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)			DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	
SURFACE ELEVATION: 449 feet MSL												
					ALLUVIUM: Brown fine Sandy Clay, stiff-damp							
		18	4.5+			111	14					
5		24			Brown Clayey fine Sand, medium dense-damp	109	9					
10		31			Brown fine to medium Sand, trace to little Silt, medium dense-damp	100	6					
15		38				102	8					
15		46			Dark Brown Clayey fine to medium Sand, trace fine Gravel, dense-damp		8					Disturbed Sample
20		46			Dark Brown Clayey fine to coarse Sand, trace fine to coarse Gravel, dense-damp	115	7					
20		35			Orange Brown Silty fine Sand, medium dense-damp	109	7					
25		16	2.5		Gray Brown Clayey Silt, medium stiff-very moist							
						95	27					
					Gray Brown fine Sandy Silt, Iron oxide staining, medium dense-very moist @ 26 feet, Water encountered during drilling							
30		22			Brown Clayey fine to medium Sand, medium dense-wet		18					
					Brown fine to medium Sandy Clay, very stiff-wet							
					Brown fine to coarse Sand, medium dense-wet							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/9/13 WATER DEPTH: 26 feet
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 32 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				GRAPHIC LOG	DESCRIPTION (Continued)	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)			DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	
		18	2.0		Brown fine to coarse Sand, medium dense-wet	102	21					
40		13					19					
45		25			Brown Clayey fine to coarse Sand, medium dense-wet							
			3.0		Gray Brown Silty Clay, very stiff-wet	102	22					
50		28	1.5		Gray Brown fine to medium Sandy Clay, little Silt, Iron oxide staining, very stiff-wet							
55		41			Gray Brown fine to coarse Sand, little fine to coarse Gravel, trace Silt, dense-wet							
60		45										
					Boring Terminated at 61½'							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/9/13 WATER DEPTH: 25 feet
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 22 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				GRAPHIC LOG	DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)			DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	
SURFACE ELEVATION: 452 feet MSL												
				ALLUVIUM: Brown Clayey fine Sand, medium dense-damp								
5	X	20		Brown Silty Clay, stiff to very stiff-moist		11						
10	X	13	3.5	Brown fine to coarse Sand, trace fine to coarse Gravel, medium dense-damp		19						
15	X	22		Dark Brown Clayey fine to coarse Sand, medium dense-damp to moist		6						
20	X	25		@ 18½' trace fine to coarse Gravel		12			16			
25	X	19	2.5	Gray Brown Silty Clay, little Silt, very stiff-moist @ 23½' two 1" thick lenses of Light Brown fine to coarse Sand @ 25' Water encountered during drilling		10	46	19	58			
30	X	14		Gray Brown Clayey fine Sand, loose-wet		29			32			
				Light Gray Brown Silty fine Sand, medium dense-wet					21			
				Brown fine to coarse Sand, trace Silt, medium dense-wet		13			9			

TBL 13G184.GPJ_SOCALGEO.GDT 2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/9/13 WATER DEPTH: 25 feet
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 22 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				GRAPHIC LOG	DESCRIPTION (Continued)	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)			DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	
40		29	3.0			17			34			
45		33					13					
50		57	4.0 4.5+			32 28						
55		83/11"				21						
Boring Terminated at 56' due to refusal on very dense Bedrock												

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/9/13 WATER DEPTH: Dry
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 18 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	
SURFACE ELEVATION: 455 feet MSL											
				FILL: Brown fine to medium Sandy Clay to Clayey fine to medium Sand, mottled, loose to very stiff-damp to moist	92	12					
				ALLUVIUM: Light Brown Silty fine Sand, slightly to moderately porous, trace fine root fibers, medium dense-damp							
				Dark Brown fine Sandy Clay, very stiff-damp	119	11					
5				Brown Silty fine Sand, trace calcareous veining, medium dense-damp	113	10					
				Gray Brown Silty Clay, very stiff-moist	99	20					
				Brown fine Sandy Clay, some Silt, medium stiff to stiff-moist	112	14					
10				Brown Silty fine Sand, medium dense-moist							
				Brown fine to coarse Sand, little fine to coarse Gravel, trace Silt, dense-damp	116	4					
15				Brown Silty fine to coarse Sand, little fine to coarse Gravel, trace Clay, dense-damp	115	10					
20				Boring Terminated at 20'							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184	DRILLING DATE: 12/9/13	WATER DEPTH: Dry
PROJECT: Proposed Mixed Use Development	DRILLING METHOD: Hollow Stem Auger	CAVE DEPTH: 8 feet
LOCATION: Los Angeles County, California	LOGGED BY: Daryl Kas	READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	
SURFACE ELEVATION: 458 feet MSL											
5		13	4.5+	COLLUVIUM: Dark Gray Brown to Black Silty Clay, trace fine Sand, mottled, stiff-dry		13					EI = 106 @ 0 to 5'
		15	4.5+	COLLUVIUM: Dark Gray Brown to Black Silty Clay, some fine to medium Sand, trace calcareous veining, stiff to very stiff-moist		15					
		35	4.5	<u>BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy):</u> Gray Brown Silty Claystone interbedded with Light Brown Silty fine Sandstone, slightly diatomaceous, friable, hard to dense-damp to moist		27					
10		25	3.0			32					
15		26	1.0			33					
Boring Terminated at 15'											

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/11/13 WATER DEPTH: Dry
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 15 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	
SURFACE ELEVATION: 444 feet MSL											
				FILL: Gray Brown Clayey fine to medium Sand, loose-damp							
		33		COLLUVIUM: Dark Gray Brown to Black fine to medium Sandy Clay, very stiff-moist	82	16					
		45	4.5								
		45+	4.5+								
5		32	4.5+								
		30	4.5+	COLLUVIUM: Dark Brown Silty Clay, abundant Siltstone fragments, abundant calcareous veining, very stiff-moist	88	21					
		36	4.5+								
10				ALLUVIUM: Gray Brown fine Sandy Clay, very stiff-moist							
		40	4.5+								
15				BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy): Gray Brown fine grained Sandy Siltstone, thinly interbedded with Light Brown Silty fine grained Sandstone, Iron oxide staining, weakly cemented, medium dense-damp	100	22					
		24	2.0								
20											
					Boring Terminated at 20' due to refusal on very dense Bedrock						

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184	DRILLING DATE: 12/10/13	WATER DEPTH: Dry
PROJECT: Proposed Mixed Use Development	DRILLING METHOD: Hollow Stem Auger	CAVE DEPTH: 14 feet
LOCATION: Los Angeles County, California	LOGGED BY: Daryl Kas	READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	
SURFACE ELEVATION: 437 feet MSL											
				<u>ALLUVIUM: Dark Gray Brown fine Sandy Clay, very stiff-damp</u>							
	X	28	4.5+	[diagonal lines]		99	8				
	X	33	4.5+	[diagonal lines]		111	10				
5	X	27	4.5+	[diagonal lines]	Gray Brown fine Sandy Clay to Clayey fine Sand, dense to very stiff-damp	113	9				
	X	17	4.0	[dots]	Brown Silty fine Sand, loose-damp	103	10				
	X	24	4.0	[diagonal lines]	Gray Brown fine Sandy Clay, stiff-damp						
10	X	24	4.0	[diagonal lines]	Gray Brown Silty Clay, very stiff-moist	100	18				
	X	34	4.5+	[diagonal lines]	Gray Brown fine Sandy Silt, trace Clay, medium dense-moist	108	17				
15	X	34	4.5+	[diagonal lines]	Gray Brown fine Sandy Silt, trace Clay, medium dense-moist						
	X	88/8"		[cross-hatch]	<u>BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy):</u> Light Brown Silty fine grained Sandstone, weakly cemented, Iron oxide staining, friable, very dense-damp to moist	84	17				
20	X	88/8"		[cross-hatch]							
Boring Terminated at 20'											

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 11/21/13 WATER DEPTH: 25 feet
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 19 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				GRAPHIC LOG	DESCRIPTION	LABORATORY RESULTS					COMMENTS	
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)			DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)		UNCONFINED SHEAR (TSF)
SURFACE ELEVATION: 439 feet MSL												
		8		3± inches Asphaltic concrete, 3± inches Aggregate base		14						
		9		FILL: Dark Gray Brown fine Sandy Clay, trace fine Gravel, mottled, medium stiff to stiff-damp		10						
5		27		ALLUVIUM: Brown fine Sandy Clay, very stiff-dry to damp		13						
		13		Brown Clayey fine Sand, medium dense-damp		6						
10		6		Brown Silty fine Sand, trace to little Clay, loose-damp		8						
15		5				10						
20		11		Light Brown fine Sand, medium dense-damp		8		22	4			
				Orange Brown Silty fine Sand, some fine Gravel, Iron oxide staining, dense-very moist to wet	▽	22						
25		50/5.5"		Brown fine to coarse Gravelly Sand, occasional Cobbles, very dense-wet								
30		50/2"		BEDROCK: MONTEREY FORMATION, YORBA MEMBER (T _{my}): Light Gray Brown fine grained Sandy Siltstone, weakly cemented, Iron oxide staining, friable, very dense-wet		19						

TBL 13G184.GPJ_SOCALGEO.GDT 2/3/14



JOB NO.: 13G184	DRILLING DATE: 11/21/13	WATER DEPTH: 25 feet
PROJECT: Proposed Mixed Use Development	DRILLING METHOD: Hollow Stem Auger	CAVE DEPTH: 19 feet
LOCATION: Los Angeles County, California	LOGGED BY: Daryl Kas	READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS	
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)		UNCONFINED SHEAR (TSF)
	X	50/3"			(Continued) <u>BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy):</u> Light Gray Brown fine grained Sandy Siltstone, weakly cemented, Iron oxide staining, friable, very dense-wet		27					
					Boring Terminated at 37' due to refusal on very dense Bedrock							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/11/13 WATER DEPTH: Dry
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 13 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS	
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)		UNCONFINED SHEAR (TSF)
SURFACE ELEVATION: 439 feet MSL												
		29	4.5+		FILL: Gray Brown fine Sandy Clay, very stiff-damp		8					El = 73 @ 0 to 5'
		26	4.5+		ALLUVIUM: Brown fine Sandy Clay, very stiff-damp		9					
5		23			Brown Clayey fine Sand, medium dense-damp		10					
		22			Light Brown Silty fine Sand, medium dense-damp		7					
10					Light Gray Gravelly fine to coarse Sand, very dense-dry to damp		3					
15		50/5"										
		71			BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy): Light Gray Brown Silty fine grained Sandstone, weakly cemented, Iron oxide staining, friable, very dense-moist		21					
20					Boring Terminated at 20'							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184	DRILLING DATE: 12/11/13	WATER DEPTH: Dry
PROJECT: Proposed Mixed Use Development	DRILLING METHOD: Hollow Stem Auger	CAVE DEPTH: 3 feet
LOCATION: Los Angeles County, California	LOGGED BY: Daryl Kas	READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	
SURFACE ELEVATION: 447 feet MSL											
	X	17	4.5+	[Hatched Box]	COLLUVIUM: Dark Gray to Black Silty Clay, some fine Sand, trace calcareous veining, very stiff-moist		19				
	X	20	4.5+	[Hatched Box]	COLLUVIUM: Dark Gray to Black Silty Clay, abundant Siltstone fragments, trace calcareous veining, stiff-moist		18				
5					Boring Terminated at 5'						

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 11/21/13 WATER DEPTH: Dry
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 8 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				GRAPHIC LOG	DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)			DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	
SURFACE ELEVATION: 445 feet MSL												
					3± inches Asphaltic concrete, 5± inches Aggregate base							
		72			FILL: Gray Brown Clayey fine Sand, mottled, Plastic fragments, very dense-damp		8					Disturbed Sample
		32			FILL: Brown Silty fine Sand, trace fine Gravel, medium dense-damp	97	8					
5		51			FILL: Light Brown Clayey fine to medium Sand, trace fine to coarse Gravel, occasional Cobbles, trace Siltstone fragments, dense-damp	116	8					
		26	4.5+		BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy): Gray to Light Gray Brown Silty Claystone, interbedded with Clayey Siltstone, weakly cemented, Iron oxide staining, friable, medium stiff-moist	75	31					
10		34	4.5+			77	33					
		29	4.5+			79	32					
15					Boring Terminated at 15'							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/11/13 WATER DEPTH: Dry
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 35 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				GRAPHIC LOG	DESCRIPTION	LABORATORY RESULTS					COMMENTS	
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)			DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)		UNCONFINED SHEAR (TSF)
SURFACE ELEVATION: 462 feet MSL												
				FILL: Gray Brown Clayey fine Sand, medium dense-damp								
		24			103	6						
		71		ALLUVIUM: Brown Clayey fine Sand, trace to little medium Sand, very dense-damp	118	7						
5		28		ALLUVIUM: Brown Clayey fine to medium Sand, trace coarse Sand, trace fine Gravel, medium dense-damp		7					Disturbed Sample	
		44		Brown Silty fine to coarse Sand, some fine to coarse Gravel, medium dense to very dense-damp	116	6						
10		41			114	8						
		72/10*		@ 14 feet, Siltstone fragments	120	8						
				Light Gray Brown Silty Clay, stiff-moist								
		17	3.0			43						
20				<u>BEDROCK: MONTEREY FORMATION, YORBA MEMBER (Tmy):</u> Dark Gray Brown Silty Claystone, interbedded with Light Gray Brown Sandy Siltstone, weakly cemented, Iron oxide staining, friable, slightly diatomaceous, stiff to medium dense-moist								
		40	4.5+		75	38						
25				@ 27 feet, transitions to Light Gray Brown fine grained Sandy Siltstone, thinly interbedded with Silty fine grained Sandstone, dense-moist								
		64				34						
30				@ 32 feet, transitions to Gray Silty Claystone thinly interbedded with Brown fine grained Sandy Siltstone, hard to dense-moist								
		53	2.5			50						

TBL 13G184.GPJ_SOCALGEO.GDT 2/3/14



JOB NO.: 13G184	DRILLING DATE: 12/11/13	WATER DEPTH: Dry
PROJECT: Proposed Mixed Use Development	DRILLING METHOD: Hollow Stem Auger	CAVE DEPTH: 35 feet
LOCATION: Los Angeles County, California	LOGGED BY: Daryl Kas	READING TAKEN: At Completion

FIELD RESULTS				GRAPHIC LOG	DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)			DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	UNCONFINED SHEAR (TSF)	
40	X	46	4.5+		(Continued)		33					
					Dark Gray Siltstone, cemented, hard-moist		23					
45	X	74/9"			Boring Terminated at 45' due to refusal on very dense Bedrock							

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184	DRILLING DATE: 12/11/13	WATER DEPTH: Dry
PROJECT: Proposed Mixed Use Development	DRILLING METHOD: Hollow Stem Auger	CAVE DEPTH:
LOCATION: Los Angeles County, California	LOGGED BY: Daryl Kas	READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	
SURFACE ELEVATION: 466 feet MSL											
	X	22		[Hatched Box]	<u>FILL:</u> Gray Brown Clayey fine Sand, trace fine Gravel, medium dense-dry		5				
	X		4.5+	[Hatched Box]	<u>FILL:</u> Gray Brown Silty Clay, trace fine Sand, stiff-damp		11				
	X	37	4.5+	[Hatched Box]	<u>ALLUVIUM:</u> Brown fine Sandy Clay, trace medium Sand, very stiff-damp		11				
5					Boring Terminated at 5'						

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184 DRILLING DATE: 12/12/13 WATER DEPTH: 37 feet
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 27 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS					COMMENTS	
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT		PASSING #200 SIEVE (%)
SURFACE ELEVATION: 468 feet MSL											
		40			FILL: Brown Silty fine Sand, trace medium to coarse Sand, trace fine Gravel, dense-damp		7				
5		21			FILL: Brown to Orange Brown Clayey fine to medium Sand, medium dense-damp		9				
		23					10				
10		28			ALLUVIUM: Brown Silty fine to coarse Sand, abundant fine to coarse Gravel, medium dense to very dense-damp		8				
15		51					7				
20		12	2.5		Light Gray Brown Silty Clay, trace to little fine Sand, some Iron oxide staining, stiff-moist to very moist		9 41	45	24	14 86	
25		56			Orange Brown fine Sand, trace medium to coarse Sand, Iron oxide staining, very dense-dry to damp		3				
30		31	3.0		Gray Brown fine Sandy Clay, trace Silt, Iron oxide staining, hard-moist		17			67	
36					Light Brown fine to medium Sand, trace fine Gravel, with 2" thick lense of Gray Brown Silty fine Sand to fine Sandy Silt, dense-very moist		12				

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



JOB NO.: 13G184	DRILLING DATE: 12/12/13	WATER DEPTH: 37 feet
PROJECT: Proposed Mixed Use Development	DRILLING METHOD: Hollow Stem Auger	CAVE DEPTH: 27 feet
LOCATION: Los Angeles County, California	LOGGED BY: Daryl Kas	READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	
(Continued)											
40		26			Light Brown fine to medium Sand, trace fine Gravel, with 2" thick lense of Gray Brown Silty fine Sand to fine Sandy Silt, dense-very moist		15			5	
45		31			Light Gray fine to coarse Sand, trace Silt, medium dense-wet @ 37 feet, Water encountered during drilling						
					@ 43½ feet, 2" lense of Gray Silty Clay, medium dense-wet		17			14	
50		80/11"			MONTEREY FORMATION: YORBA MEMBER BEDROCK (Tmy): Dark Gray Silty Claystone, thinly interbedded with Clayey Siltstone, cemented, hard-damp to moist		27				
					Boring Terminated at 50' due to refusal on very dense Bedrock						

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14



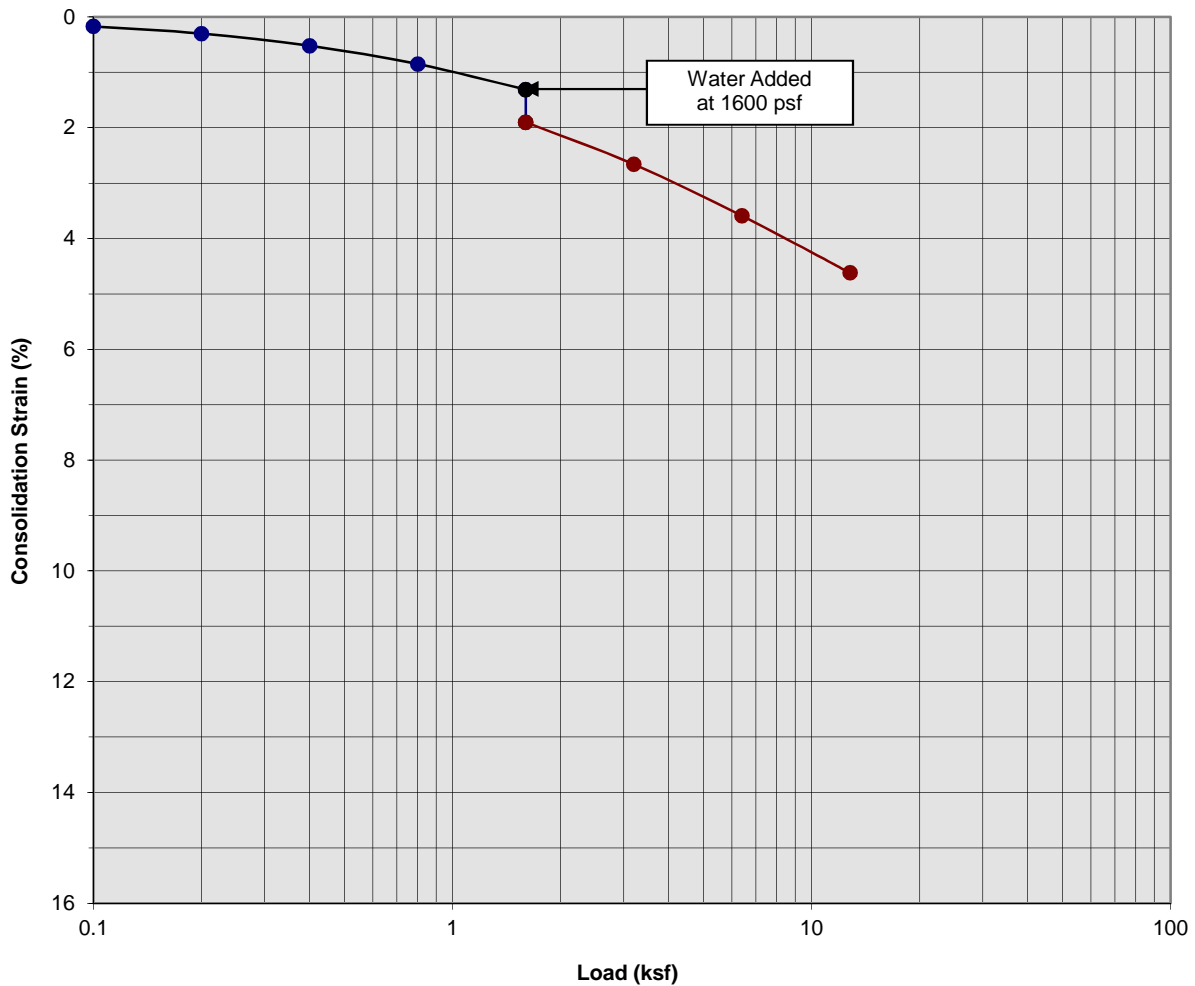
JOB NO.: 13G184 DRILLING DATE: 12/12/13 WATER DEPTH: Dry
 PROJECT: Proposed Mixed Use Development DRILLING METHOD: Hollow Stem Auger CAVE DEPTH: 22 feet
 LOCATION: Los Angeles County, California LOGGED BY: Daryl Kas READING TAKEN: At Completion

FIELD RESULTS				DESCRIPTION	LABORATORY RESULTS						COMMENTS
DEPTH (FEET)	SAMPLE	BLOW COUNT	POCKET PEN. (TSF)		GRAPHIC LOG	DRY DENSITY (PCF)	MOISTURE CONTENT (%)	LIQUID LIMIT	PLASTIC LIMIT	PASSING #200 SIEVE (%)	
SURFACE ELEVATION: 463 feet MSL											
					FILL: Gray Brown Silty fine Sand, trace medium to coarse Sand, trace Claystone fragments, medium dense-dry to damp	113	5				
					FILL: Brown to Orange Brown Clayey fine to medium Sand, medium dense-damp	115	7				
5					FILL: Orange Brown Clayey fine to coarse Sand, some fine to coarse Gravel, medium dense-damp	120	5				
						112	10				
10					ALLUVIUM: Brown fine Sandy Silt, medium dense-moist	102	20				
					Orange Brown Silty fine Sand, trace Clay, medium dense-moist						
					Brown Silty fine to coarse Sand, some fine to coarse Gravel, very dense-damp						
15						119	8				
					Brown fine Sand, trace to little Silt, dense-damp						
20							8				
					Brown to Dark Brown Silty fine to coarse Sand, trace fine to coarse Gravel, very dense-damp						
25							3				
					Gray Brown Silty Clay, trace fine Sand, very stiff-very moist						
30			1.25				23				
Boring Terminated at 30'											

TBL_13G184.GPJ_SOCALGEO.GDT_2/3/14

A P P E N D I X C

Consolidation/Collapse Test Results



Classification: Brown fine to medium Sand, trace fine Gravel

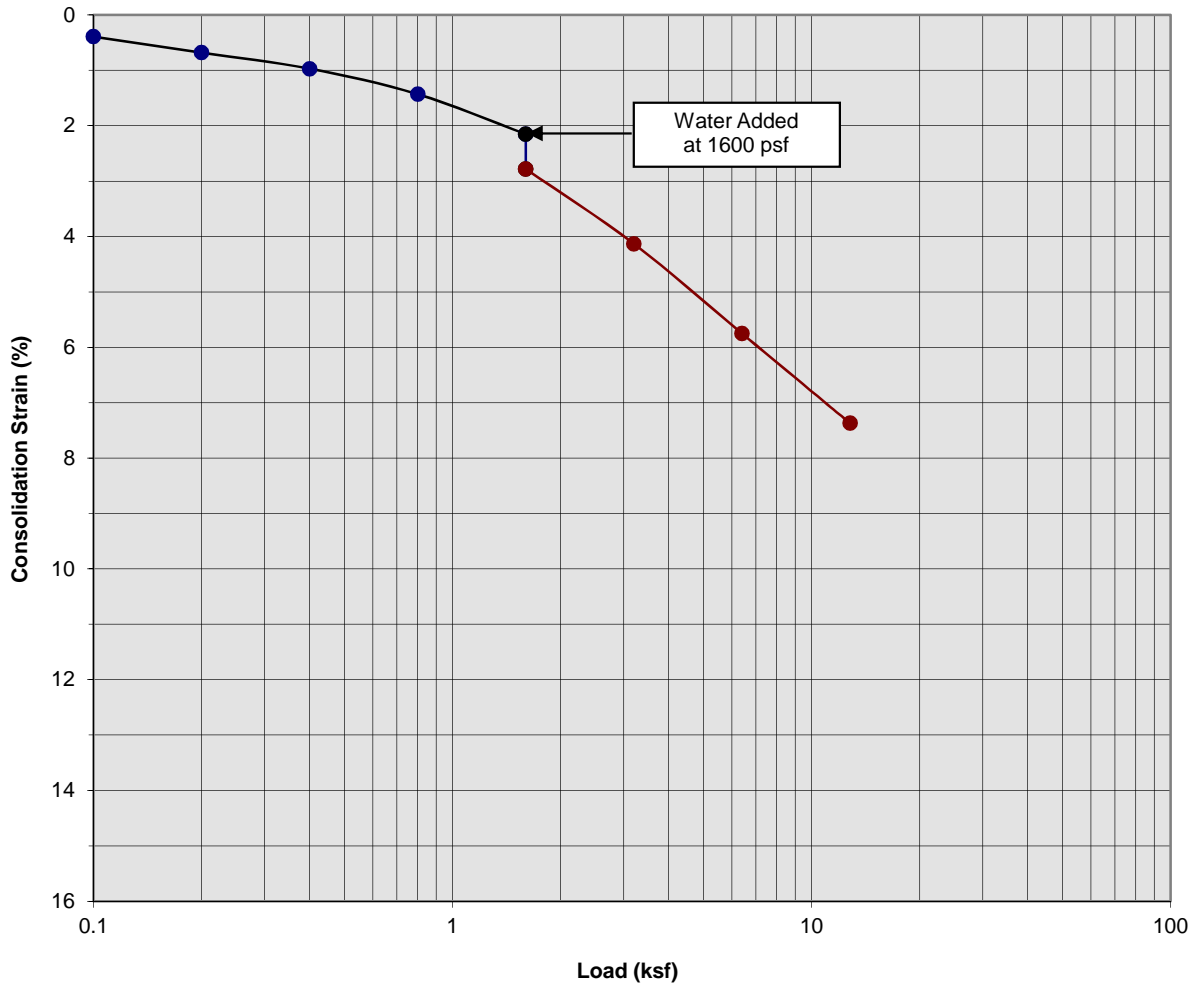
Boring Number:	B-1	Initial Moisture Content (%)	6
Sample Number:	---	Final Moisture Content (%)	16
Depth (ft)	9 to 10	Initial Dry Density (pcf)	109.1
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	114.5
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.59

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 1



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Consolidation/Collapse Test Results



Classification: Brown Silty fine Sand, trace to little Clay

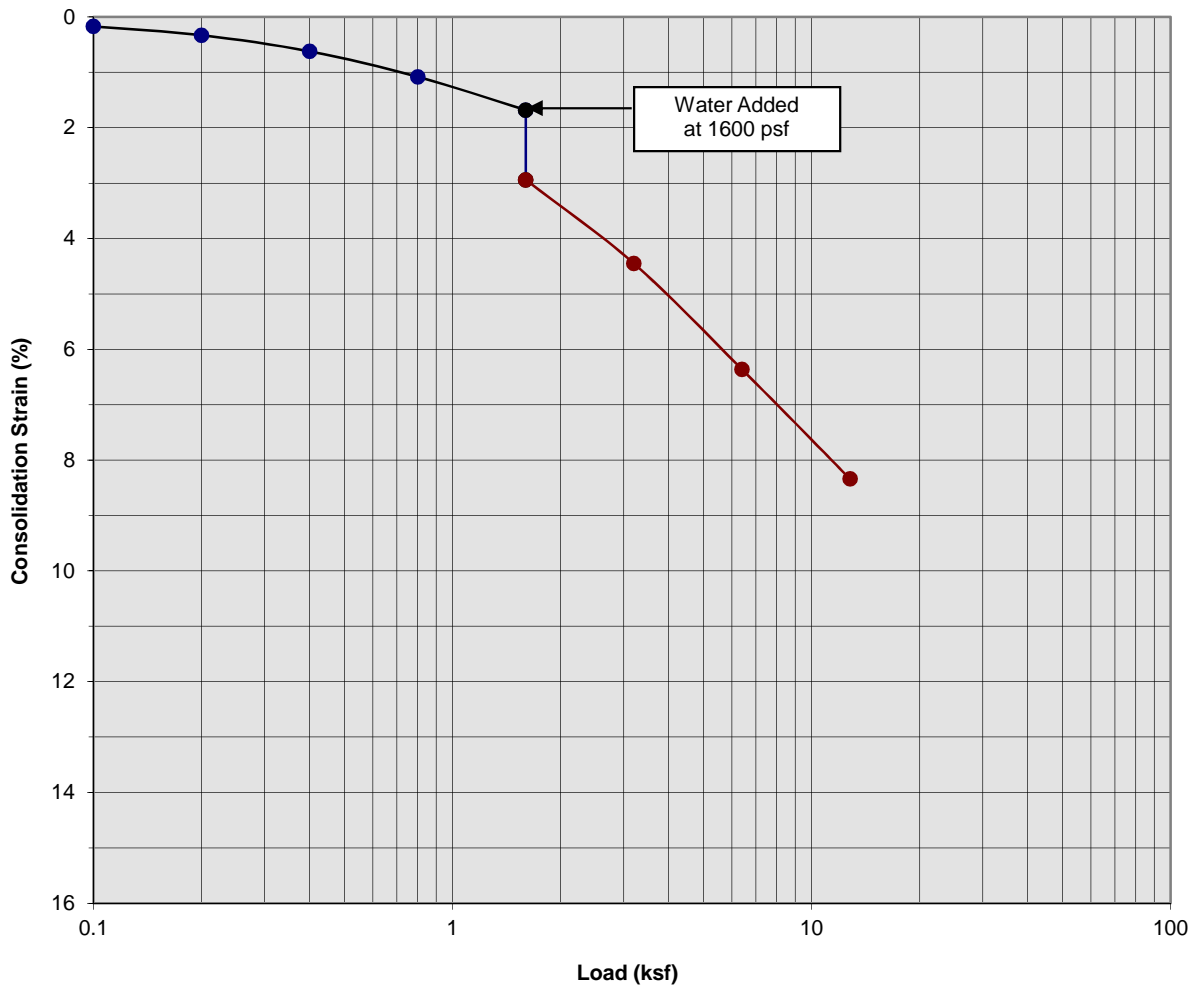
Boring Number:	B-1	Initial Moisture Content (%)	14
Sample Number:	---	Final Moisture Content (%)	17
Depth (ft)	12½ to 13½	Initial Dry Density (pcf)	106.4
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	116.1
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.63

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 2



**SOUTHERN
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Consolidation/Collapse Test Results



Classification: Brown fine to coarse Sand, some fine Gravel

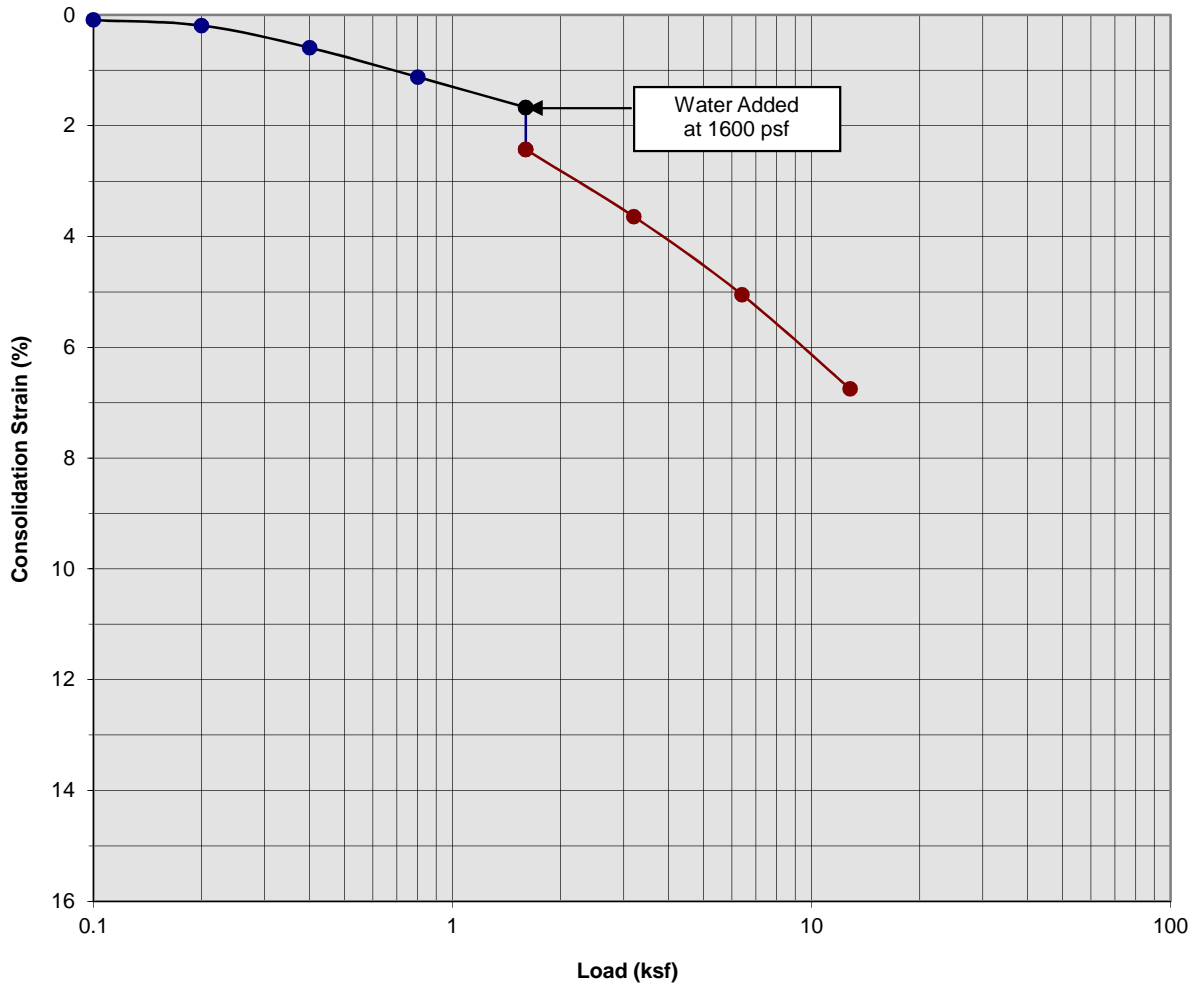
Boring Number:	B-4	Initial Moisture Content (%)	11
Sample Number:	---	Final Moisture Content (%)	22
Depth (ft)	12½ to 13½	Initial Dry Density (pcf)	94.0
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	102.5
Specimen Thickness (in)	1.0	Percent Collapse (%)	1.26

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 3



**SOUTHERN
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Consolidation/Collapse Test Results



Classification: Brown fine to coarse Sand, some fine Gravel

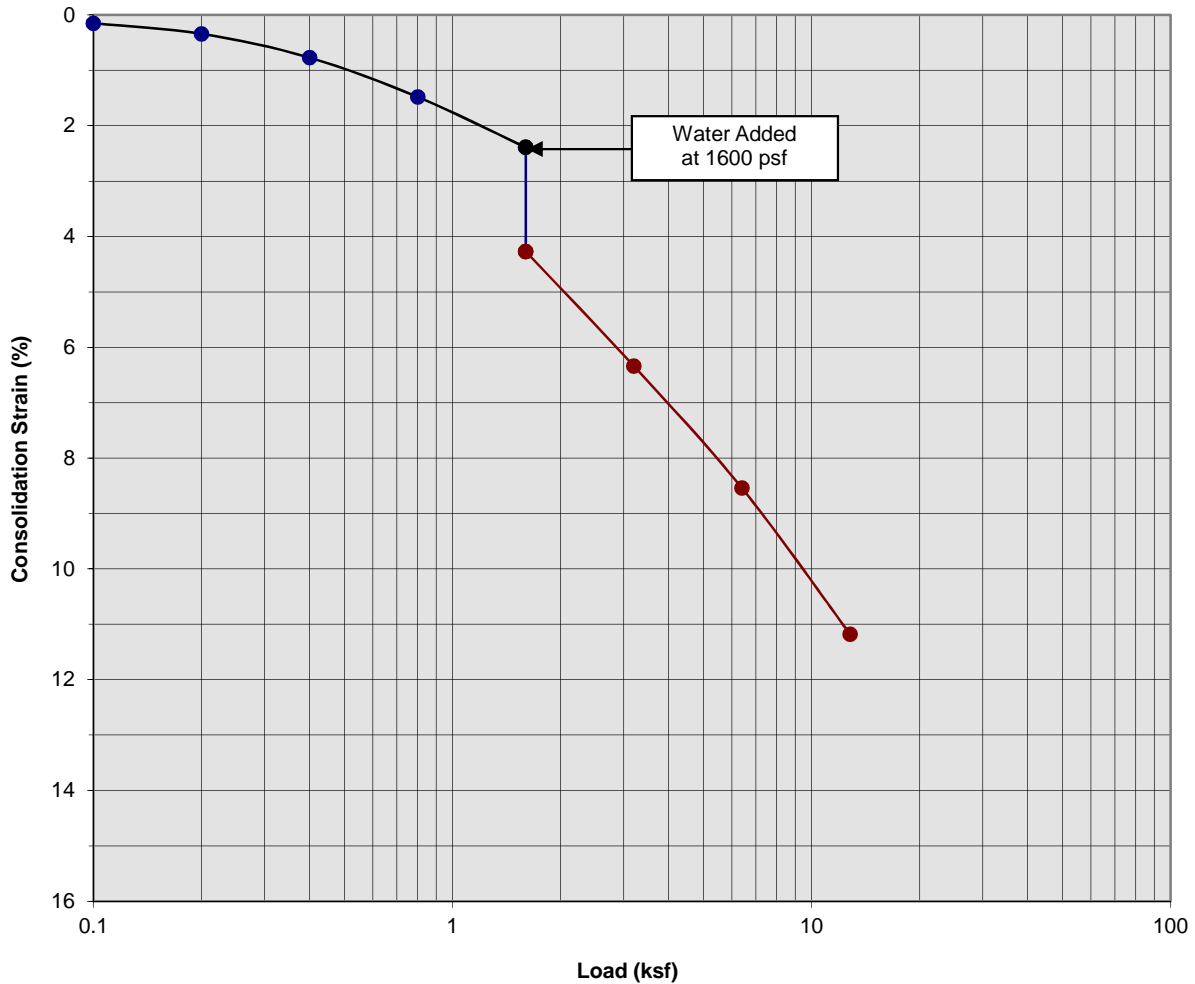
Boring Number:	B-4	Initial Moisture Content (%)	4
Sample Number:	---	Final Moisture Content (%)	15
Depth (ft)	15 to 16	Initial Dry Density (pcf)	108.0
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	116.4
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.76

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 4



SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

Consolidation/Collapse Test Results



Classification: Brown fine to coarse Sand, some fine Gravel

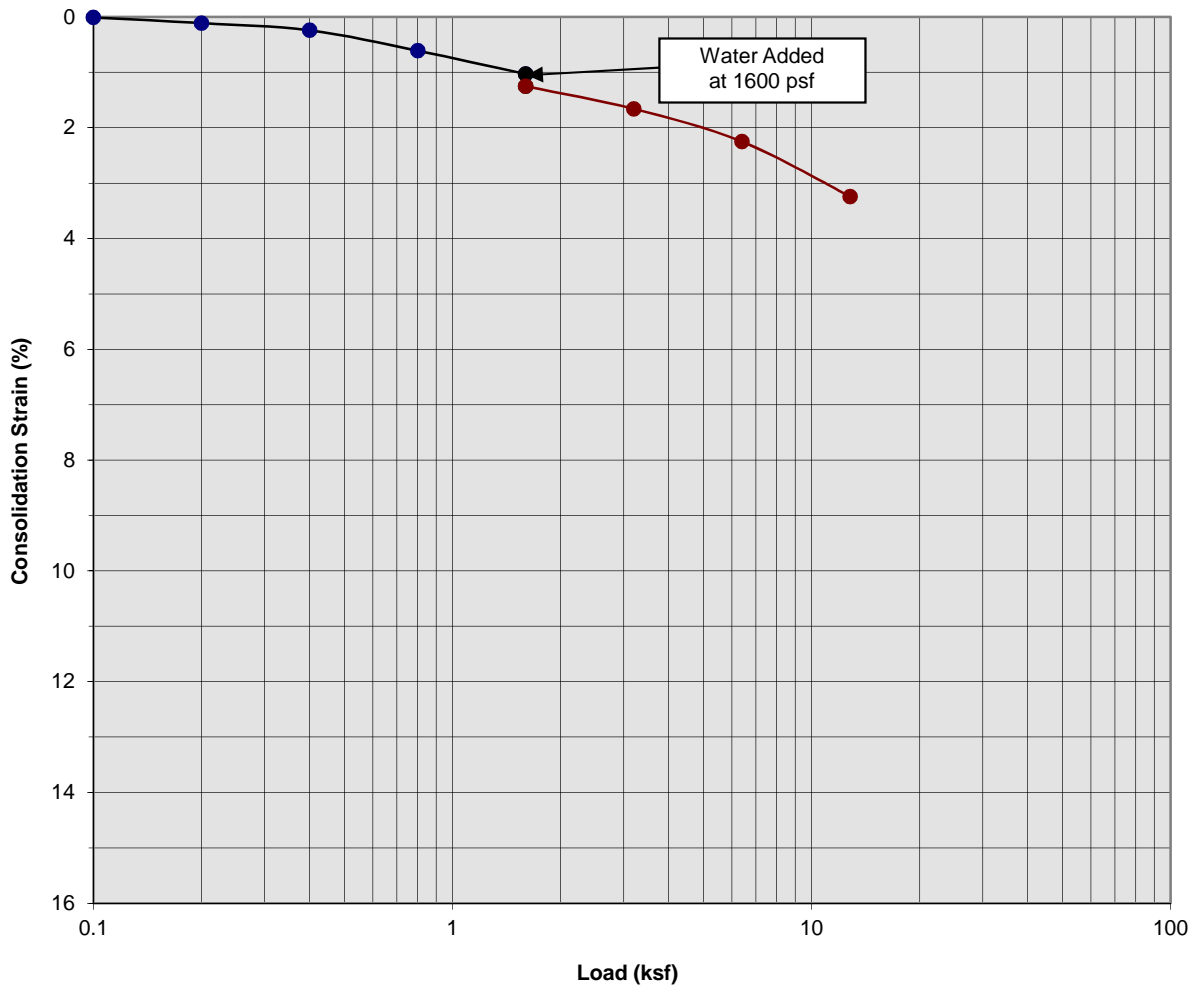
Boring Number:	B-4	Initial Moisture Content (%)	5
Sample Number:	---	Final Moisture Content (%)	15
Depth (ft)	20 to 21	Initial Dry Density (pcf)	100.8
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	114.5
Specimen Thickness (in)	1.0	Percent Collapse (%)	1.88

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 5



**SOUTHERN
 CALIFORNIA
 GEOTECHNICAL**
A California Corporation

Consolidation/Collapse Test Results



Classification: Dark Gray Brown fine Sandy Clay

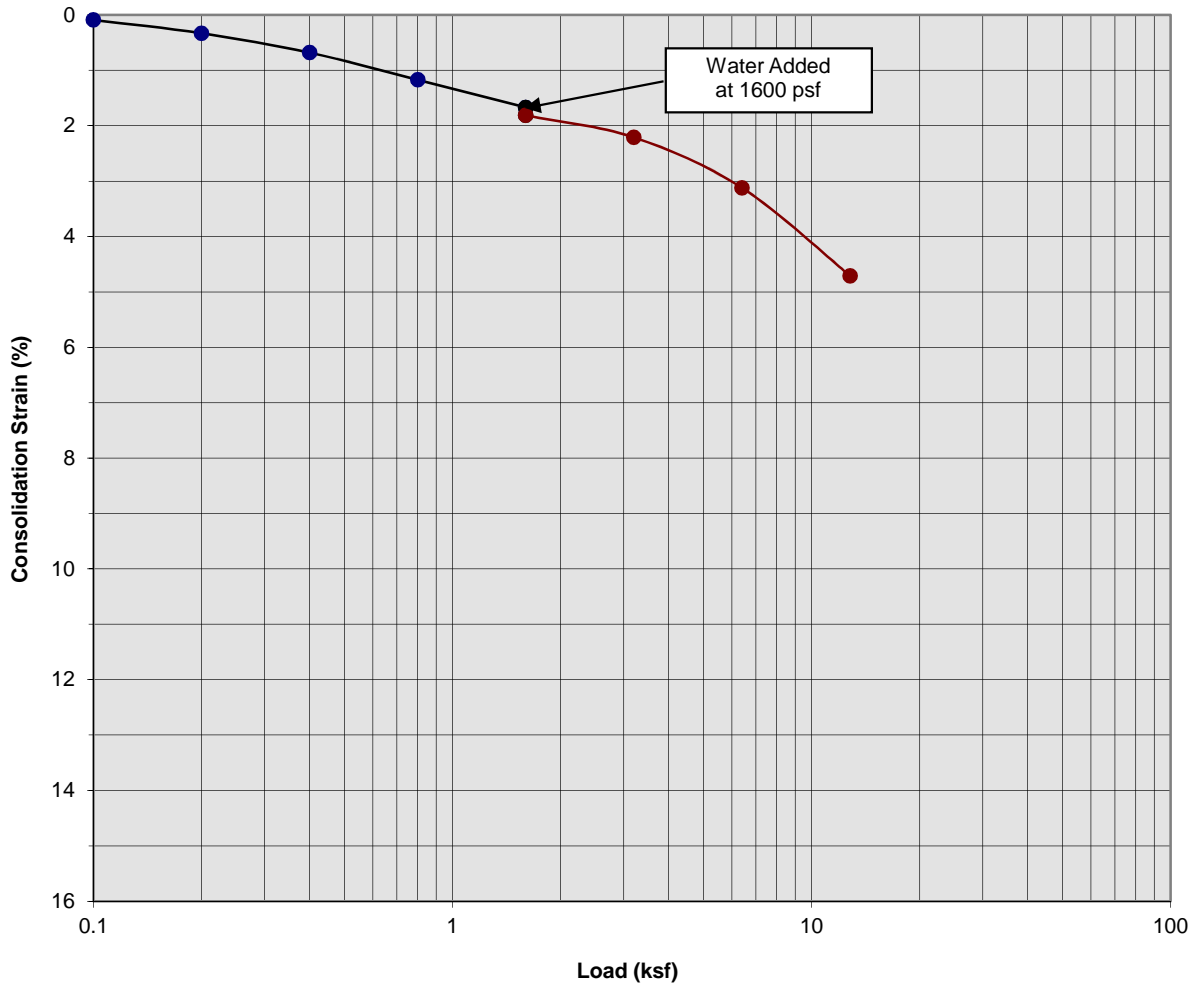
Boring Number:	B-10	Initial Moisture Content (%)	9
Sample Number:	---	Final Moisture Content (%)	12
Depth (ft)	3 to 4	Initial Dry Density (pcf)	121.4
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	125.9
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.22

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 6



**SOUTHERN
 CALIFORNIA
 GEOTECHNICAL**
A California Corporation

Consolidation/Collapse Test Results



Classification: Gray Brown fine Sandy Clay to Clayey fine Sand

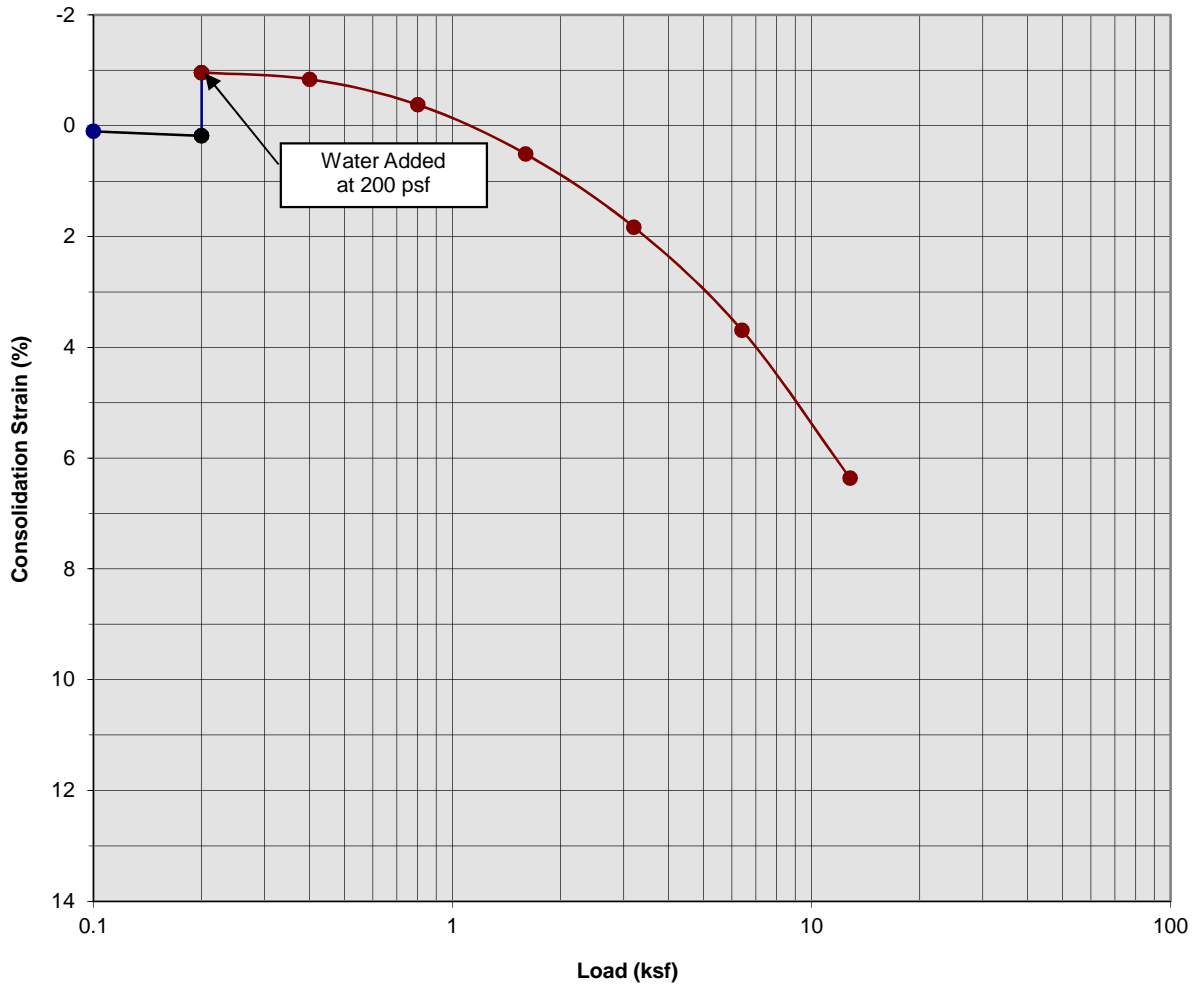
Boring Number:	B-10	Initial Moisture Content (%)	10
Sample Number:	---	Final Moisture Content (%)	14
Depth (ft)	5 to 6	Initial Dry Density (pcf)	113.5
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	118.8
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.14

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 7



SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

Consolidation/Collapse Test Results



Classification: Gray Brown fine Sandy Clay

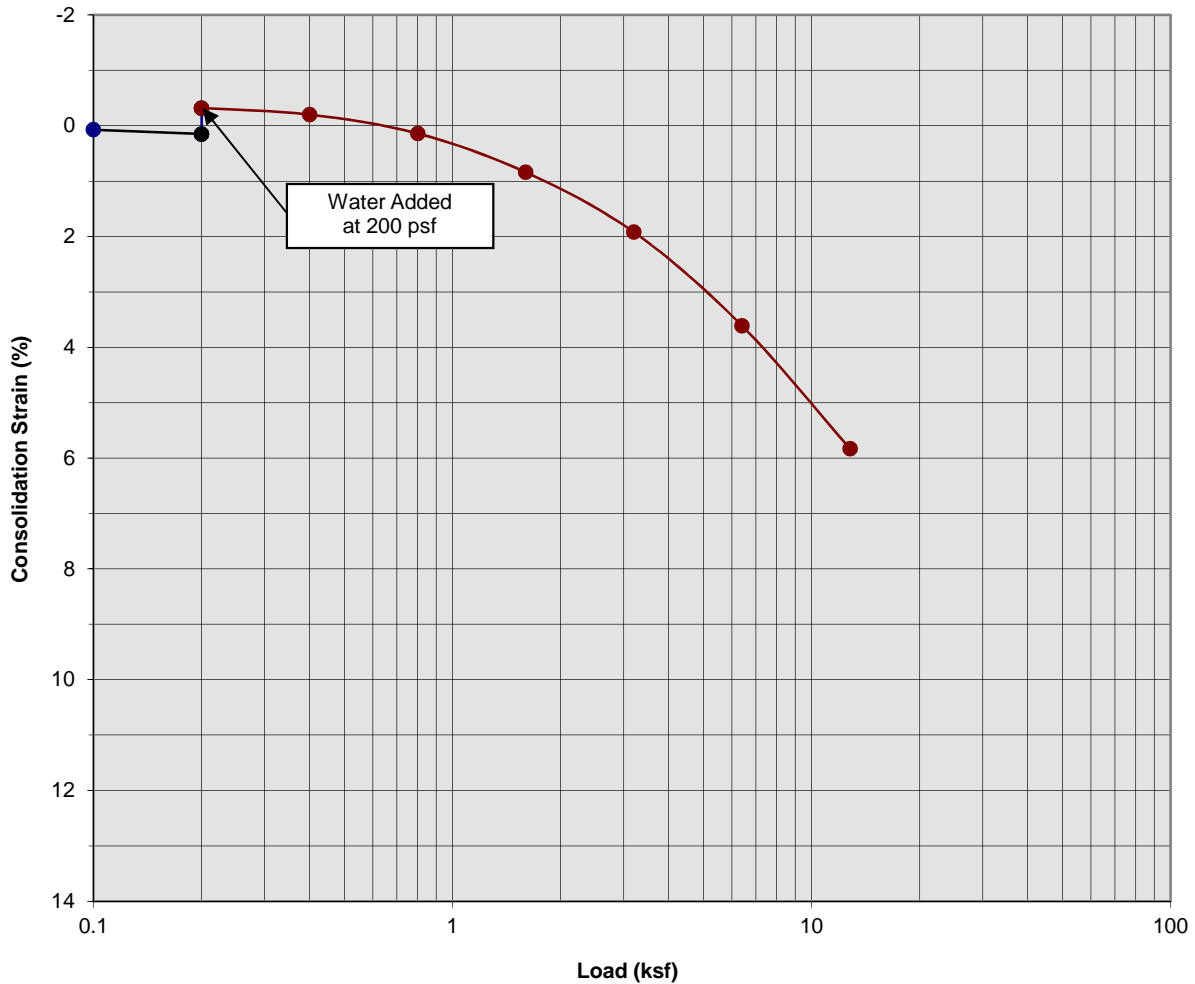
Boring Number:	B-10		Initial Moisture Content (%)	10
Sample Number:	---		Final Moisture Content (%)	20
Depth (ft)	7 to 8		Initial Dry Density (pcf)	102.7
Specimen Diameter (in)	2.4		Final Dry Density (pcf)	109.8
Specimen Thickness (in)	1.0		Percent Swell	1.14

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 8



SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

Consolidation/Collapse Test Results



Classification: Gray Brown Silty Clay

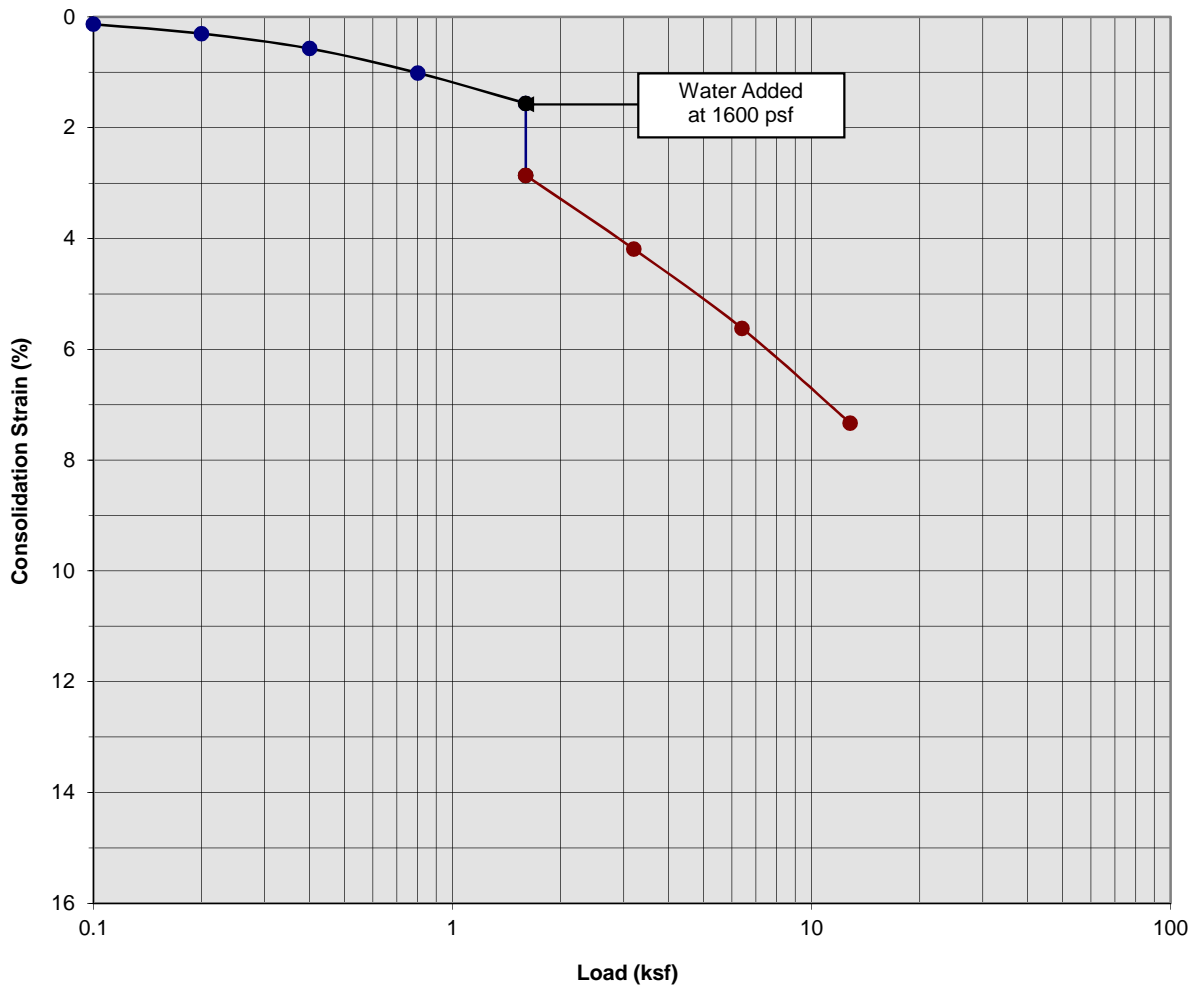
Boring Number:	B-10	Initial Moisture Content (%)	19
Sample Number:	---	Final Moisture Content (%)	22
Depth (ft)	9 to 10	Initial Dry Density (pcf)	100.5
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	106.9
Specimen Thickness (in)	1.0	Percent Swell (%)	0.47

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C-9



SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

Consolidation/Collapse Test Results



Classification: FILL: Gray Brown Silty fine Sand, trace medium to coarse Sand

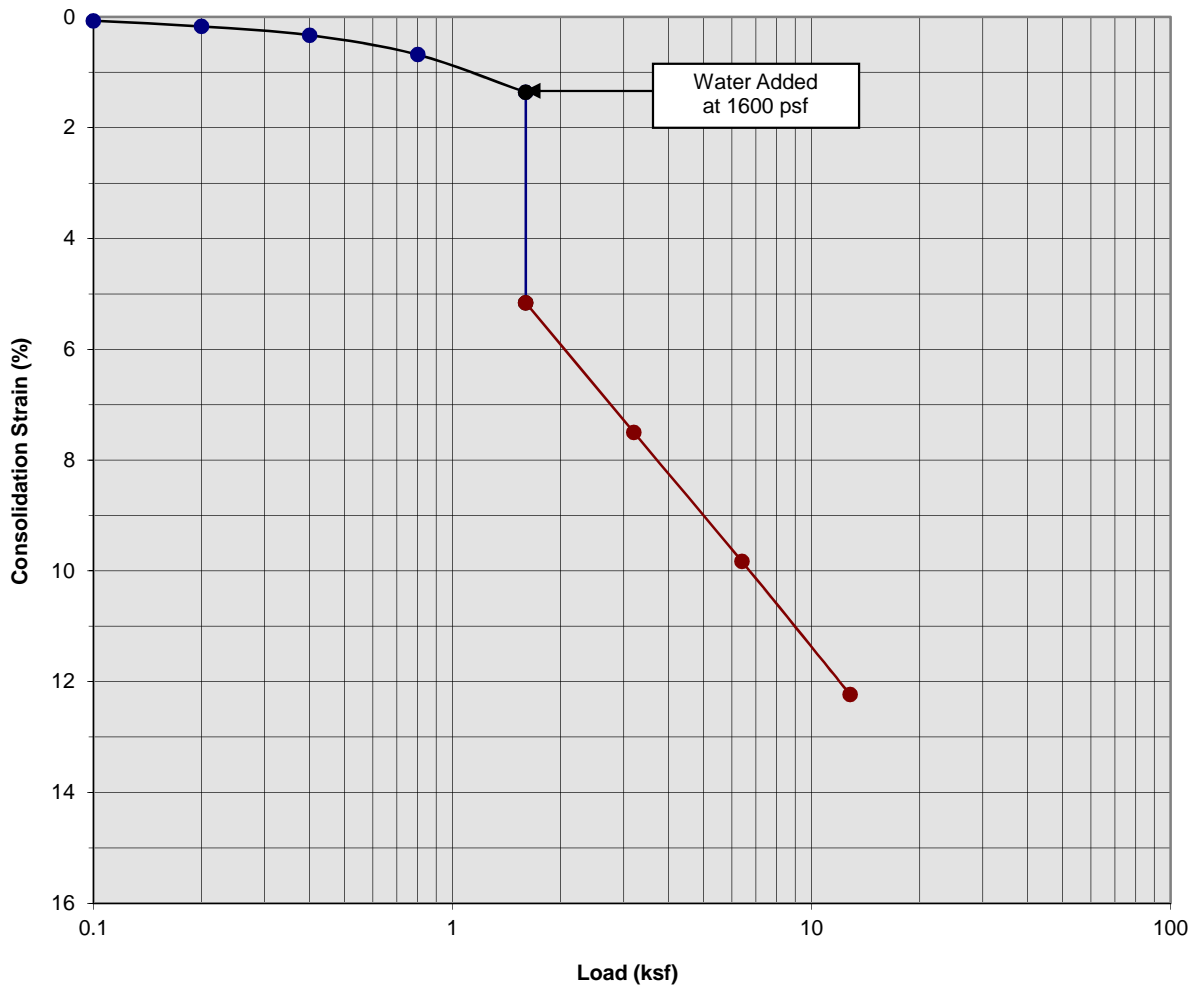
Boring Number:	B-18	Initial Moisture Content (%)	5
Sample Number:	---	Final Moisture Content (%)	14
Depth (ft)	1 to 2	Initial Dry Density (pcf)	112.6
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	120.9
Specimen Thickness (in)	1.0	Percent Collapse (%)	1.30

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 10



SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

Consolidation/Collapse Test Results



Classification: Brown to Orange Brown Clayey fine to medium Sand

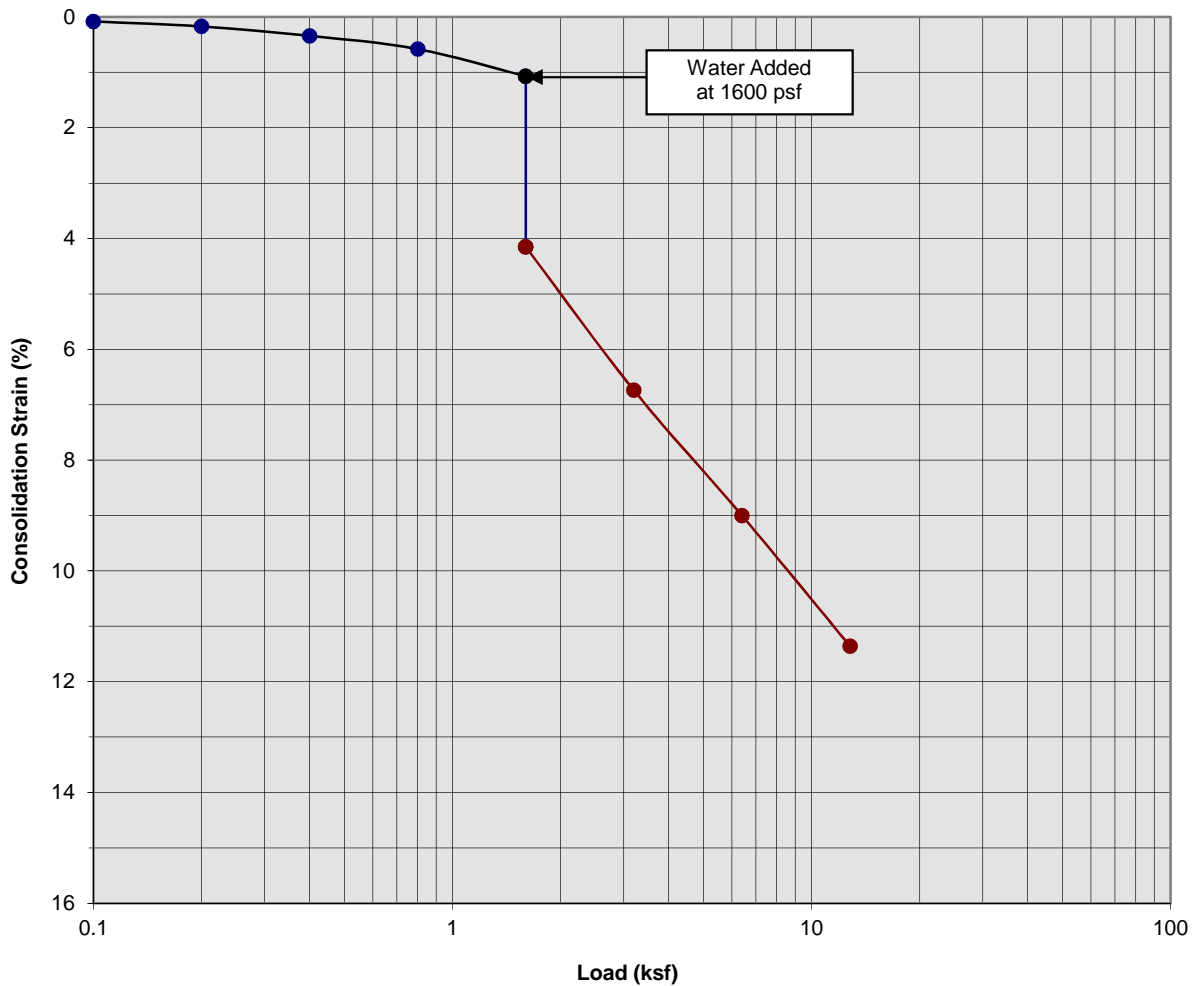
Boring Number:	B-18	Initial Moisture Content (%)	7
Sample Number:	---	Final Moisture Content (%)	12
Depth (ft)	3 to 4	Initial Dry Density (pcf)	115.1
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	130.6
Specimen Thickness (in)	1.0	Percent Collapse (%)	3.80

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 11



SOUTHERN CALIFORNIA GEOTECHNICAL
 A California Corporation

Consolidation/Collapse Test Results



Classification: FILL: Orange Brown Clayey fine to coarse Sand

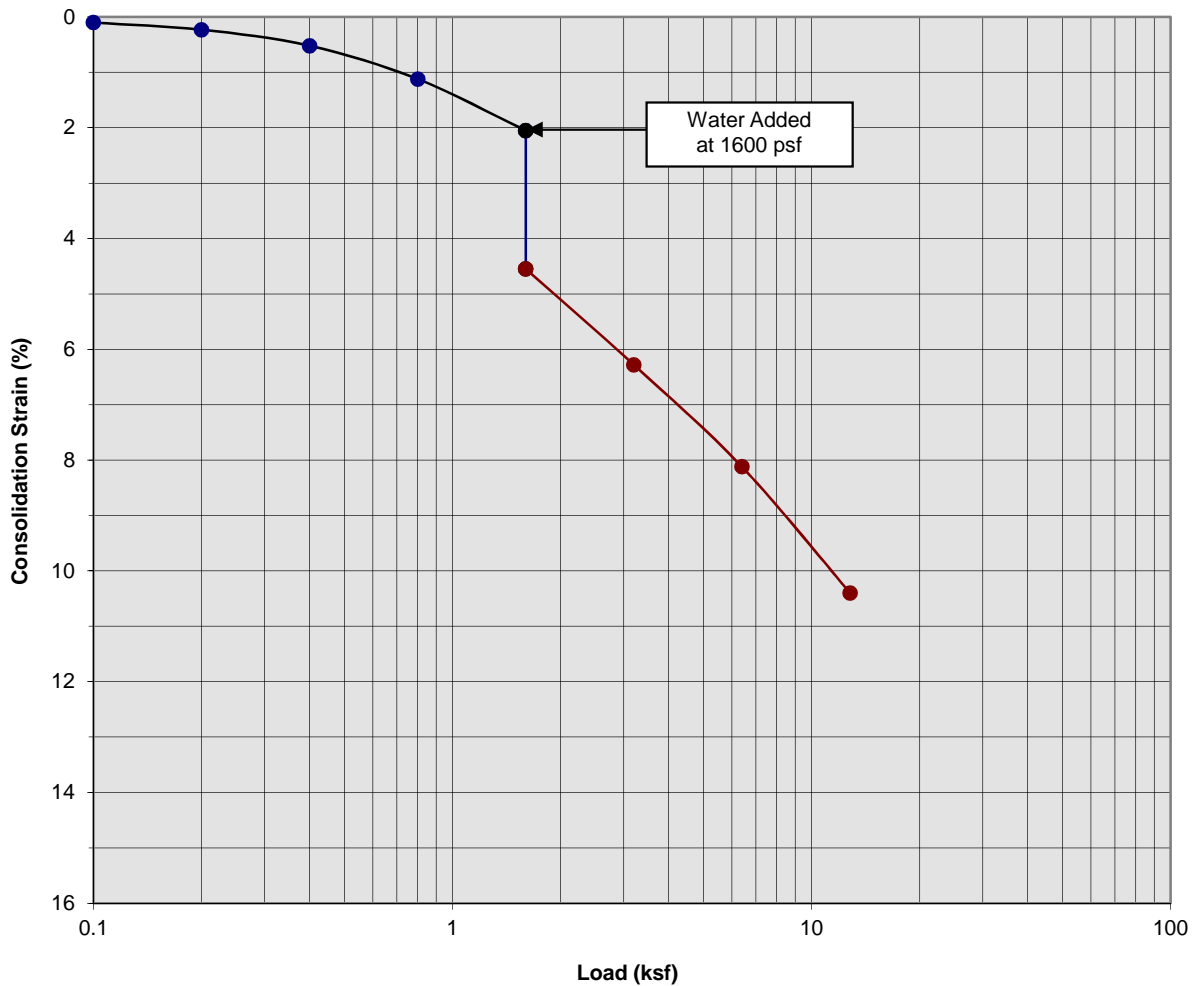
Boring Number:	B-18	Initial Moisture Content (%)	5
Sample Number:	---	Final Moisture Content (%)	12
Depth (ft)	5 to 6	Initial Dry Density (pcf)	119.4
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	131.6
Specimen Thickness (in)	1.0	Percent Collapse (%)	3.08

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 12



**SOUTHERN
 CALIFORNIA
 GEOTECHNICAL**
A California Corporation

Consolidation/Collapse Test Results



Classification: FILL: Orange Brown Clayey fine to coarse Sand

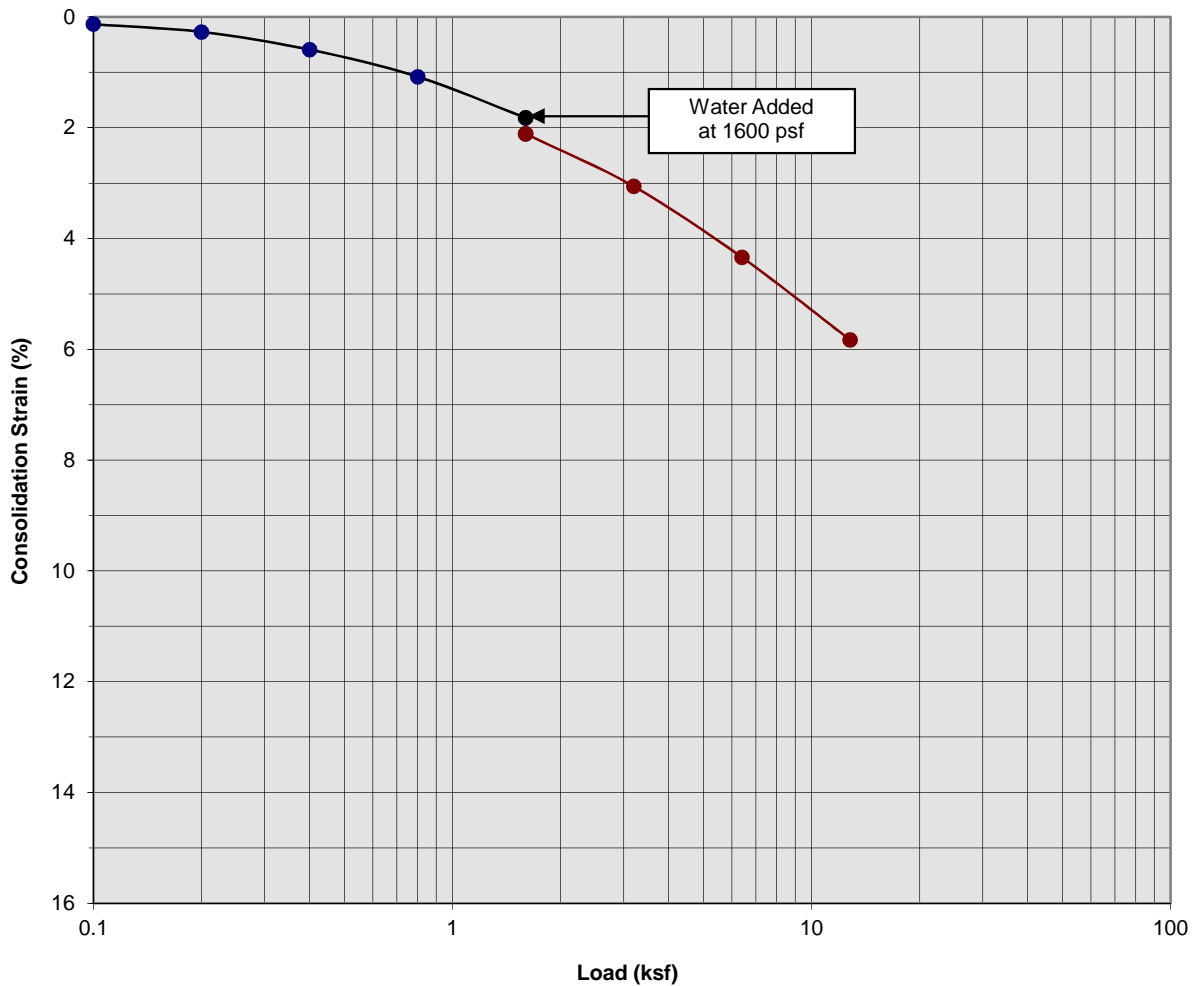
Boring Number:	B-18	Initial Moisture Content (%)	10
Sample Number:	---	Final Moisture Content (%)	14
Depth (ft)	7 to 8	Initial Dry Density (pcf)	112.4
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	125.7
Specimen Thickness (in)	1.0	Percent Collapse (%)	2.50

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 13



SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

Consolidation/Collapse Test Results



Classification: Orange Brown Silty fine Sand, trace Clay

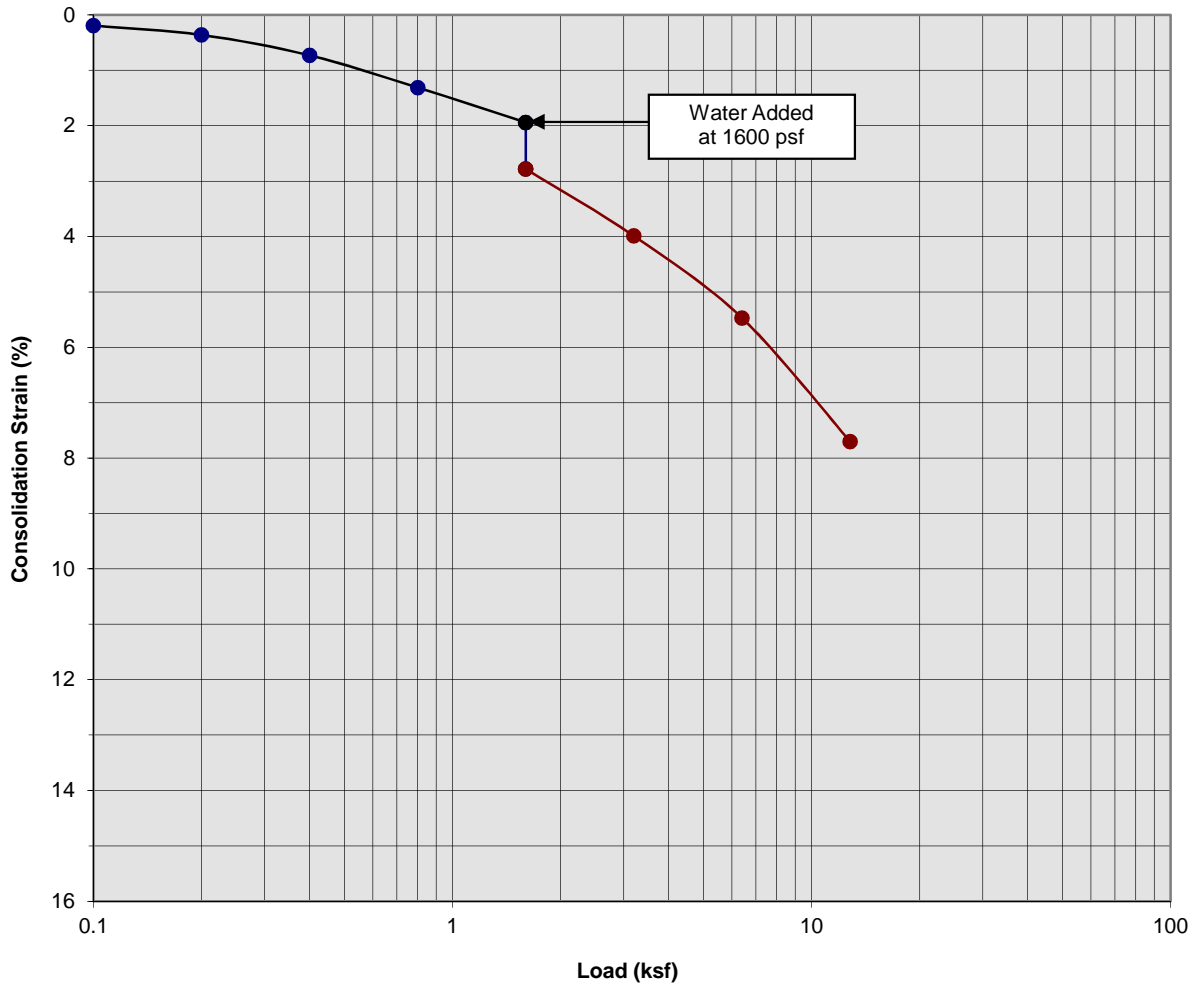
Boring Number:	B-18	Initial Moisture Content (%)	20
Sample Number:	---	Final Moisture Content (%)	14
Depth (ft)	9 to 10	Initial Dry Density (pcf)	101.8
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	117.5
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.29

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 14



**SOUTHERN
 CALIFORNIA
 GEOTECHNICAL**
A California Corporation

Consolidation/Collapse Test Results



Classification: Brown Silty fine to coarse Sand, some fine to coarse Gravel

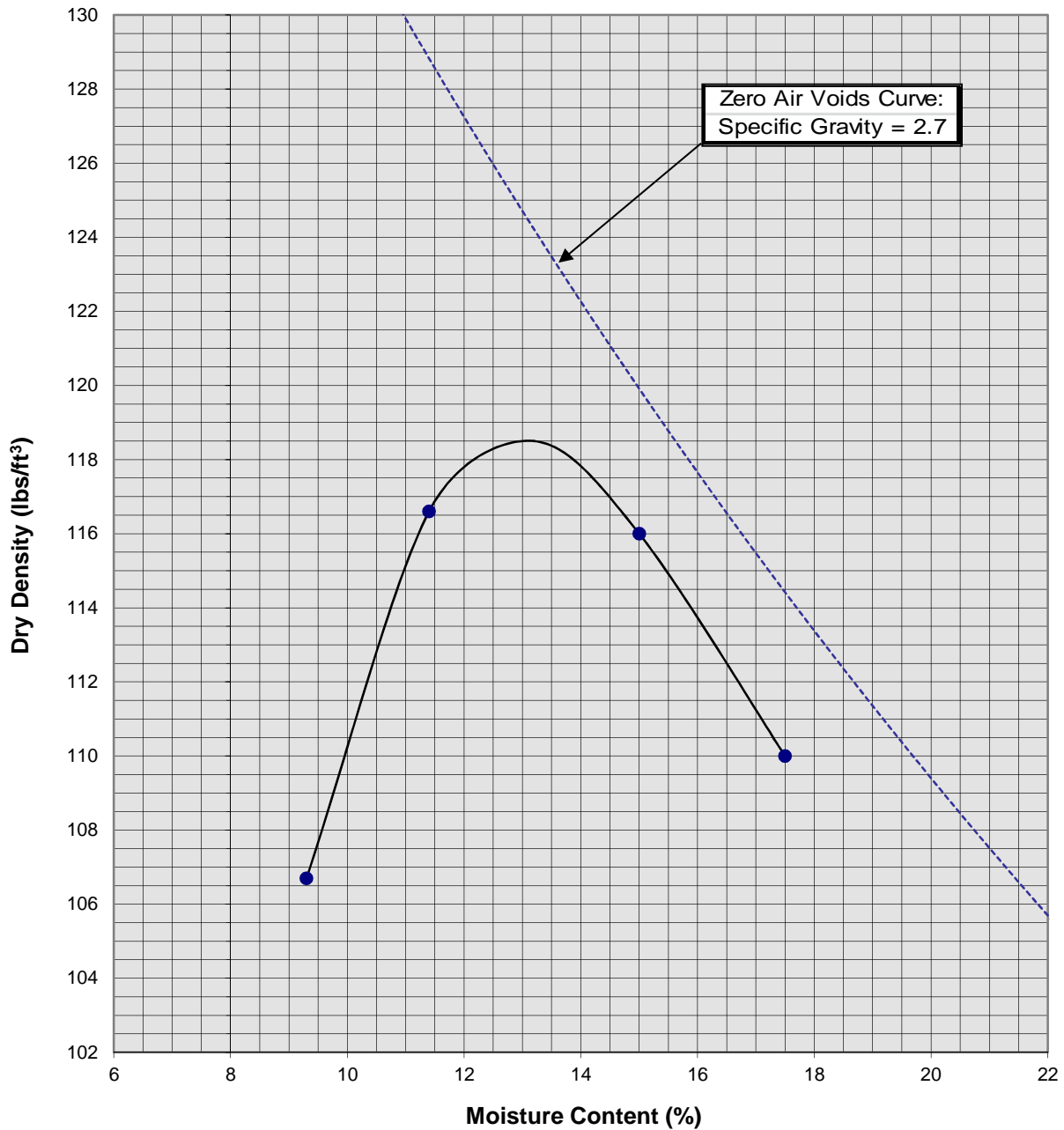
Boring Number:	B-18	Initial Moisture Content (%)	8
Sample Number:	---	Final Moisture Content (%)	13
Depth (ft)	15 to 16	Initial Dry Density (pcf)	118.5
Specimen Diameter (in)	2.4	Final Dry Density (pcf)	128.1
Specimen Thickness (in)	1.0	Percent Collapse (%)	0.84

Proposed Mixed Use Development
 Los Angeles County, California
 Project No. 13G184
PLATE C- 15



**SOUTHERN
 CALIFORNIA
 GEOTECHNICAL**
A California Corporation

Moisture/Density Relationship ASTM D-1557



Soil ID Number		B-1 @ 0 to 5'
Optimum Moisture (%)		13
Maximum Dry Density (pcf)		118
Soil		
Classification	Brown fine Sandy Clay, trace Silt	

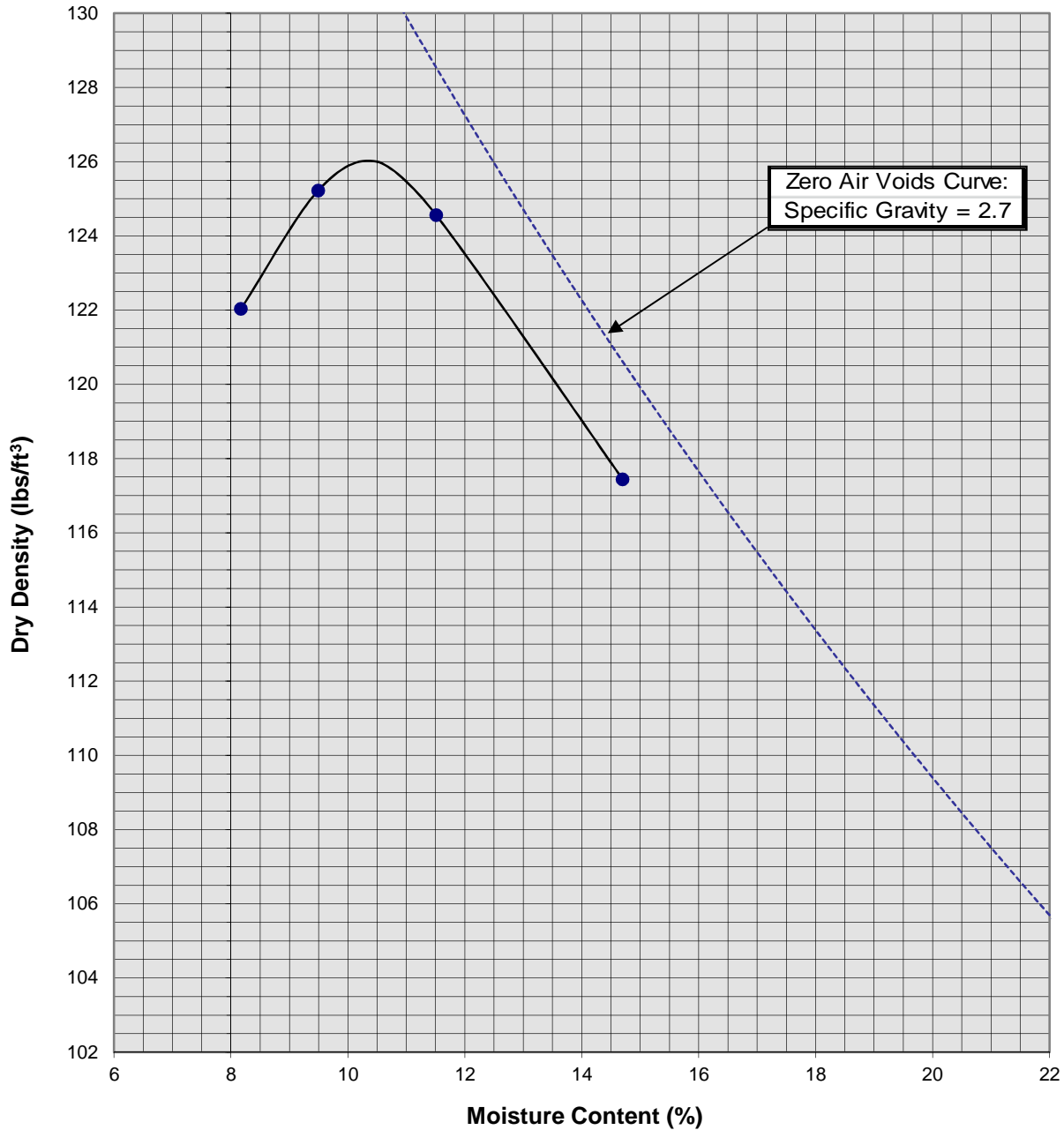
Proposed Mixed Use Development
Los Angeles County, California
Project No. 13G184

PLATE C-16



SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

Moisture/Density Relationship ASTM D-1557



Zero Air Voids Curve:
Specific Gravity = 2.7

Soil ID Number	B-5 @ 0 to 5'
Optimum Moisture (%)	10.5
Maximum Dry Density (pcf)	126
Soil	
Classification	Brown fine Sandy Clay, trace to little fine to coarse Gravel

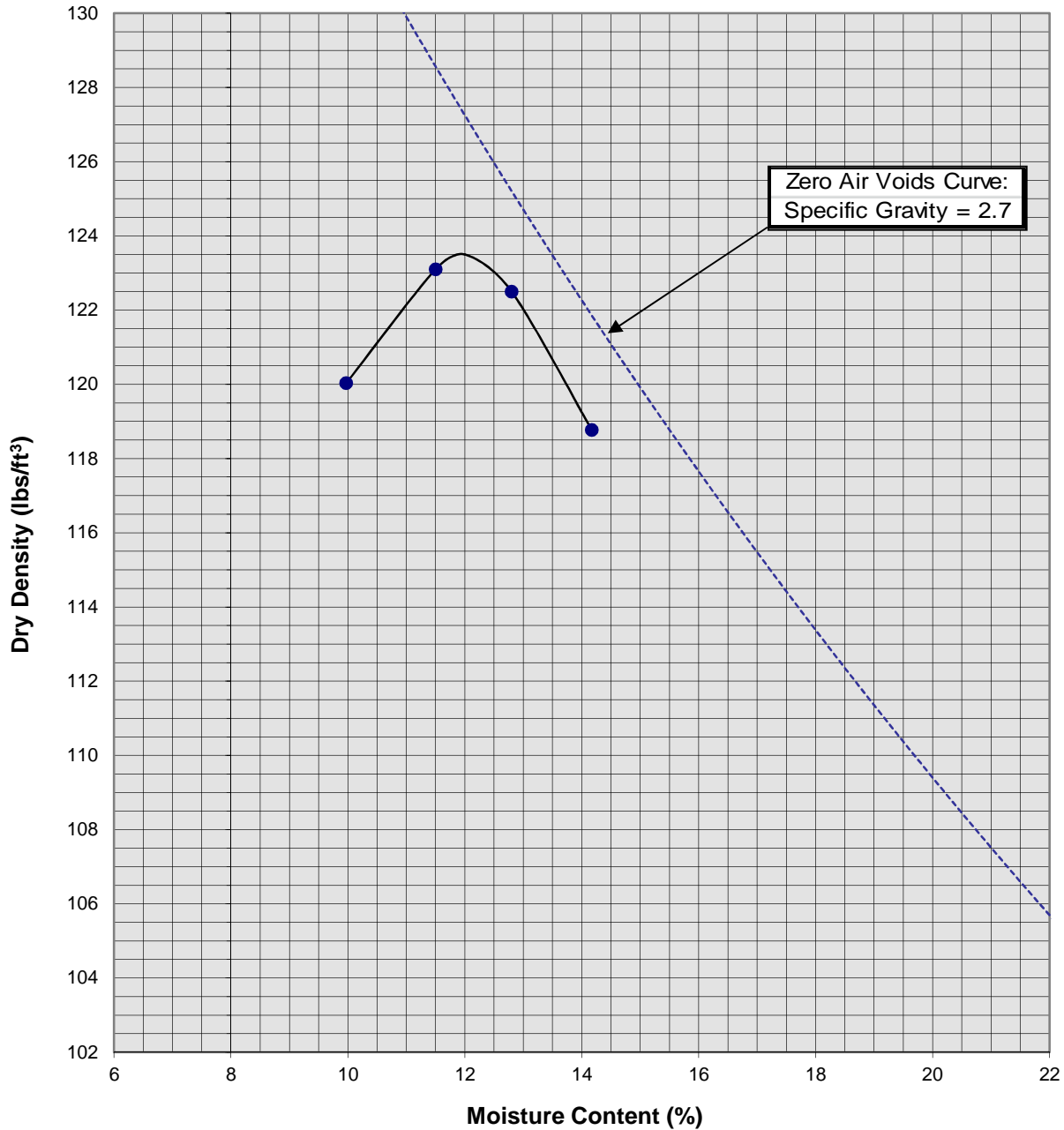
Proposed Mixed Use Development
Los Angeles County, California
Project No. 13G184

PLATE C-17



SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

Moisture/Density Relationship ASTM D-1557



Soil ID Number	B-12 @ 0 to 5'
Optimum Moisture (%)	12
Maximum Dry Density (pcf)	123.5
Soil Classification	Brown fine Sandy Clay, trace Silt

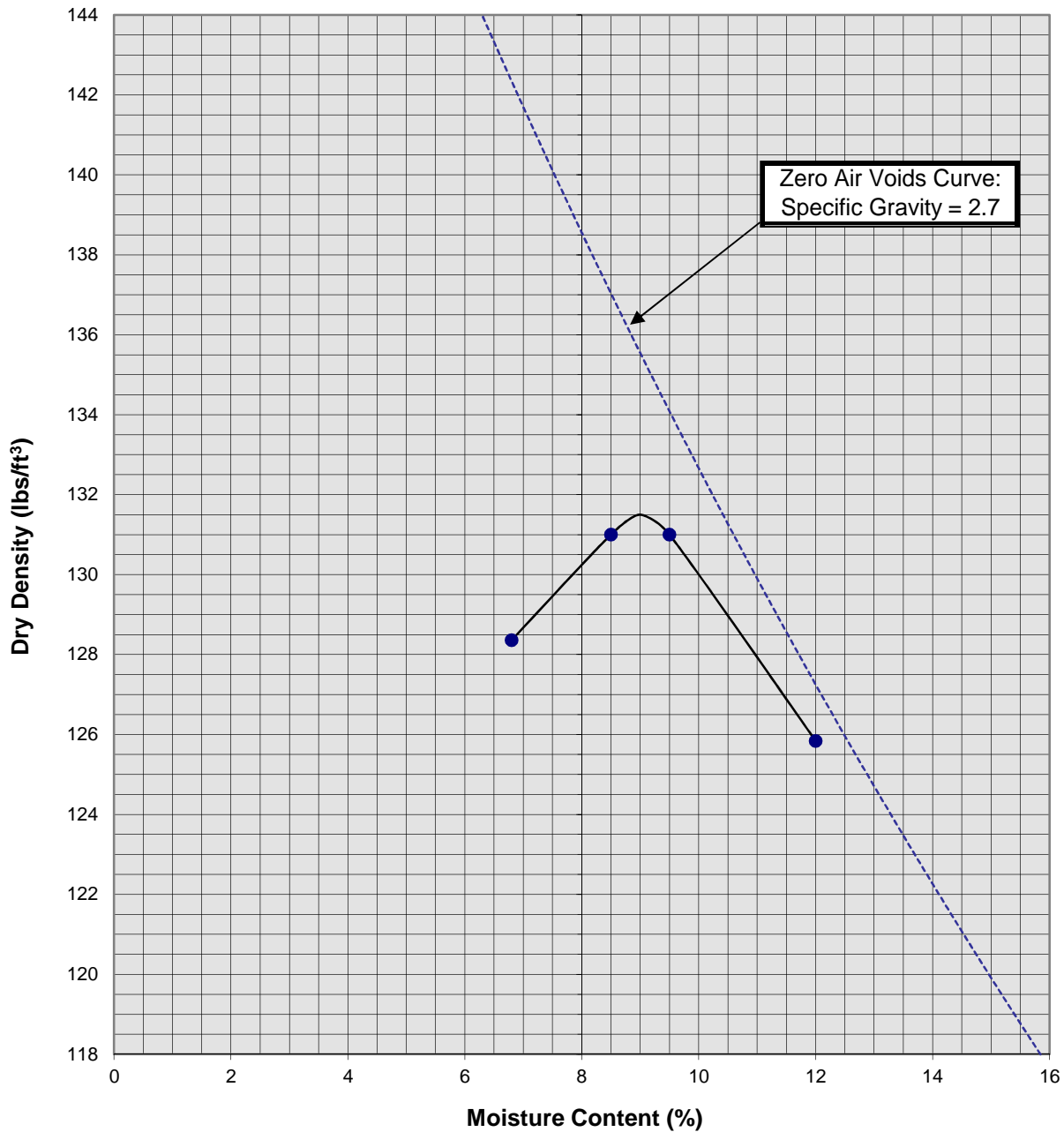
Proposed Mixed Use Development
Los Angeles County, California
Project No. 13G184

PLATE C-18



SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

Moisture/Density Relationship ASTM D-1557



Zero Air Voids Curve:
Specific Gravity = 2.7

Soil ID Number	B-18 @ 0 to 5'
Optimum Moisture (%)	9
Maximum Dry Density (pcf)	131.5
Soil Classification	Light Brown Clayey fine to coarse Sand, trace Silt

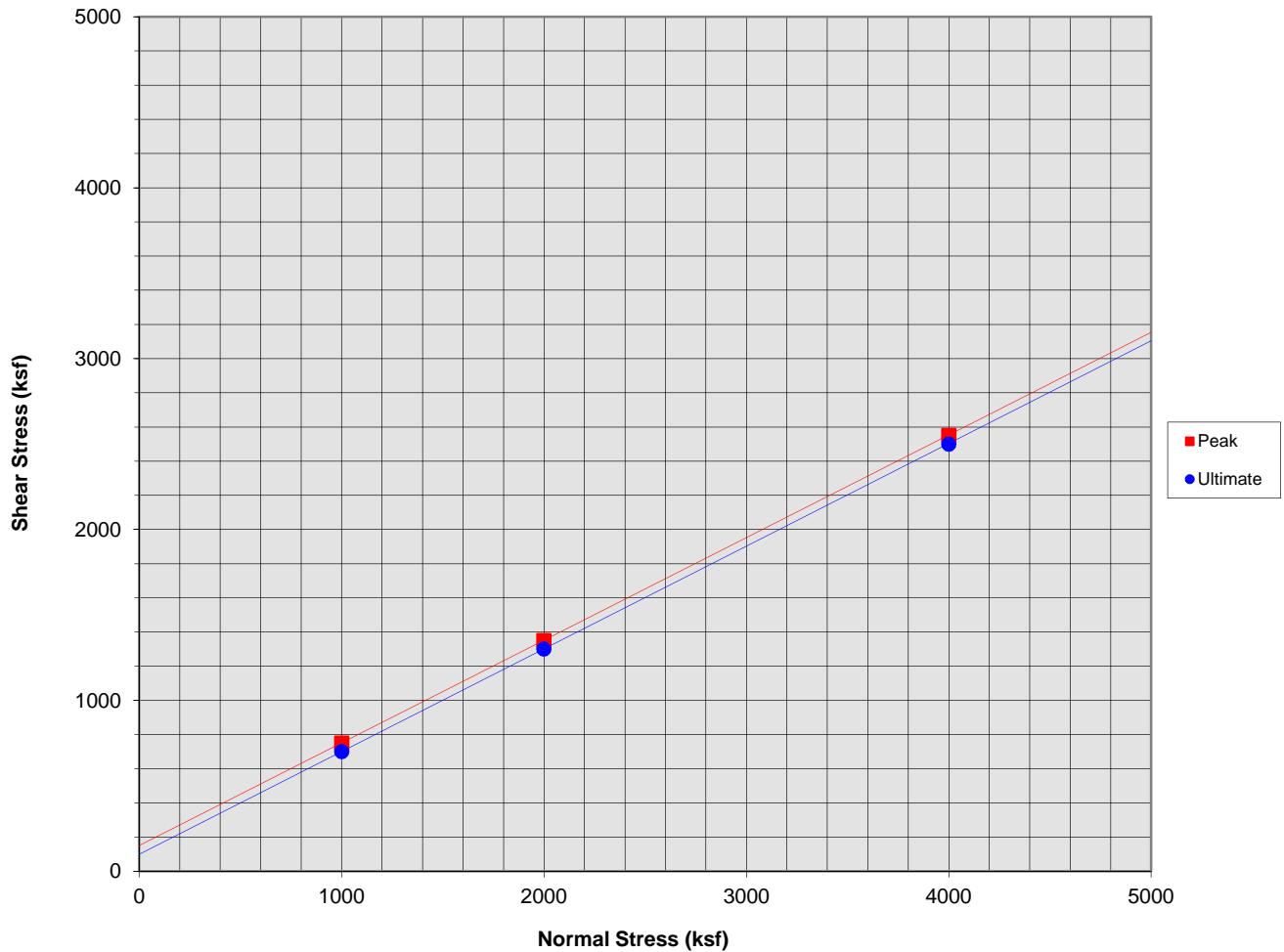
Proposed Mixed Use Development
Los Angeles County, California
Project No. 13G184

PLATE C-19



SOUTHERN CALIFORNIA GEOTECHNICAL
A California Corporation

**Direct Shear Test Results
(Undisturbed)**



Sample Description: B-1 @ 4 to 5 feet

Classification: ALLUVIUM: Brown fine Sandy Clay, trace Silt

Sample Data

Test Results

Initial Moisture Content	10.7
Final Moisture Content	24.3
Initial Dry Density	99.5
Final Dry Density	-
Specimen Diameter (in)	2.4
Specimen Thickness (in)	1.0

	Peak	Ultimate
ϕ (°)	31.0	31.0
C (psf)	150	100

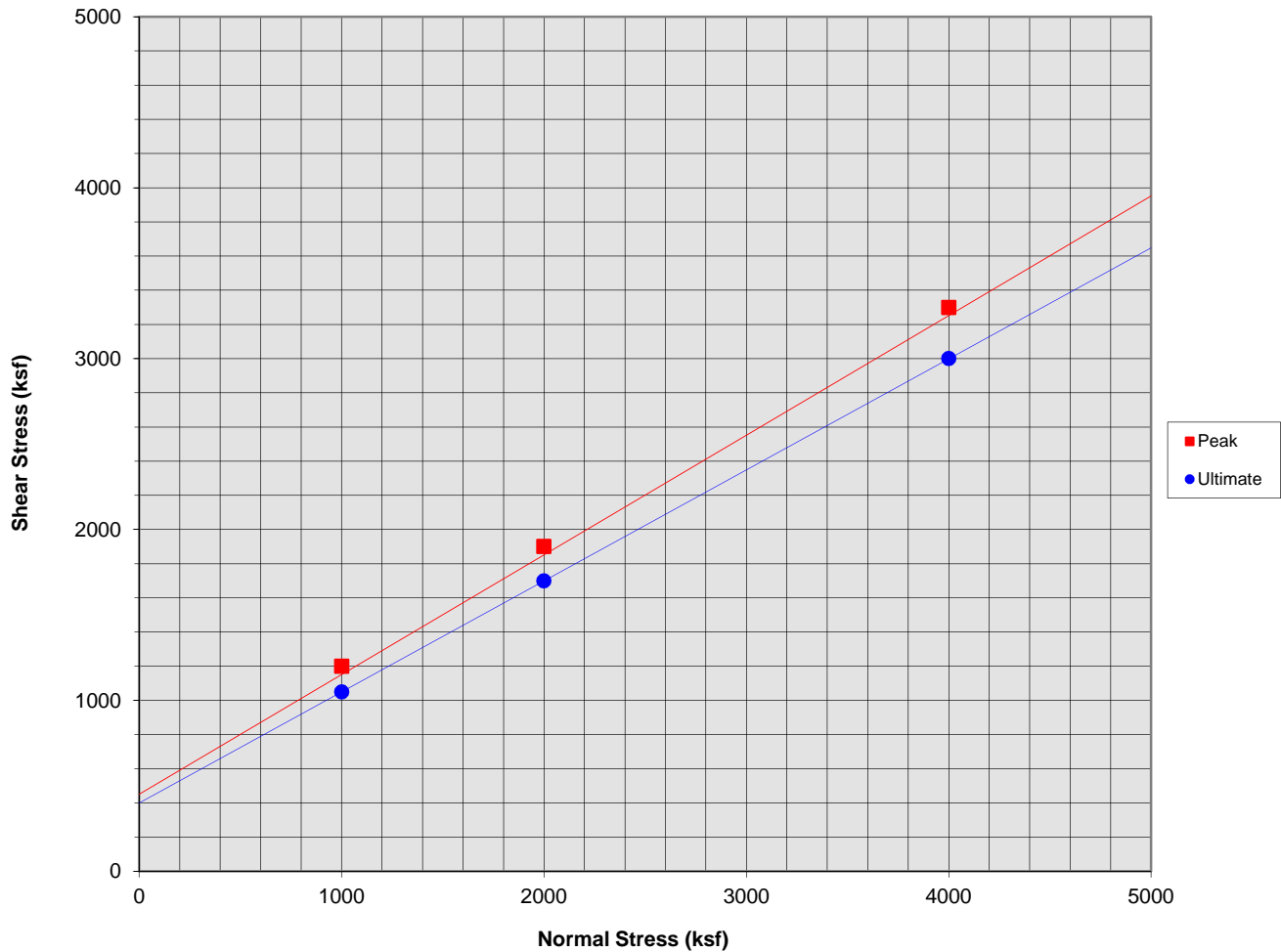
Parallax Mixed Use Development
Los Angeles County, California
Project No. 13G184

PLATE C-20



**SOUTHERN
CALIFORNIA
GEOTECHNICAL**
A California Corporation

Direct Shear Test Results (Undisturbed)



Sample Description: B-3 @ 9 to 10 feet

Classification: BEDROCK: Brown fine Sandy Siltstone, little Clay

Sample Data

Test Results

Initial Moisture Content	20.0
Final Moisture Content	34.0
Initial Dry Density	96.0
Final Dry Density	-
Specimen Diameter (in)	2.4
Specimen Thickness (in)	1.0

	Peak	Ultimate
ϕ (°)	35.0	33.0
C (psf)	450	400

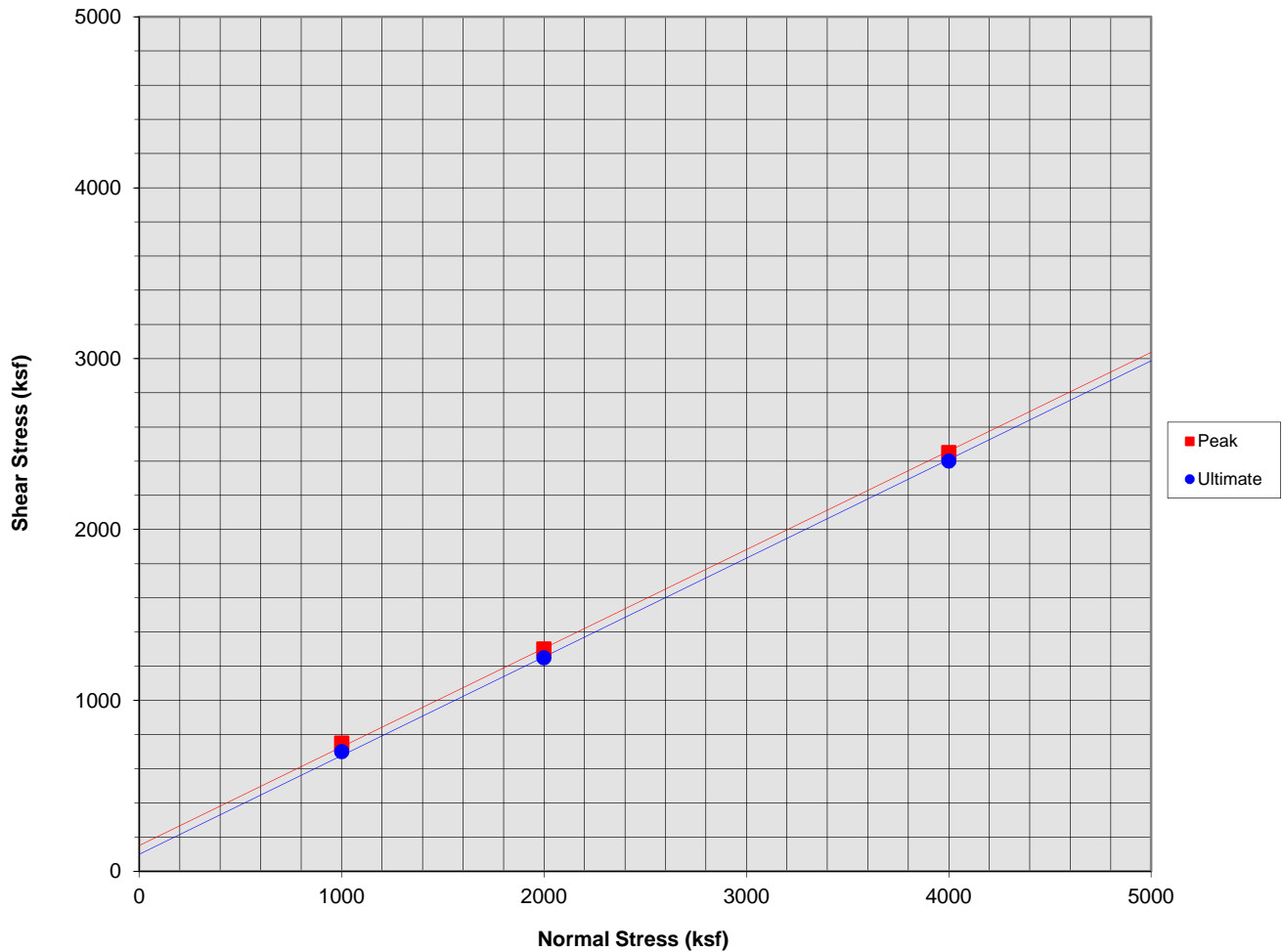
Parallax Mixed Use Development
Los Angeles County, California
Project No. 13G184

PLATE C-21



**SOUTHERN
CALIFORNIA
GEOTECHNICAL**
A California Corporation

Direct Shear Test Results (Undisturbed)



Sample Description: B-4 @ 4 to 5 feet

Classification: ALLUVIUM: Light Brown Silty fine Sand

Sample Data

Initial Moisture Content	10.2
Final Moisture Content	21.0
Initial Dry Density	104.0
Final Dry Density	-
Specimen Diameter (in)	2.4
Specimen Thickness (in)	1.0

Test Results

	Peak	Ultimate
ϕ (°)	30.0	30.0
C (psf)	150	100

Parallax Mixed Use Development
Los Angeles County, California
Project No. 13G184

PLATE C-22



**SOUTHERN
CALIFORNIA
GEOTECHNICAL**
A California Corporation

APPENDIX

GRADING GUIDE SPECIFICATIONS

These grading guide specifications are intended to provide typical procedures for grading operations. They are intended to supplement the recommendations contained in the geotechnical investigation report for this project. Should the recommendations in the geotechnical investigation report conflict with the grading guide specifications, the more site specific recommendations in the geotechnical investigation report will govern.

General

- The Earthwork Contractor is responsible for the satisfactory completion of all earthwork in accordance with the plans and geotechnical reports, and in accordance with city, county, and applicable building codes.
- The Geotechnical Engineer is the representative of the Owner/Builder for the purpose of implementing the report recommendations and guidelines. These duties are not intended to relieve the Earthwork Contractor of any responsibility to perform in a workman-like manner, nor is the Geotechnical Engineer to direct the grading equipment or personnel employed by the Contractor.
- The Earthwork Contractor is required to notify the Geotechnical Engineer of the anticipated work and schedule so that testing and inspections can be provided. If necessary, work may be stopped and redone if personnel have not been scheduled in advance.
- The Earthwork Contractor is required to have suitable and sufficient equipment on the job-site to process, moisture condition, mix and compact the amount of fill being placed to the approved compaction. In addition, suitable support equipment should be available to conform with recommendations and guidelines in this report.
- Canyon cleanouts, overexcavation areas, processed ground to receive fill, key excavations, subdrains and benches should be observed by the Geotechnical Engineer prior to placement of any fill. It is the Earthwork Contractor's responsibility to notify the Geotechnical Engineer of areas that are ready for inspection.
- Excavation, filling, and subgrade preparation should be performed in a manner and sequence that will provide drainage at all times and proper control of erosion. Precipitation, springs, and seepage water encountered shall be pumped or drained to provide a suitable working surface. The Geotechnical Engineer must be informed of springs or water seepage encountered during grading or foundation construction for possible revision to the recommended construction procedures and/or installation of subdrains.

Site Preparation

- The Earthwork Contractor is responsible for all clearing, grubbing, stripping and site preparation for the project in accordance with the recommendations of the Geotechnical Engineer.
- If any materials or areas are encountered by the Earthwork Contractor which are suspected of having toxic or environmentally sensitive contamination, the Geotechnical Engineer and Owner/Builder should be notified immediately.

- Major vegetation should be stripped and disposed of off-site. This includes trees, brush, heavy grasses and any materials considered unsuitable by the Geotechnical Engineer.
- Underground structures such as basements, cesspools or septic disposal systems, mining shafts, tunnels, wells and pipelines should be removed under the inspection of the Geotechnical Engineer and recommendations provided by the Geotechnical Engineer and/or city, county or state agencies. If such structures are known or found, the Geotechnical Engineer should be notified as soon as possible so that recommendations can be formulated.
- Any topsoil, slopewash, colluvium, alluvium and rock materials which are considered unsuitable by the Geotechnical Engineer should be removed prior to fill placement.
- Remaining voids created during site clearing caused by removal of trees, foundations basements, irrigation facilities, etc., should be excavated and filled with compacted fill.
- Subsequent to clearing and removals, areas to receive fill should be scarified to a depth of 10 to 12 inches, moisture conditioned and compacted
- The moisture condition of the processed ground should be at or slightly above the optimum moisture content as determined by the Geotechnical Engineer. Depending upon field conditions, this may require air drying or watering together with mixing and/or discing.

Compacted Fills

- Soil materials imported to or excavated on the property may be utilized in the fill, provided each material has been determined to be suitable in the opinion of the Geotechnical Engineer. Unless otherwise approved by the Geotechnical Engineer, all fill materials shall be free of deleterious, organic, or frozen matter, shall contain no chemicals that may result in the material being classified as "contaminated," and shall be very low to non-expansive with a maximum expansion index (EI) of 50. The top 12 inches of the compacted fill should have a maximum particle size of 3 inches, and all underlying compacted fill material a maximum 6-inch particle size, except as noted below.
- All soils should be evaluated and tested by the Geotechnical Engineer. Materials with high expansion potential, low strength, poor gradation or containing organic materials may require removal from the site or selective placement and/or mixing to the satisfaction of the Geotechnical Engineer.
- Rock fragments or rocks less than 6 inches in their largest dimensions, or as otherwise determined by the Geotechnical Engineer, may be used in compacted fill, provided the distribution and placement is satisfactory in the opinion of the Geotechnical Engineer.
- Rock fragments or rocks greater than 12 inches should be taken off-site or placed in accordance with recommendations and in areas designated as suitable by the Geotechnical Engineer. These materials should be placed in accordance with Plate D-8 of these Grading Guide Specifications and in accordance with the following recommendations:
 - Rocks 12 inches or more in diameter should be placed in rows at least 15 feet apart, 15 feet from the edge of the fill, and 10 feet or more below subgrade. Spaces should be left between each rock fragment to provide for placement and compaction of soil around the fragments.
 - Fill materials consisting of soil meeting the minimum moisture content requirements and free of oversize material should be placed between and over the rows of rock or

concrete. Ample water and compactive effort should be applied to the fill materials as they are placed in order that all of the voids between each of the fragments are filled and compacted to the specified density.

- Subsequent rows of rocks should be placed such that they are not directly above a row placed in the previous lift of fill. A minimum 5-foot offset between rows is recommended.
- To facilitate future trenching, oversized material should not be placed within the range of foundation excavations, future utilities or other underground construction unless specifically approved by the soil engineer and the developer/owner representative.
- Fill materials approved by the Geotechnical Engineer should be placed in areas previously prepared to receive fill and in evenly placed, near horizontal layers at about 6 to 8 inches in loose thickness, or as otherwise determined by the Geotechnical Engineer for the project.
- Each layer should be moisture conditioned to optimum moisture content, or slightly above, as directed by the Geotechnical Engineer. After proper mixing and/or drying, to evenly distribute the moisture, the layers should be compacted to at least 90 percent of the maximum dry density in compliance with ASTM D-1557-78 unless otherwise indicated.
- Density and moisture content testing should be performed by the Geotechnical Engineer at random intervals and locations as determined by the Geotechnical Engineer. These tests are intended as an aid to the Earthwork Contractor, so he can evaluate his workmanship, equipment effectiveness and site conditions. The Earthwork Contractor is responsible for compaction as required by the Geotechnical Report(s) and governmental agencies.
- Fill areas unused for a period of time may require moisture conditioning, processing and recompaction prior to the start of additional filling. The Earthwork Contractor should notify the Geotechnical Engineer of his intent so that an evaluation can be made.
- Fill placed on ground sloping at a 5-to-1 inclination (horizontal-to-vertical) or steeper should be benched into bedrock or other suitable materials, as directed by the Geotechnical Engineer. Typical details of benching are illustrated on Plates D-2, D-4, and D-5.
- Cut/fill transition lots should have the cut portion overexcavated to a depth of at least 3 feet and rebuilt with fill (see Plate D-1), as determined by the Geotechnical Engineer.
- All cut lots should be inspected by the Geotechnical Engineer for fracturing and other bedrock conditions. If necessary, the pads should be overexcavated to a depth of 3 feet and rebuilt with a uniform, more cohesive soil type to impede moisture penetration.
- Cut portions of pad areas above buttresses or stabilizations should be overexcavated to a depth of 3 feet and rebuilt with uniform, more cohesive compacted fill to impede moisture penetration.
- Non-structural fill adjacent to structural fill should typically be placed in unison to provide lateral support. Backfill along walls must be placed and compacted with care to ensure that excessive unbalanced lateral pressures do not develop. The type of fill material placed adjacent to below grade walls must be properly tested and approved by the Geotechnical Engineer with consideration of the lateral earth pressure used in the design.

Foundations

- The foundation influence zone is defined as extending one foot horizontally from the outside edge of a footing, and proceeding downward at a ½ horizontal to 1 vertical (0.5:1) inclination.
- Where overexcavation beneath a footing subgrade is necessary, it should be conducted so as to encompass the entire foundation influence zone, as described above.
- Compacted fill adjacent to exterior footings should extend at least 12 inches above foundation bearing grade. Compacted fill within the interior of structures should extend to the floor subgrade elevation.

Fill Slopes

- The placement and compaction of fill described above applies to all fill slopes. Slope compaction should be accomplished by overfilling the slope, adequately compacting the fill in even layers, including the overfilled zone and cutting the slope back to expose the compacted core
- Slope compaction may also be achieved by backrolling the slope adequately every 2 to 4 vertical feet during the filling process as well as requiring the earth moving and compaction equipment to work close to the top of the slope. Upon completion of slope construction, the slope face should be compacted with a sheepsfoot connected to a sideboom and then grid rolled. This method of slope compaction should only be used if approved by the Geotechnical Engineer.
- Sandy soils lacking in adequate cohesion may be unstable for a finished slope condition and therefore should not be placed within 15 horizontal feet of the slope face.
- All fill slopes should be keyed into bedrock or other suitable material. Fill keys should be at least 15 feet wide and inclined at 2 percent into the slope. For slopes higher than 30 feet, the fill key width should be equal to one-half the height of the slope (see Plate D-5).
- All fill keys should be cleared of loose slough material prior to geotechnical inspection and should be approved by the Geotechnical Engineer and governmental agencies prior to filling.
- The cut portion of fill over cut slopes should be made first and inspected by the Geotechnical Engineer for possible stabilization requirements. The fill portion should be adequately keyed through all surficial soils and into bedrock or suitable material. Soils should be removed from the transition zone between the cut and fill portions (see Plate D-2).

Cut Slopes

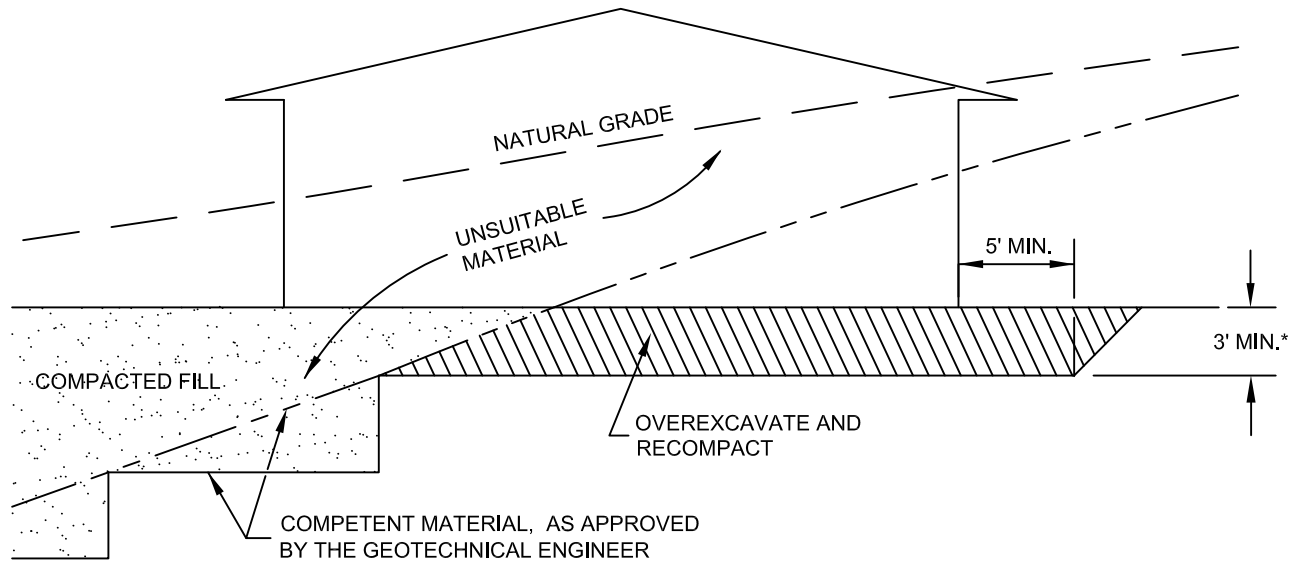
- All cut slopes should be inspected by the Geotechnical Engineer to determine the need for stabilization. The Earthwork Contractor should notify the Geotechnical Engineer when slope cutting is in progress at intervals of 10 vertical feet. Failure to notify may result in a delay in recommendations.
- Cut slopes exposing loose, cohesionless sands should be reported to the Geotechnical Engineer for possible stabilization recommendations.
- All stabilization excavations should be cleared of loose slough material prior to geotechnical inspection. Stakes should be provided by the Civil Engineer to verify the location and dimensions of the key. A typical stabilization fill detail is shown on Plate D-5.

- Stabilization key excavations should be provided with subdrains. Typical subdrain details are shown on Plates D-6.

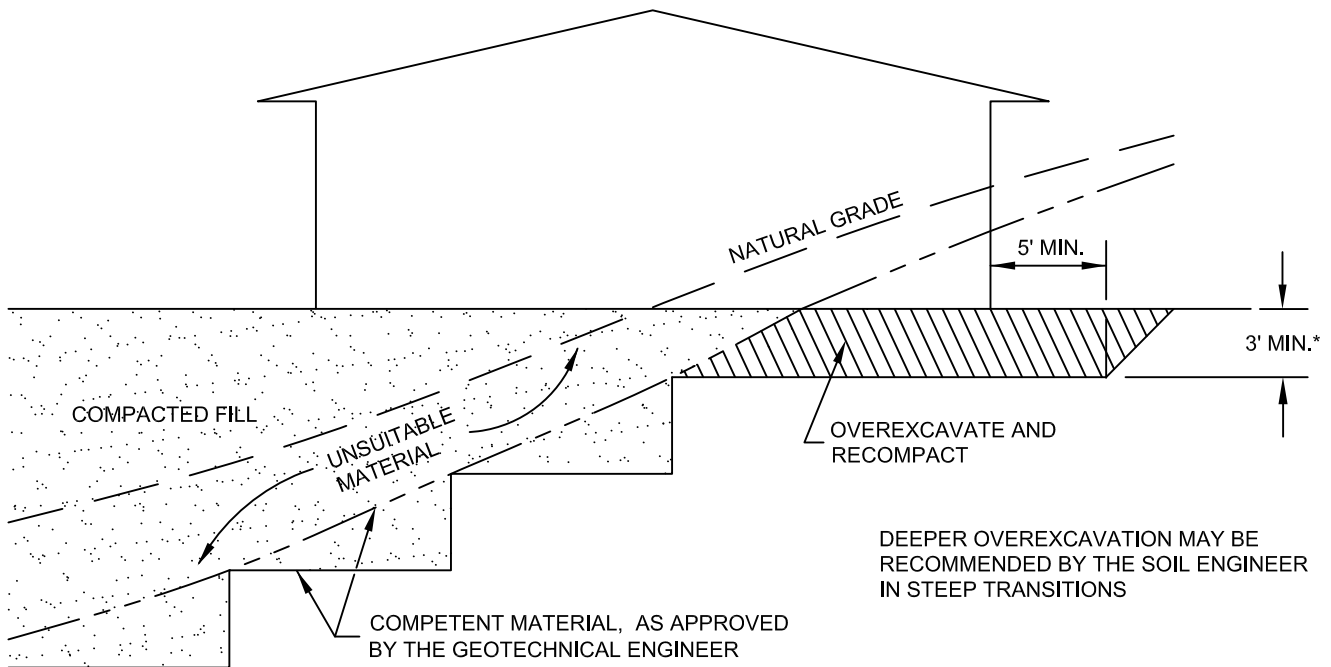
Subdrains

- Subdrains may be required in canyons and swales where fill placement is proposed. Typical subdrain details for canyons are shown on Plate D-3. Subdrains should be installed after approval of removals and before filling, as determined by the Soils Engineer.
- Plastic pipe may be used for subdrains provided it is Schedule 40 or SDR 35 or equivalent. Pipe should be protected against breakage, typically by placement in a square-cut (backhoe) trench or as recommended by the manufacturer.
- Filter material for subdrains should conform to CALTRANS Specification 68-1.025 or as approved by the Geotechnical Engineer for the specific site conditions. Clean $\frac{3}{4}$ -inch crushed rock may be used provided it is wrapped in an acceptable filter cloth and approved by the Geotechnical Engineer. Pipe diameters should be 6 inches for runs up to 500 feet and 8 inches for the downstream continuations of longer runs. Four-inch diameter pipe may be used in buttress and stabilization fills.


CUT LOT

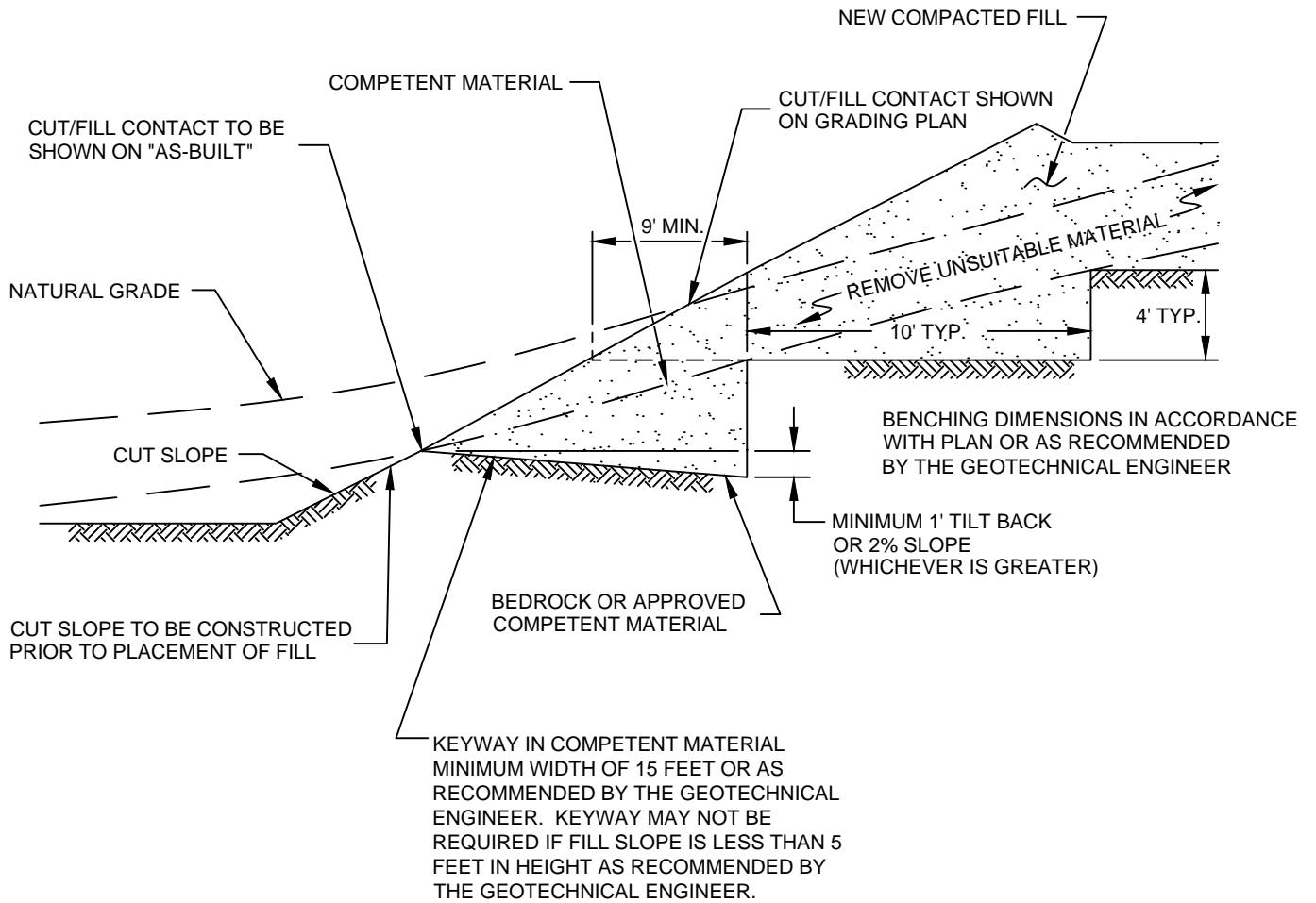


CUT/FILL LOT (TRANSITION)

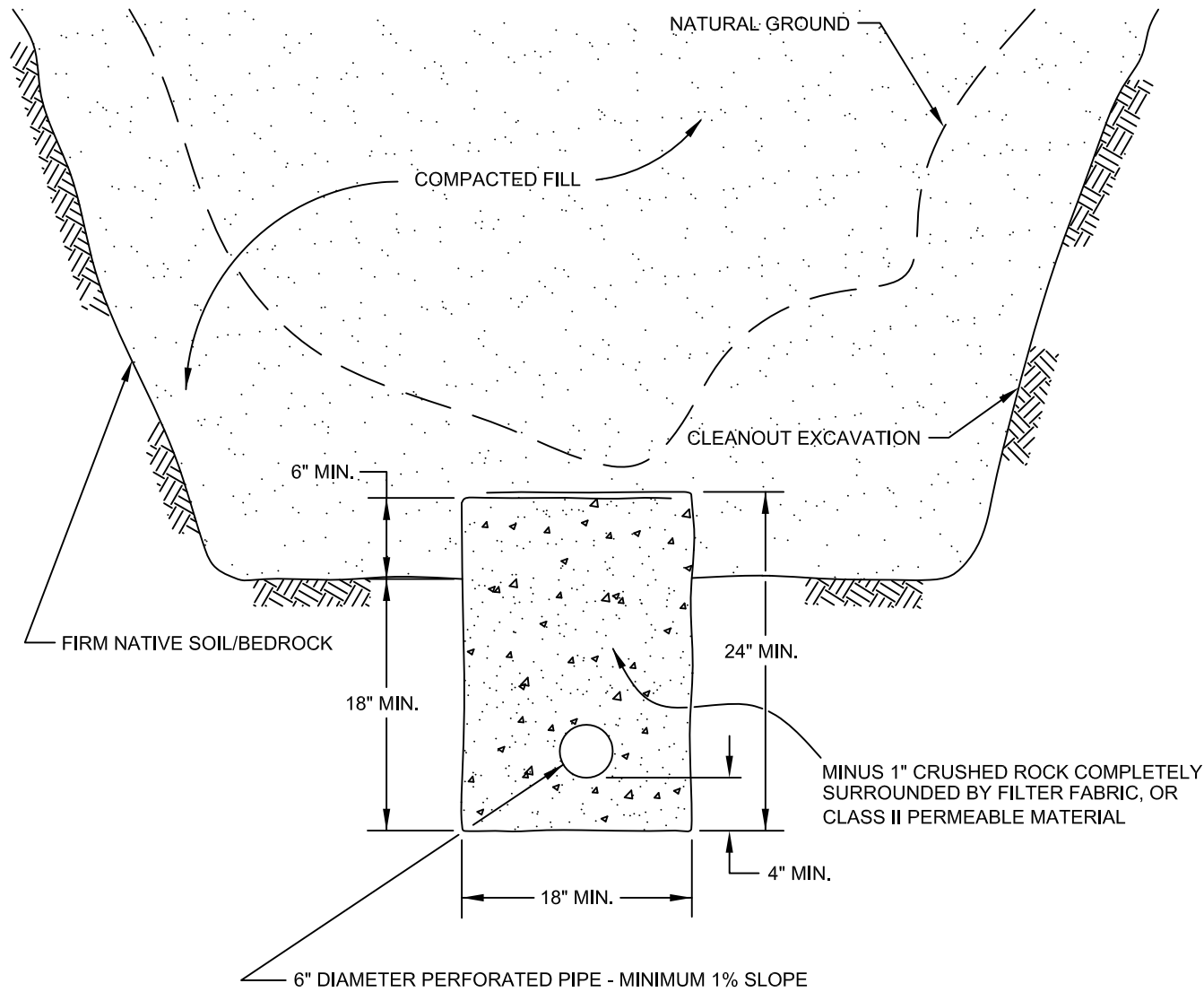


*SEE TEXT OF REPORT FOR SPECIFIC RECOMMENDATION. ACTUAL DEPTH OF OVEREXCAVATION MAY BE GREATER.

TRANSITION LOT DETAIL	
GRADING GUIDE SPECIFICATIONS	
NOT TO SCALE	 SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: JAS CHKD: GKM	
PLATE D-1	




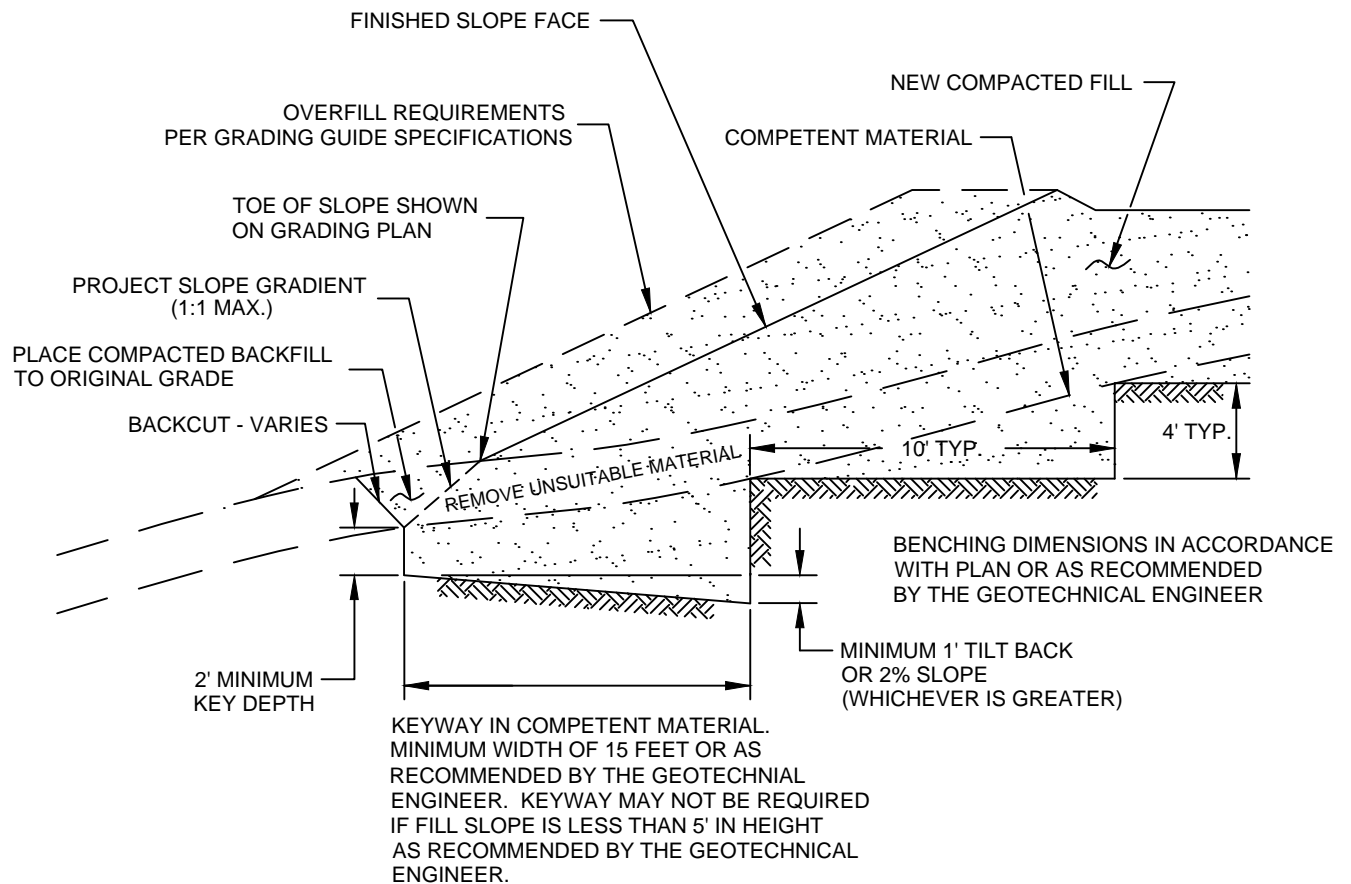
FILL ABOVE CUT SLOPE DETAIL	
GRADING GUIDE SPECIFICATIONS	
NOT TO SCALE	 SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: JAS CHKD: GKM	
PLATE D-2	




PIPE MATERIAL	DEPTH OF FILL OVER SUBDRAIN
ADS (CORRUGATED POLETHYLENE)	8
TRANSITE UNDERDRAIN	20
PVC OR ABS: SDR 35	35
SDR 21	100

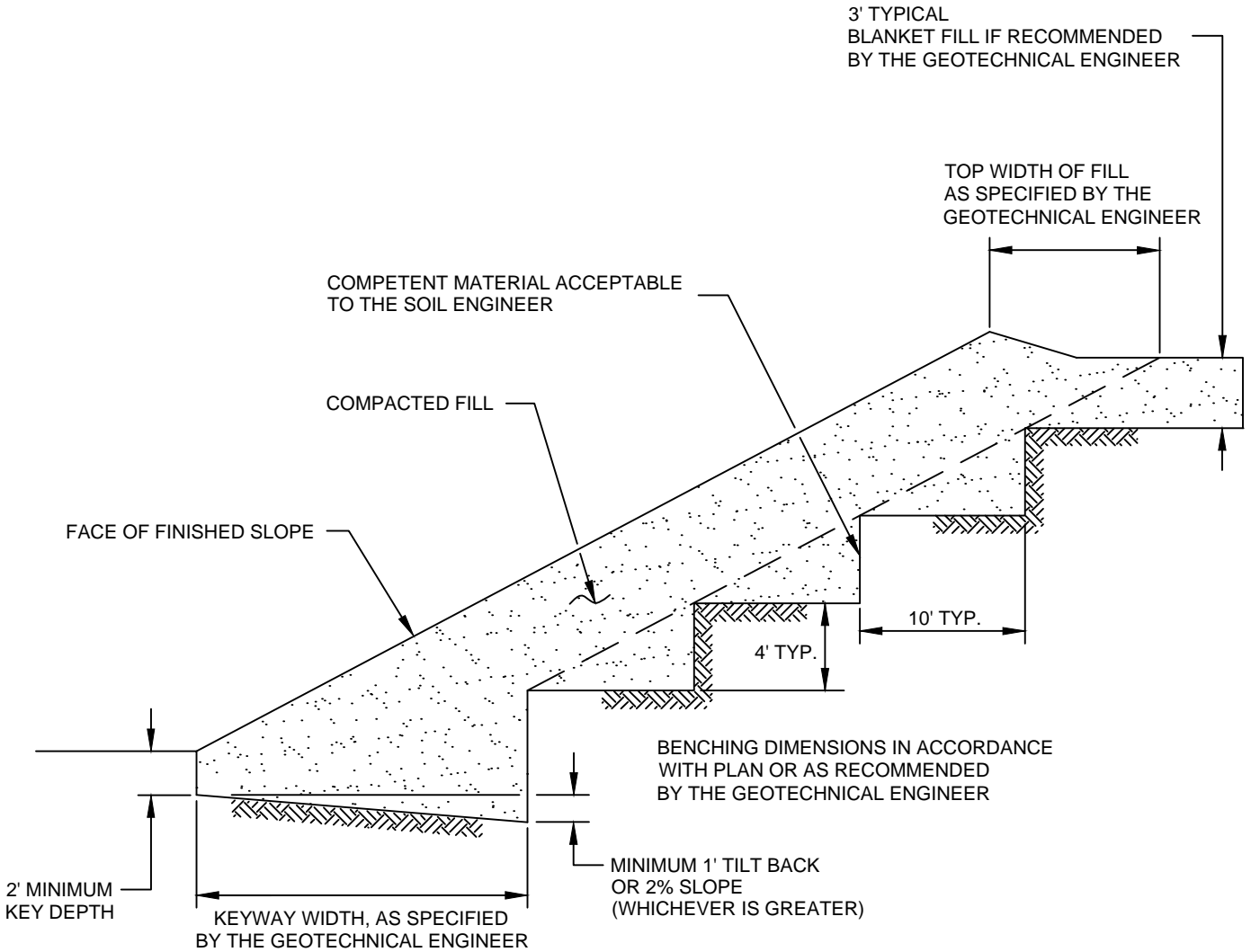
**SCHEMATIC ONLY
NOT TO SCALE**


CANYON SUBDRAIN DETAIL	
GRADING GUIDE SPECIFICATIONS	
NOT TO SCALE	 SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: JAS CHKD: GKM	
PLATE D-3	

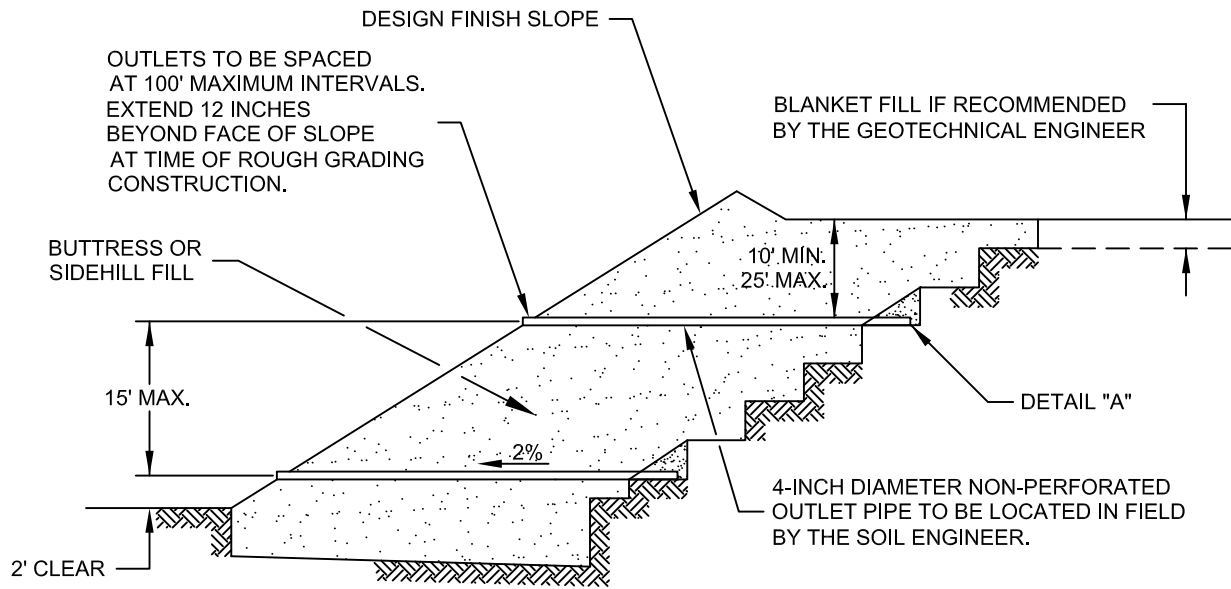


NOTE:
 BENCHING SHALL BE REQUIRED
 WHEN NATURAL SLOPES ARE
 EQUAL TO OR STEEPER THAN 5:1
 OR WHEN RECOMMENDED BY
 THE GEOTECHNICAL ENGINEER.

FILL ABOVE NATURAL SLOPE DETAIL	
GRADING GUIDE SPECIFICATIONS	
NOT TO SCALE	 SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: JAS CHKD: GKM	
PLATE D-4	



STABILIZATION FILL DETAIL	
GRADING GUIDE SPECIFICATIONS	
NOT TO SCALE	 SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: JAS CHKD: GKM	
PLATE D-5	



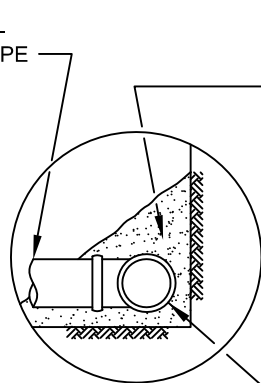
"FILTER MATERIAL" TO MEET FOLLOWING SPECIFICATION OR APPROVED EQUIVALENT: (CONFORMS TO EMA STD. PLAN 323)

SIEVE SIZE	PERCENTAGE PASSING
1"	100
3/4"	90-100
3/8"	40-100
NO. 4	25-40
NO. 8	18-33
NO. 30	5-15
NO. 50	0-7
NO. 200	0-3

"GRAVEL" TO MEET FOLLOWING SPECIFICATION OR APPROVED EQUIVALENT:

SIEVE SIZE	MAXIMUM PERCENTAGE PASSING
1 1/2"	100
NO. 4	50
NO. 200	8
SAND EQUIVALENT = MINIMUM OF 50	

OUTLET PIPE TO BE CONNECTED TO SUBDRAIN PIPE WITH TEE OR ELBOW



DETAIL "A"

FILTER MATERIAL - MINIMUM OF FIVE CUBIC FEET PER FOOT OF PIPE. SEE ABOVE FOR FILTER MATERIAL SPECIFICATION.


ALTERNATIVE: IN LIEU OF FILTER MATERIAL FIVE CUBIC FEET OF GRAVEL PER FOOT OF PIPE MAY BE ENCASED IN FILTER FABRIC. SEE ABOVE FOR GRAVEL SPECIFICATION.

FILTER FABRIC SHALL BE MIRAFI 140 OR EQUIVALENT. FILTER FABRIC SHALL BE LAPPED A MINIMUM OF 12 INCHES ON ALL JOINTS.

MINIMUM 4-INCH DIAMETER PVC SCH 40 OR ABS CLASS SDR 35 WITH A CRUSHING STRENGTH OF AT LEAST 1,000 POUNDS, WITH A MINIMUM OF 8 UNIFORMLY SPACED PERFORATIONS PER FOOT OF PIPE INSTALLED WITH PERFORATIONS ON BOTTOM OF PIPE. PROVIDE CAP AT UPSTREAM END OF PIPE. SLOPE AT 2 PERCENT TO OUTLET PIPE.

NOTES:

1. TRENCH FOR OUTLET PIPES TO BE BACKFILLED WITH ON-SITE SOIL.

SLOPE FILL SUBDRAINS	
GRADING GUIDE SPECIFICATIONS	
NOT TO SCALE	 SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: JAS CHKD: GKM	
PLATE D-6	

MINIMUM ONE FOOT THICK LAYER OF LOW PERMEABILITY SOIL IF NOT COVERED WITH AN IMPERMEABLE SURFACE

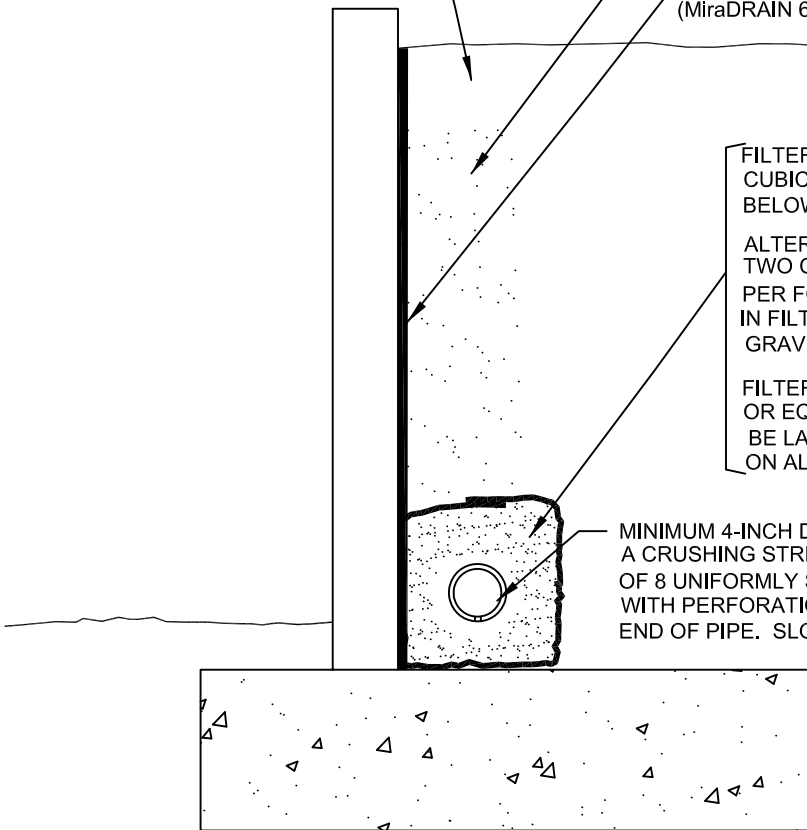
MINIMUM ONE FOOT WIDE LAYER OF FREE DRAINING MATERIAL (LESS THAN 5% PASSING THE #200 SIEVE) OR PROPERLY INSTALLED PREFABRICATED DRAINAGE COMPOSITE (MiraDRAIN 6000 OR APPROVED EQUIVALENT).

FILTER MATERIAL - MINIMUM OF TWO CUBIC FEET PER FOOT OF PIPE. SEE BELOW FOR FILTER MATERIAL SPECIFICATION.

ALTERNATIVE: IN LIEU OF FILTER MATERIAL TWO CUBIC FEET OF GRAVEL PER FOOT OF PIPE MAY BE ENCASED IN FILTER FABRIC. SEE BELOW FOR GRAVEL SPECIFICATION.

FILTER FABRIC SHALL BE MIRAFAI 140 OR EQUIVALENT. FILTER FABRIC SHALL BE LAPPED A MINIMUM OF 6 INCHES ON ALL JOINTS.

MINIMUM 4-INCH DIAMETER PVC SCH 40 OR ABS CLASS SDR 35 WITH A CRUSHING STRENGTH OF AT LEAST 1,000 POUNDS, WITH A MINIMUM OF 8 UNIFORMLY SPACED PERFORATIONS PER FOOT OF PIPE INSTALLED WITH PERFORATIONS ON BOTTOM OF PIPE. PROVIDE CAP AT UPSTREAM END OF PIPE. SLOPE AT 2 PERCENT TO OUTLET PIPE.



"FILTER MATERIAL" TO MEET FOLLOWING SPECIFICATION OR APPROVED EQUIVALENT: (CONFORMS TO EMA STD. PLAN 323)

SIEVE SIZE	PERCENTAGE PASSING
1"	100
3/4"	90-100
3/8"	40-100
NO. 4	25-40
NO. 8	18-33
NO. 30	5-15
NO. 50	0-7
NO. 200	0-3

"GRAVEL" TO MEET FOLLOWING SPECIFICATION OR APPROVED EQUIVALENT:

SIEVE SIZE	MAXIMUM PERCENTAGE PASSING
1 1/2"	100
NO. 4	50
NO. 200	8
SAND EQUIVALENT = MINIMUM OF 50	

**RETAINING WALL BACKDRAINS
GRADING GUIDE SPECIFICATIONS**

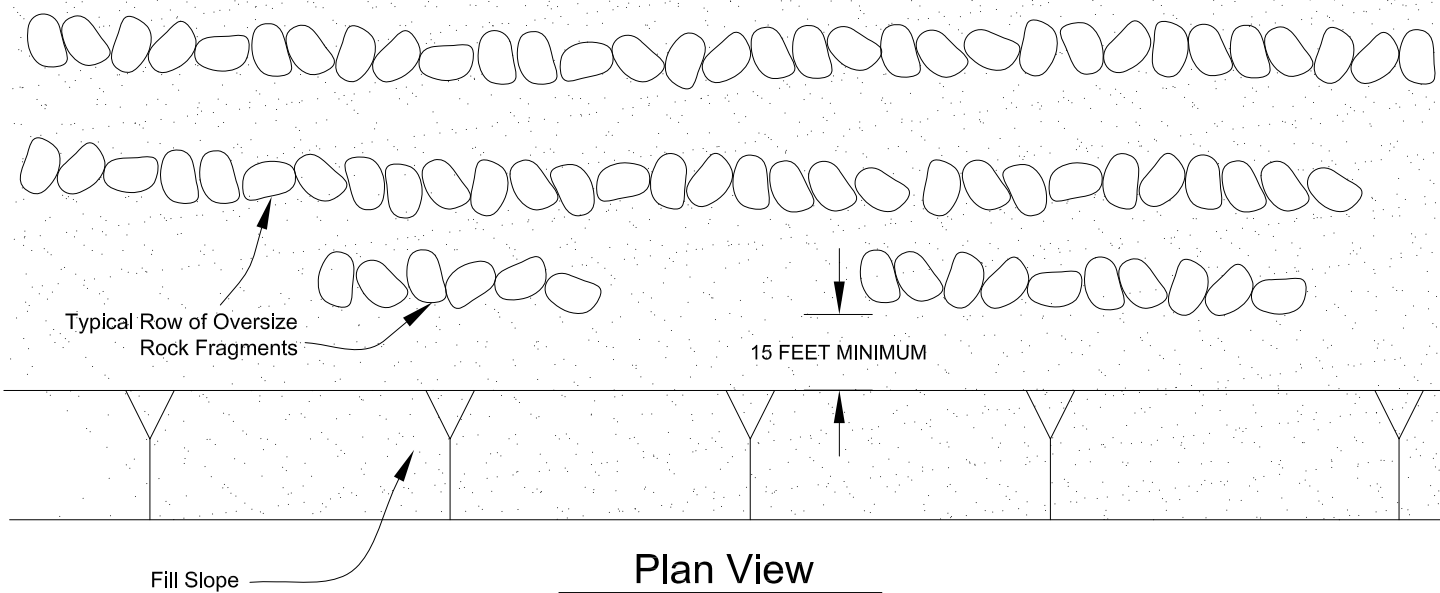
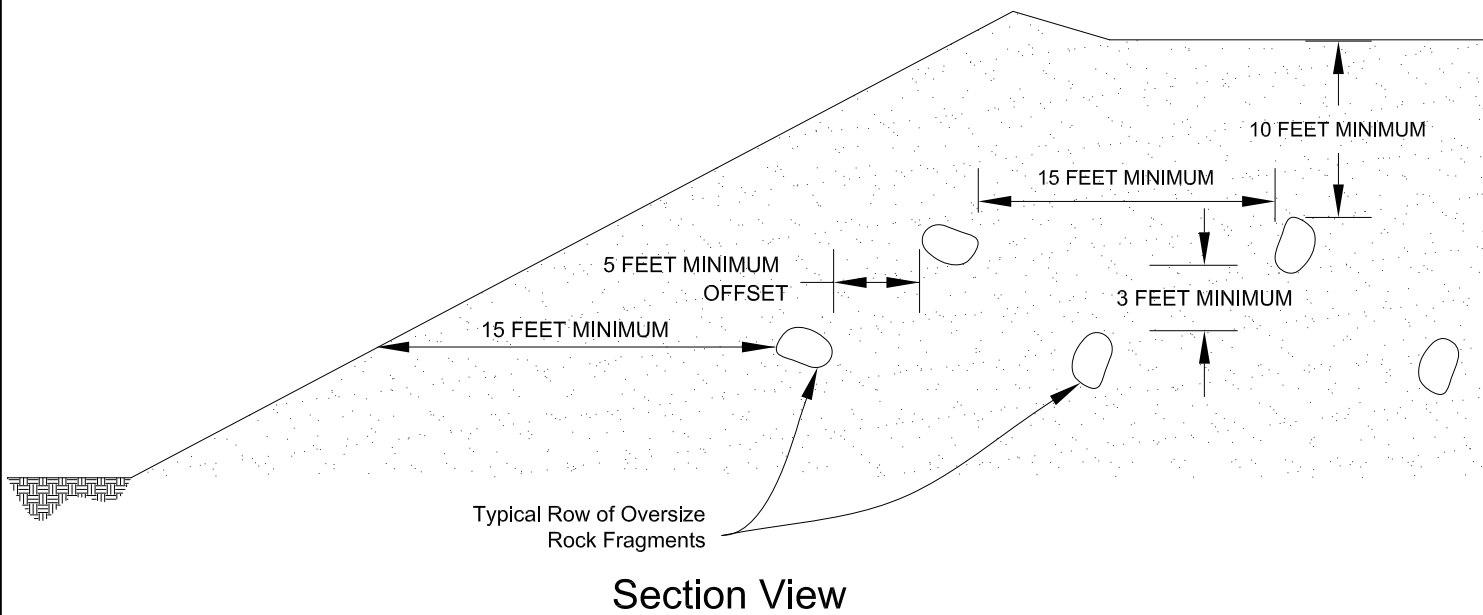
NOT TO SCALE

DRAWN: JAS
CHKD: GKM

PLATE D-7



**SOUTHERN
CALIFORNIA
GEOTECHNICAL**



**PLACEMENT OF OVERSIZED MATERIAL
GRADING GUIDE SPECIFICATIONS**

NOT TO SCALE

DRAWN: PM
CHKD: GKM

PLATE D-8



**SOUTHERN
CALIFORNIA
GEOTECHNICAL**

APPENDIX E

USGS Design Maps Summary Report

User-Specified Input

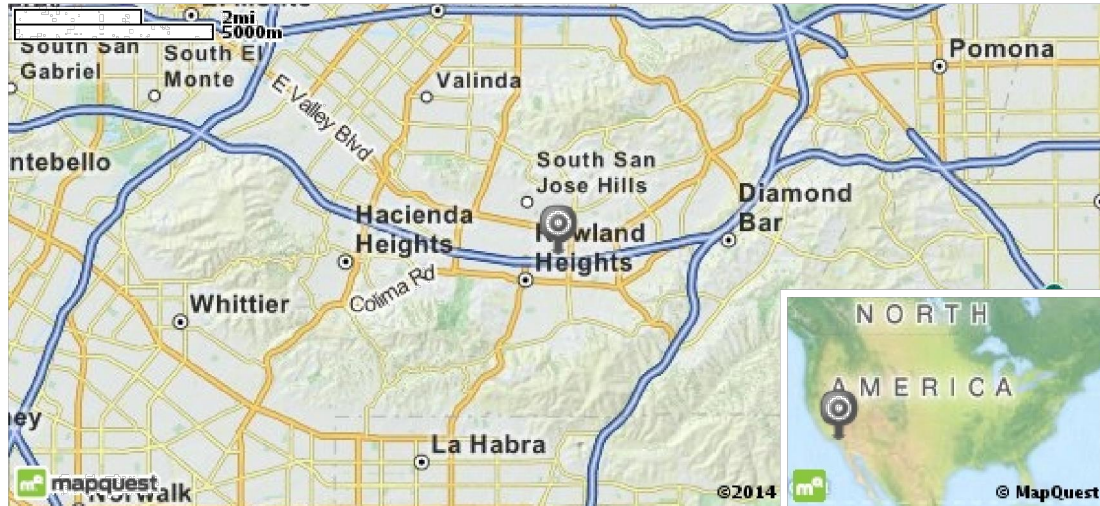
Report Title Proposed Mixed Use Development
Tue January 7, 2014 16:40:50 UTC

Building Code Reference Document 2012 International Building Code
(which utilizes USGS hazard data available in 2008)

Site Coordinates 33.99597°N, 117.89268°W

Site Soil Classification Site Class C - "Very Dense Soil and Soft Rock"

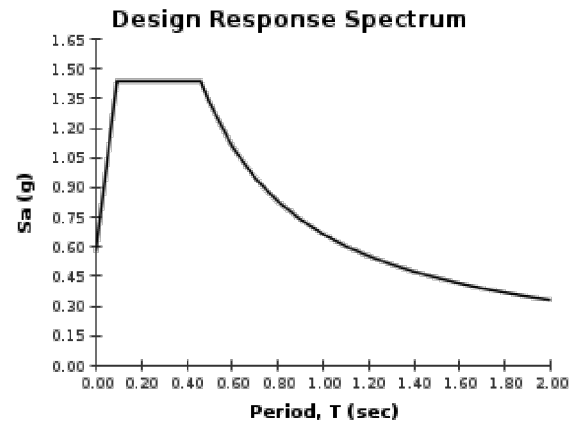
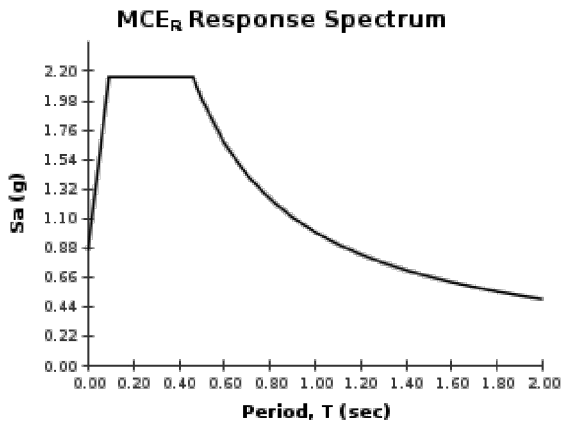
Risk Category I/II/III



USGS-Provided Output


$S_s = 2.155 \text{ g}$ $S_{MS} = 2.155 \text{ g}$ $S_{DS} = 1.437 \text{ g}$
 $S_1 = 0.766 \text{ g}$ $S_{M1} = 0.996 \text{ g}$ $S_{D1} = 0.664 \text{ g}$

For information on how the S_s and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.



SOURCE: U.S. GEOLOGICAL SURVEY (USGS)
<<http://geohazards.usgs.gov/designmaps/us/application.php>>



SEISMIC DESIGN PARAMETERS	
PROPOSED MIXED USE DEVELOPMENT	
LOS ANGELES COUNTY, CALIFORNIA	
DRAWN: DRK CHKD: JAS SCG PROJECT 13G184-1 PLATE E-1	 SOUTHERN CALIFORNIA GEOTECHNICAL

Section 11.8.3 — Additional Geotechnical Investigation Report Requirements for Seismic Design Categories D through F

From **Figure 22-7** ^[4]

$$PGA = 0.796$$

Equation (11.8-1):

$$PGA_M = F_{PGA}PGA = 1.000 \times 0.796 = 0.796 \text{ g}$$

Table 11.8-1: Site Coefficient F_{PGA}

Site Class	Mapped MCE Geometric Mean Peak Ground Acceleration, PGA				
	PGA ≤ 0.10	PGA = 0.20	PGA = 0.30	PGA = 0.40	PGA ≥ 0.50
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight-line interpolation for intermediate values of PGA

For Site Class = C and PGA = 0.796 g, $F_{PGA} = 1.000$

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From **Figure 22-17** ^[5]


$$C_{RS} = 0.972$$

From **Figure 22-18** ^[6]

$$C_{R1} = 0.990$$

SOURCE: U.S. GEOLOGICAL SURVEY (USGS)
<<http://geohazards.usgs.gov/designmaps/us/application.php>>



SEISMIC DESIGN PARAMETERS	
PROPOSED MIXED USE DEVELOPMENT	
LOS ANGELES COUNTY, CALIFORNIA	
DRAWN: DRK CHKD: JAS	 SOUTHERN CALIFORNIA GEOTECHNICAL
SCG PROJECT 13G184-1	
PLATE E-2	

APPENDIX

LIQUEFACTION EVALUATION

Project Name	Mixed Use Development
Project Location	Los Angeles County, California
Project Number	13G184
Engineer	DWN

MCE _G Design Acceleration	0.796 (g)
Design Magnitude	6.99
Historic High Depth to Groundwater	20 (ft)
Current Depth to Groundwater	25 (ft)
Borehole Diameter	8 (in)
Calculated Magnitude Scaling Factor (8)	1.14

Boring No. B-6

Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	Uncorrected SPT N-Value	Unit Weight of Soil (pcf)	Fines Content (%)	Energy Correction	C _B	C _S	C _N	Rod Length Correction	(N) ₆₀	(N) _{60-CS}	Overburden Stress (σ _v) (psf)	Eff. Overburden Stress (Hist. Water) (σ _v ') (psf)	Eff. Overburden Stress (Curr. Water) (σ _v ') (psf)	Stress Reduction Coefficient (r _d)	Ks	Cyclic Resistance Ratio (M=7.5)	Cyclic Resistance Ratio (M=6.99)	Cyclic Stress Ratio Induced by Design Earthquake	Factor of Safety	Comments
							(1)	(2)	(3)	(4)	(5)	(6)	(7)				(9)	(10)	(11)	(12)	(13)		
5.5	0	20	10		120		1.27	1.15	1.1	1.29	0.75	0.0	0.0	1200	1200	1200	0.86	1.03	N/A	N/A	0.45	N/A	Above Water Table
19.5	20	22	21	25	120	16	1.27	1.15	1.3	0.89	0.95	40.2	43.7	2520	2458	2520	0.67	0.95	2.00	2.00	0.36	5.62	Non-liquefiable
24.5	22	25	23.5	19	120	58	1.27	1.15	1.22	0.84	0.95	27.1	32.7	2820	2602	2820	0.64	0.95	0.73	0.79	0.36	2.21	Non-liquefiable
24.5	25	27	26	19	120	58	1.27	1.15	1.21	0.81	0.95	25.9	31.5	3120	2746	3058	0.61	0.94	0.59	0.64	0.36	1.79	Non-liquefiable
29.5	27	29	28	14	120	32	1.27	1.15	1.15	0.79	0.95	17.8	23.2	3360	2861	3173	0.59	0.95	0.25	0.28	0.36	0.77	Liquefiable
29.5	29	32	30.5	14	120	21	1.27	1.15	1.15	0.78	0.95	17.4	22.0	3660	3005	3317	0.57	0.95	0.23	0.25	0.36	0.70	Liquefiable
34.5	32	37	34.5	23	120	9	1.27	1.15	1.25	0.75	1	31.6	32.3	4140	3235	3547	0.55	0.9	0.68	0.70	0.37	1.91	Non-liquefiable
39.5	37	42	39.5	29	120	34	1.27	1.15	1.3	0.72	1	39.8	45.2	4740	3523	3835	0.55	0.85	2.00	1.94	0.39	5.02	Non-liquefiable
44.5	42	47	44.5	33	120		1.27	1.15	1.3	0.70	1	43.6	43.6	5340	3811	4123	0.59	0.82	2.00	1.89	0.42	4.44	Non-liquefiable
49.5	47	49	48	57	120		1.27	1.15	1.3	0.68	1	73.6	73.6	5760	4013	4325	0.62	0.81	2.00	1.85	0.46	3.99	Non-liquefiable
49.5	49	50	49.5	83	130		1.27	1.15	1.3	0.67	1	106.1	106.1	5945	4104	4416	0.64	0.8	2.00	1.84	0.48	3.80	Non-liquefiable

Notes:

- (1) Energy Correction for N₉₀ of automatic hammer to standard N₆₀
- (2) Borehole Diameter Correction (Skempton, 1986)
- (3) Correction for split-spoon sampler with room for liners, but liners are absent, (Seed et al., 1984, 2001)
- (4) Overburden Correction, Lao and Whitman, 1986, C_N = (2.0 ksf / p'_v)^{1/2}
- (5) Rod Length Correction for Samples <10 m in depth
- (6) N-value corrected for energy, borehole diameter, sampler with absent liners, rod length, and overburden
- (7) N-value corrected for fines content per Eqs. 75 and 76 (Boulanger and Idriss, 2008)
- (8) Magnitude Scaling Factor calculated by Eq. 51 (Boulanger and Idriss, 2008)
- (9) Stress Reduction Coefficient calculated by Eq. 22 (Boulanger and Idriss, 2008)
- (10) Overburden Correction Factor calculated by Eq. 54 (Boulanger and Idriss, 2008)
- (11) Calculated by Eq. 70 (Boulanger and Idriss, 2008)
- (12) Calculated by Eq. 72 (Boulanger and Idriss, 2008)
- (13) Calculated by Eq. 25 (Boulanger and Idriss, 2008)

LIQUEFACTION INDUCED SETTLEMENTS

Project Name	Mixed Use Development
Project Location	Los Angeles County, California
Project Number	13G184
Engineer	DWN

Boring No.	B-6
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Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	(N ₁) ₆₀	DN for fines content	(N ₁) _{60-CS}	Liquefaction Factor of Safety	Limiting Shear Strain Y _{min}	Parameter Fa	Maximum Shear Strain Y _{max}	Height of Layer		Vertical Reconsolidation Strain ε _v	Total Deformation of Layer (in)	Comments
				(1)	(2)	(3)	(4)	(5)	(6)	(7)			(8)		
5.5	0	20	10	0.0	0.0	0.0	N/A	0.50	0.95	0.00	20.00		0.000	0.00	Above Water Table
19.5	20	22	21	40.2	3.6	43.7	5.62	0.00	3.69	0.00	2.00		0.000	0.00	Non-liquefiable
24.5	22	25	23.5	27.1	5.6	32.7	2.21	0.03	3.07	0.00	3.00		0.000	0.00	Non-liquefiable
24.5	25	27	26	25.9	5.6	31.5	1.79	0.04	2.99	0.04	2.00		0.000	0.00	Non-liquefiable
29.5	27	29	28	17.8	5.4	23.2	0.77	0.11	2.45	0.11	2.00		0.020	0.49	Liquefiable
29.5	29	32	30.5	17.4	4.6	22.0	0.70	0.13	2.36	0.13	3.00		0.021	0.77	Liquefiable
34.5	32	37	34.5	31.6	0.7	32.3	1.91	0.03	3.04	0.03	5.00		0.000	0.00	Non-liquefiable
39.5	37	42	39.5	39.8	5.5	45.2	5.02	0.00	3.76	0.00	5.00		0.000	0.00	Non-liquefiable
44.5	42	47	44.5	43.6	0.0	43.6	4.44	0.00	3.68	0.00	5.00		0.000	0.00	Non-liquefiable
49.5	47	49	48	73.6	0.0	73.6	3.99	0.00	5.04	0.00	2.00		0.000	0.00	Non-liquefiable
49.5	49	50	49.5	106.1	0.0	106.1	3.80	0.00	6.23	0.00	1.00		0.000	0.00	Non-liquefiable
Total Deformation (in)														1.25	

Notes:

- (1) (N₁)₆₀ calculated previously for the individual layer
- (2) Correction for fines content per Equation 76 (Boulanger and Idriss, 2008)
- (3) Corrected (N₁)₆₀ for fines content
- (4) Factor of Safety against Liquefaction, calculated previously for the individual layer
- (5) Calculated by Eq. 86 (Boulanger and Idriss, 2008)
- (6) Calculated by Eq. 89 (Boulanger and Idriss, 2008)
- (7) Calculated by Eqs. 90, 91, and 92 (Boulanger and Idriss, 2008)
- (8) Volumetric Strain Induced in a Liquefiable Layer, Calculated by Eq. 96 (Boulanger and Idriss, 2008)
(Strain N/A if Factor of Safety against Liquefaction > 1.3)

LIQUEFACTION EVALUATION

Project Name	Mixed Use Development
Project Location	Los Angeles County, California
Project Number	13G184
Engineer	DWN

MCE _G Design Acceleration	0.796 (g)
Design Magnitude	6.99
Historic High Depth to Groundwater	20 (ft)
Current Depth to Groundwater	25 (ft)
Borehole Diameter	8 (in)
Calculated Magnitude Scaling Factor (8)	1.14

Boring No. B-11

Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	Uncorrected SPT N-Value	Unit Weight of Soil (pcf)	Fines Content (%)	Energy Correction	C _B	C _S	C _N	Rod Length Correction	(N ₁) ₆₀	(N ₁) _{60CS}	Overburden Stress (σ' _v) (psf)	Eff. Overburden Stress (Hist. Water) (σ' _v) (psf)	Eff. Overburden Stress (Curr. Water) (σ' _v) (psf)	Stress Reduction Coefficient (r _d)	K _s	Cyclic Resistance Ratio (M=7.5)	Cyclic Resistance Ratio (M=6.99)	Cyclic Stress Ratio Induced by Design Earthquake	Factor of Safety	Comments		
							(1)	(2)	(3)	(4)	(5)	(6)	(7)				(9)	(10)	(11)	(12)	(13)				
5.5	0	20	10		120		1.27	1.15	1.1	1.29	0.75	0.0	0.0	1200	1200	1200	0.86	1.03	0.06	0.07	0.45	N/A	Above Water Table		
21	20	21	20.5	11	120	22	1.27	1.15	1.14	0.90	0.95	15.7	20.4	2460	2429	2460	0.68	0.98	0.21	0.24	0.36	0.67	Liquefiable		
21	21	23	22	11	120	4	1.27	1.15	1.13	0.87	0.95	15.0	15.0	2640	2515	2640	0.66	0.98	0.16	0.18	0.36	0.49	Liquefiable		
26	23	28	25.5	50	130		1.27	1.15	1.3	0.81	0.95	73.0	73.0	3085	2742	3054	0.61	0.92	2.00	2.00	0.36	5.61	Non-liquefiable		
31	28	33	30.5	50	130		1.27	1.15	1.3	0.77	0.95	69.3	69.3	3735	3080	3392	0.57	0.89	2.00	2.00	0.36	5.60	Non-liquefiable		
36	33	37	35	50	130		1.27	1.15	1.3	0.74	1	69.8	69.8	4320	3384	3696	0.55	0.86	2.00	1.97	0.36	5.40	Non-liquefiable		

- Notes:
- (1) Energy Correction for N₉₀ of automatic hammer to standard N₆₀
 - (2) Borehole Diameter Correction (Skempton, 1986)
 - (3) Correction for split-spoon sampler with room for liners, but liners are absent, (Seed et al., 1984, 2001)
 - (4) Overburden Correction, Lao and Whitman, 1986, C_N = (2.0 ksf / p'_v)^{1/2}
 - (5) Rod Length Correction for Samples <10 m in depth
 - (6) N-value corrected for energy, borehole diameter, sampler with absent liners, rod length, and overburden
 - (7) N-value corrected for fines content per Eqs. 75 and 76 (Boulanger and Idriss, 2008)
 - (8) Magnitude Scaling Factor calculated by Eq. 51 (Boulanger and Idriss, 2008)
 - (9) Stress Reduction Coefficient calculated by Eq. 22 (Boulanger and Idriss, 2008)
 - (10) Overburden Correction Factor calculated by Eq. 54 (Boulanger and Idriss, 2008)
 - (11) Calculated by Eq. 70 (Boulanger and Idriss, 2008)
 - (12) Calculated by Eq. 72 (Boulanger and Idriss, 2008)
 - (13) Calculated by Eq. 25 (Boulanger and Idriss, 2008)

LIQUEFACTION INDUCED SETTLEMENTS

Project Name	Mixed Use Development
Project Location	Los Angeles County, California
Project Number	13G184
Engineer	DWN

Boring No. B-11

Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	(N ₁) ₆₀	DN for fines content	(N ₁) _{60CS}	Liquefaction Factor of Safety	Limiting Shear Strain γ_{lim}	Parameter F _a	Maximum Shear Strain γ_{max}	Height of Layer	Vertical Reconconsolidation Strain ϵ_v	Total Deformation of Layer (in)	Comments
				(1)	(2)	(3)	(4)	(5)	(6)	(7)		(8)		
5.5	0	20	10	0.0	0.0	0.0	N/A	0.50	0.95	0.00	20.00	0.000	0.00	Above Water Table
21	20	21	20.5	15.7	4.8	20.4	0.67	0.15	2.24	0.15	1.00	0.023	0.27	Liquefiable
21	21	23	22	15.0	0.0	15.0	0.49	0.27	1.80	0.27	2.00	0.029	0.69	Liquefiable
26	23	28	25.5	73.0	0.0	73.0	5.61	0.00	5.02	0.00	5.00	0.000	0.00	Non-liquefiable
31	28	33	30.5	69.3	0.0	69.3	5.60	0.00	4.86	0.00	5.00	0.000	0.00	Non-liquefiable
36	33	37	35	69.8	0.0	69.8	5.40	0.00	4.89	0.00	4.00	0.000	0.00	Non-liquefiable
Total Deformation (in)													0.96	

Notes:

- (1) (N₁)₆₀ calculated previously for the individual layer
- (2) Correction for fines content per Equation 76 (Boulanger and Idriss, 2008)
- (3) Corrected (N₁)₆₀ for fines content
- (4) Factor of Safety against Liquefaction, calculated previously for the individual layer
- (5) Calculated by Eq. 86 (Boulanger and Idriss, 2008)
- (6) Calculated by Eq. 89 (Boulanger and Idriss, 2008)
- (7) Calculated by Eqs. 90, 91, and 92 (Boulanger and Idriss, 2008)
- (8) Volumetric Strain Induced in a Liquefiable Layer, Calculated by Eq. 96 (Boulanger and Idriss, 2008)
(Strain N/A if Factor of Safety against Liquefaction > 1.3)

LIQUEFACTION EVALUATION

Project Name	Mixed Use Development
Project Location	Los Angeles County, California
Project Number	13G184
Engineer	DWN

MCE _G Design Acceleration	0.796 (g)
Design Magnitude	6.99
Historic High Depth to Groundwater	20 (ft)
Current Depth to Groundwater	37 (ft)
Borehole Diameter	8 (in)
Calculated Magnitude Scaling Factor (8)	1.14

Boring No. B-17

Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	Uncorrected SPT N-Value	Unit Weight of Soil (pcf)	Fines Content (%)	Energy Correction	C _B	C _S	C _N	Rod Length Correction	(N ₁) ₆₀	(N ₁) _{60CS}	Overburden Stress (σ _v) (psf)	Eff. Overburden Stress (Hist. Water) (σ _v ') (psf)	Eff. Overburden Stress (Curr. Water) (σ _v ') (psf)	Stress Reduction Coefficient (r _d)	K _s	Cyclic Resistance Ratio (M=7.5)	Cyclic Resistance Ratio (M=6.99)	Cyclic Stress Ratio Induced by Design Earthquake	Factor of Safety	Comments
							(1)	(2)	(3)	(4)	(5)	(6)	(7)				(9)	(10)	(11)	(12)	(13)		
5.5	0	20	10		120		1.27	1.15	1.1	1.29	0.75	0.0	0.0	1200	1200	1200	0.86	1.03	0.06	0.07	0.45	N/A	Above Water Table
19.5	20	22	21	12	120	86	1.27	1.15	1.15	0.89	0.95	17.0	22.6	2520	2458	2520	0.67	0.98	0.24	0.27	0.36	N/A	Non-liquefiable: PI≥12
24.5	22	27	24.5	56	120		1.27	1.15	1.3	0.82	0.95	83.3	83.3	2940	2659	2940	0.62	0.93	2.00	2.00	0.36	5.60	Non-liquefiable
29.5	27	32	29.5	31	120	67	1.27	1.15	1.3	0.75	0.95	42.0	47.6	3540	2947	3540	0.58	0.9	2.00	2.00	0.36	5.59	Non-liquefiable
34.5	32	37	34.5	36	120		1.27	1.15	1.3	0.70	1	47.5	47.5	4140	3235	4140	0.55	0.87	2.00	2.00	0.37	5.46	Non-liquefiable
39.5	37	42	39.5	26	120		1.27	1.15	1.25	0.66	1	31.4	31.4	4740	3523	4584	0.55	0.89	0.59	0.60	0.39	1.54	Non-liquefiable
44.5	42	47	44.5	31	120	14	1.27	1.15	1.29	0.64	1	37.4	40.3	5340	3811	4872	0.59	0.82	2.00	1.89	0.42	4.44	Non-liquefiable
49.5	47	50	48.5	80	130		1.27	1.15	1.3	0.63	1	95.0	95.0	5835	4057	5117	0.63	0.81	2.00	1.84	0.47	3.93	Non-liquefiable

Notes:

- (1) Energy Correction for N₆₀ of automatic hammer to standard N₆₀
- (2) Borehole Diameter Correction (Skempton, 1986)
- (3) Correction for split-spoon sampler with room for liners, but liners are absent, (Seed et al., 1984, 2001)
- (4) Overburden Correction, Lao and Whitman, 1986, C_N = (2.0 ksf / p'_v)^{1/2}
- (5) Rod Length Correction for Samples <10 m in depth
- (6) N-value corrected for energy, borehole diameter, sampler with absent liners, rod length, and overburden
- (7) N-value corrected for fines content per Eqs. 75 and 76 (Boulanger and Idriss, 2008)
- (8) Magnitude Scaling Factor calculated by Eq. 51 (Boulanger and Idriss, 2008)
- (9) Stress Reduction Coefficient calculated by Eq. 22 (Boulanger and Idriss, 2008)
- (10) Overburden Correction Factor calculated by Eq. 54 (Boulanger and Idriss, 2008)
- (11) Calculated by Eq. 70 (Boulanger and Idriss, 2008)
- (12) Calculated by Eq. 72 (Boulanger and Idriss, 2008)
- (13) Calculated by Eq. 25 (Boulanger and Idriss, 2008)

A-1b - Update of Geotechnical Report and Conceptual Grading Plan Review

September 10, 2014

Parallax Corporation
26 Soho Street, Suite 205
Toronto, Ontario M5T 1Z7



**SOUTHERN
CALIFORNIA
GEOTECHNICAL**
A California Corporation

Attention: Mr. Stafford Lawson

Project No.: **13G184-2**

Subject: **Update of Geotechnical Report and Conceptual Grading Plan Review**
Proposed Mixed Use Development
18800 East Gale Avenue
Los Angeles County, California

Reference: Geotechnical Investigation and Liquefaction Evaluation, Proposed Mixed Use Development, 18800 East Gale Avenue, Los Angeles County, California, prepared for Parallax Corporation, by Southern California Geotechnical, Inc. (SCG), dated February 3, 2014, SCG Project No. 13G184-1.

Gentlemen:

In accordance with your request, this report has been prepared to update the referenced geotechnical report, and to provide additional design recommendations for the proposed development. Subsequent to the issuance of the referenced geotechnical report, we have reviewed a conceptual grading plan, performed a site reconnaissance, reviewed an updated description of the proposed development and performed additional laboratory testing. Based on this review, it is our opinion that the referenced report is suitable and applicable to the proposed development from a geotechnical standpoint with the exceptions and modifications included herein.

Project Description and Conceptual Grading Plan Review

The subject site is located on the north side of East Gale Avenue, approximately 835 feet west of the intersection of East Gale Avenue and Nogales Street in the unincorporated Rowland Heights area of Los Angeles County, California. The site is bounded to the north by a Union Pacific railroad easement, to the east by a retail building, to the south by East Gale Avenue, and to the west by several commercial/industrial buildings.

The current grading plan indicates a very similar site configuration to that which was proposed at the time of the referenced report. The currently proposed site development consists of 6 buildings, located in the same general locations as the 7 buildings proposed at the time of the referenced geotechnical investigation. The borings performed at the site generally correspond well with the currently proposed development indicated on the grading plan.

Two hotel buildings are proposed in the western portion of the property. Both of these buildings will be 5 to 6 stories in height. The grading plan indicates that the finished floor grades for these buildings will be 454.10 feet msl for the northern building and 454.82 feet msl for the southern building. However, based on a discussion with the project civil engineer, both of these buildings will possess 1 level of subterranean parking with parking garage floor grades approximately 14 feet below the first story finished floor grades shown on the grading plan. Our review of the grading plan and boring logs indicates that the southern hotel parking garage will be underlain by native alluvium

extending to depths of at least 18± feet in the northern portion of the building and to depths of 48± feet in the southern portion of the building. These native alluvial soils are underlain by dense to very dense, weathered bedrock of the Monterey Formation.

The northern hotel building will be constructed during a later phase of the project. The parking garage level of this building will extend through native alluvium and colluvium into the weathered Monterey Formation bedrock near the southern end of the building. The northern portion of this building will be underlain by native alluvial soils which extend to a depth of approximately 15± feet below the finished parking garage floor grade at Boring No. B-1.

The eastern portion of the site will be developed with four new retail buildings. These buildings are identified in the architectural site description as Retail Buildings 1 through 4. Retail Building 1 is located in the south-central portion of the overall site and the remaining retail buildings are numbered in a clock-wise fashion. The Building 1 footprint area is underlain by at least 20± feet of alluvium at its southern end and 8± feet of colluvium at its northern end. The colluvium is underlain by weathered Monterey formation bedrock. Cuts of up to 4 feet will generally be necessary to achieve the proposed pad grade of 454.28 feet. A minor cut-fill transition is present in the northeast building corner, where less than 1 foot of fill will be necessary to achieve the proposed pad grade.

Retail Building 2 will be an L-shaped building with a proposed pad grade of 451.65 feet msl. This building will possess 1 level of subterranean parking beneath the northern portion of the building. The building pad area is currently underlain by colluvium and alluvium extending to depths of 17 to 32± feet at the boring locations. Cuts and fill of less than 2 to 3 feet are expected in the basement areas and fills of 3 to 8± feet are expected in the southern portion of the building area in order to achieve the proposed pad grades.

Retail Building 3 will be a single story structure with a proposed pad grade of 451.65 feet msl. This building pad area is currently underlain by artificial fill soils extending to depths of 3 to 6½± feet. The fill soils are underlain by weathered Monterey Formation bedrock near the southern end and native alluvium extending to depths of 17± feet near the northern end of the proposed building footprint. Fills of 5 to 12½± feet will be necessary in order to achieve the proposed pad grades.

Retail Building 4 will be a 2-story building and will possess 1 level of subterranean parking. This building area is currently underlain by artificial fill soils extending to depths of 8± feet with underlying alluvial soils extending to depths of 17± to at least 30± feet below the existing site grades. In general, cuts of 7 to 25± feet will be necessary to achieve the proposed parking garage subgrade of 440± feet msl, which is approximately 14 feet below the finished grade shown on the conceptual plan.

Visual Site Reconnaissance

SCG personnel performed a visual reconnaissance of the site on August 26, 2014. Several observations were made during the site reconnaissance.

The most noteworthy observation is that the temporary Charlie Road Detour has been completed and is open to traffic. At the time of subsurface exploration, Charlie Road had recently been paved, but the culvert which is presently located near the north terminus of Charlie Road had not yet been constructed.

The southwest corner of the site is presently being utilized as an equipment storage/construction staging area for the improvements which are currently being constructed on Nogales Road for the Alameda Corridor project. At the time of the referenced report, this area was occupied by many soil stockpiles ranging from 5 to 8± feet in height. Presently, few of these soil stockpiles remain and the majority of the site is covered with construction materials and stockpiles of concrete demolition debris. The construction materials stored on the site include steel beams, concrete pipes, PVC pipes, and aggregate base.

At the time of subsurface exploration, several soil stockpiles were also present in the southeastern portion of the site. It appears that since the time of the referenced report that some of these stockpiles have been exported from the site or combined with the remaining stockpiles. Three large soil stockpiles presently remain in this portion of the site.

Additional Laboratory Testing

Additional laboratory testing, including pH, electrical resistivity, and chloride content has been performed. These test results are used to evaluate the corrosive characteristics of the soil. The results of additional laboratory testing for two representative soil samples taken from within the proposed building area. The results of these tests are presented below.

<u>Sample Identification</u>	<u>Resistivity (ohm-cm)</u>	<u>pH</u>	<u>Chlorides (ppm)</u>
B-8 @ 0 to 5'	3,180	7.4	25.6
B-11 @ 0 to 5'	4,640	8.0	None Detected

Additional Geotechnical Considerations

Based on our review of the updated site description and the conceptual grading plan, the results of the additional laboratory testing, and our observations during the site reconnaissance, the geotechnical considerations for the site have been expanded.

Corrosivity Testing

The results of the additional laboratory testing indicate that the tested samples possess pH values of 7.4 and 8.0, and electrical resistivities of 3,180 and 4,640 ohm-cm. These test results have been evaluated in accordance with guidelines published by the Ductile Iron Pipe Research Association (DIPRA). The DIPRA guidelines consist of a point system by which characteristics of the soils are used to quantify the corrosivity characteristics of the site. Resistivity, pH, Sulfides, and redox potential are factors that enter into the evaluation procedure. Although sulfide and redox testing were not included in the scope of our additional testing, the corrosion potential has been evaluated based upon the pH, resistivity and moisture content. Relative soil moisture content is also considered. Based on these factors, and utilizing the DIPRA procedure, the on-site soils are considered to be non-corrosive to ductile iron pipe. If a more thorough evaluation is desired, a corrosion engineer may be contacted for review of laboratory test results and further testing.

The Caltrans Memo to Designers 10-5, Protection of Reinforcement Against Corrosion Due to Chlorides, Acids and Sulfates, dated June 2010, indicates that soils possessing chloride concentrations greater than 500 ppm are considered to be corrosive. Chlorides present in soils in contact with reinforced concrete can cause corrosion and weakening of steel reinforcement within

reinforced concrete. The results of the additional laboratory testing indicate that chloride were not detected in one of the samples. The second sample possesses a chloride concentration of 26.6 ppm. Based on the chloride concentrations of these soils, the on-site soils are considered to be non-corrosive to reinforcing steel in structural concrete.

Cut/Fill Transitions and Geologic Contacts

Based on the conceptual grading plan, cut/fill transitions will be created beneath the proposed subterranean parking garage grades in the northern portion of the southern hotel building, in the central portion of the north hotel building, in the northwestern portion of Retail Building No. 2, and at the finished pad grade near the northeast corner of Retail Building No. 1. The differing support conditions of the native soils versus the newly compacted fill soils may result in excessive differential settlements if not mitigated. Additionally, geologic contacts between the Monterey Formation bedrock materials and the native alluvium and colluvium will be present at the proposed finished pad grades in some of the proposed building pad areas which require cuts. Similarly, the support characteristics of the weathered bedrock materials and native soils differ, and the presence of both materials at the floor slab and foundation bearing grades is expected to result in excessive differential settlements if not mitigated.

The recommended remedial grading will provide a blanket of compacted fill beneath the building foundations and floor slabs in order to soften the transition at the of the cut/fill transitions and across geologic contacts which will occur at building pad and foundation bearing grades.

Liquefaction

Potentially liquefiable soils were identified at three of the proposed building locations, near the southwest, southeast and northeast corners of the subject site. At the time of the referenced geotechnical report, no conceptual grading plan was available, and the proposed site grades were unknown. The liquefaction evaluation has been revised to account for the proposed cuts in the proposed building locations.

Liquefaction is not a design concern for the northern hotel building and Retail Building Nos. 1 and 3, at which locations subterranean bedrock is encountered at shallower depths than the historic high groundwater table for the site.

Grading and Foundation Plan Review

Foundation plans were not available at the time of this report. Additionally, the grading plans provided are conceptual and may be subject to revisions. It is therefore recommended that we be provided with copies of the plans, when they become available, for review with regard to the conclusions, recommendations, and assumptions contained within this report.

LA County Section 111 Statement

Based on the results of our geotechnical analysis, the proposed development will be safe with regard to landslides, settlement and/or slippage. In addition, the proposed development will not adversely affect the geologic stability of the adjacent properties. This finding is in accordance with Section 111 of the Los Angeles County Building Code.

Revised Liquefaction Evaluation

As discussed in the referenced report, the liquefaction potential of the on-site soils was evaluated at several of the boring locations. Three of the proposed building locations were found to be underlain by alluvial soils which extend to depths greater than the historic high ground water table for the site. One boring from each of these building areas, was used to evaluate the liquefaction potential of these areas of the site. The results of the original liquefaction evaluation identified potentially liquefiable soils at Boring Nos. B-6 and B-11. However, as discussed below, the results of the revised liquefaction evaluation identified liquefiable soils at all three of these borings.

The grading plan indicates proposed cuts of 11± feet, 1± foot, and 20± feet, at Boring Nos. B-6, B-11, and B-17, respectively. These cuts account for the proposed subterranean parking garage for each of these buildings, which will extend to depths of approximately 14± feet below the finished grades shown on the conceptual grading plan. The liquefaction evaluation has been updated to account for the relief of overburden pressure due to the proposed removals at these boring locations. The results of the updated liquefaction evaluation are presented on the enclosed spreadsheets. The proposed cut at each location is modeled in the analysis by reducing the overburden pressure by an amount equal to the height of the removal multiplied by the unit weight of the soil. The stress reduction factor is also reduced since this parameter is dependent upon depth. All of the liquefiable layers and sample depths are still identified with respect to the existing grade at the time of subsurface exploration, since the N-value correction factors are based on the conditions at the time of drilling, and for ease of comparison with the previous analysis.

The results of the revised liquefaction analysis have identified additional liquefiable soils and greater potential liquefaction settlements at Boring Nos. B-6, and B-17. A relatively minor cut of 1 foot is expected at Boring No. B-11, and no additional liquefiable layers were identified at this boring location, nor any increased potential settlement. Additional liquefiable soils were encountered at Boring No. B-6 between depths of 32 and 37± feet and between depths of 37 and 42± feet at Boring No. B-17. These depths are identified with respect to the existing grades at the boring locations.

The referenced report states, "liquefaction is not considered to be a design concern for most of the proposed buildings, due to the presence of very dense bedrock at depths shallower than the historic high groundwater table. However, native alluvial soils extending to depths greater than the historic high and existing groundwater table elevations were encountered at borings which were drilled near the southwest, southeast, and northeast corners of the site." Liquefaction is only considered to be a design concern for the buildings located in these three areas of the site.

The total dynamic settlements at Boring Nos. B-6, B-11, and B-17 are 1.55 inches, 0.96 inches, and 0.44 inches, respectively. Therefore, the total dynamic settlement within the southwestern hotel building is considered to be 1½ inches with an associated differential settlement of 1 inch (two thirds of the total). The total dynamic settlement within Retail Building 2 is considered to be 1 inch, with an associated differential settlement of 2/3 inches. They total dynamic settlement at Retail Building 4 is considered to be ½ inch, with an associated differential settlement of 1/3 inches.

The estimated differential settlements are considered to occur across a distance of 100 feet, indicating angular distortions of less than 0.001 inches per inch. These settlements are considered to be within the structural tolerances of typical buildings supported on shallow foundation systems. However, it should be noted that minor to moderate repairs, including repair of damaged drywall and stucco, etc., could be required after the occurrence of liquefaction-induced settlements.

Shallow foundation systems can be designed to resist the effects of the anticipated differential settlements, to the extent that the structures would not catastrophically fail. Designing the proposed structures to remain completely undamaged during a major seismic event is not considered to be economically feasible. Based on this understanding, the use of a shallow foundation system is considered to be the most economical means of supporting the majority of the proposed structures. Although shallow foundations can be designed to resist the effects of the anticipated differential settlements, it may be necessary or desirable support the two 6-story hotel buildings, on an alternative foundation system such as a mat foundation or deep foundations, as discussed in the subsequent Updated Foundation Design Recommendations section of this report and the referenced report.

In order to support the proposed buildings on shallow foundations (such as spread footings) the structural engineer should verify that the structure would not catastrophically fail due to the predicted dynamic differential settlements. Any utility connections to the structures should be designed to withstand the estimated differential settlements. It should also be noted that minor to moderate repairs, including releveling, restoration of utility connections, repair of damaged drywall and stucco, etc., would likely be required after occurrence of the liquefaction-induced settlements.

Updated Seismic Design Considerations

The seismic design parameters presented in the referenced report are based on a site classification of Site Class C, very dense soil and soft rock, due to the presence of weathered Monterey Formation bedrock within the upper 100± feet of the subsurface profile throughout the site. **However, it should be understood that southern hotel building and Retail Building Nos. 2 and 4 are Site Class F sites, due to the presence of liquefiable soils beneath these proposed structures.** Provided that the proposed structures have a fundamental period of vibration of less than 0.5 seconds, the seismic design parameters for Site Class C are considered applicable to the proposed structures, based on ASCE 7-10 Section 20.3.1. Site Class F structures with fundamental periods of vibration greater than 0.5 seconds will require a site-specific ground motion study in accordance with Chapter 21 of ACSE 7-10. However, detailed structural information is currently unavailable for the proposed structures.

Updated Remedial Grading Recommendations

The site grading recommendations provided in the referenced report are considered applicable for any proposed structures supported on conventional shallow foundation systems. Detailed structural information for the proposed buildings is currently unavailable. Based on the anticipated structural loads of the proposed 6-story hotel building, it may be necessary to support these structures on an alternative foundation system, such as mat foundations or deep foundation systems. These grading recommendations are subject to review and revision for structures that will be supported on alternative foundation systems.

Updated Foundation Design Recommendations

The foundation design recommendations presented in the referenced report are considered valid for proposed buildings which will be supported on conventional shallow foundation systems. However, as previously stated, detailed structural information is currently unavailable. If alternative foundation systems will be used, SCG should be contacted to provide additional recommendations. If deep foundations designs are required, it may be necessary to perform additional subsurface exploration.

General

The recommendations provided in Sections 6.6 through 6.9 of the referenced report are also considered valid, based on the updated project information. These sections provide recommendations for floor slab design, flatwork design, retaining wall design and construction and pavement design.

Closure

We sincerely appreciate the opportunity to be of continued service on this project. We look forward to providing additional consulting services during the course of the project. If we may be of further assistance in any manner, please contact our office.

Respectfully Submitted,

SOUTHERN CALIFORNIA GEOTECHNICAL, INC.



Daniel W. Nielsen, RCE 77915
Project Engineer

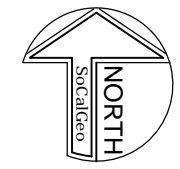
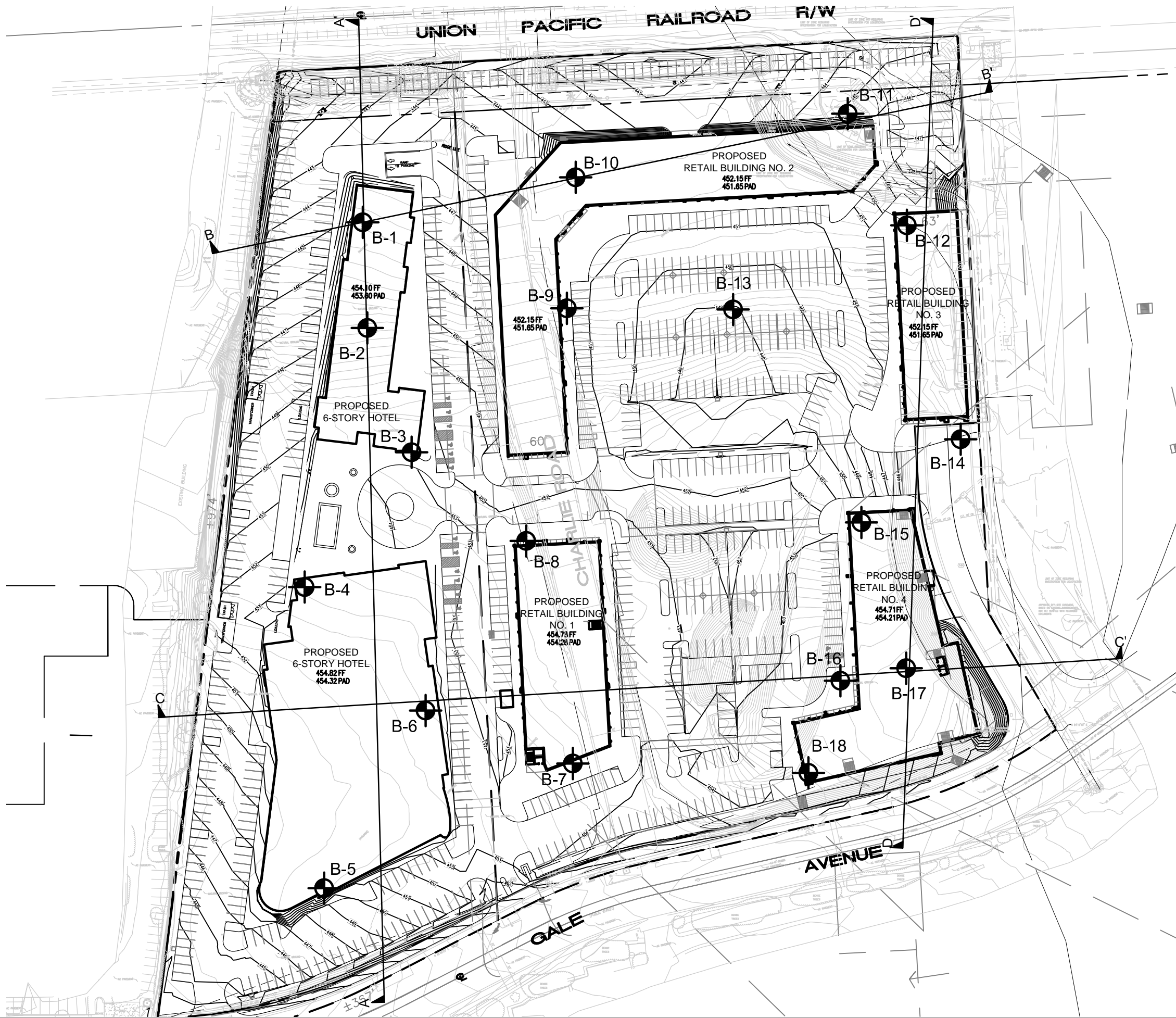


John A. Seminara, CEG 2125
Principal Geologist



Distribution: (2) Addressee
(1) Thienes Engineering, Attention: Mr. Jeff Potter
(1) PCR Services Corporation, Attention: Mr. Daryl Koutnik


Enclosures: Plate 1: Geotechnical Map
Plates 2 and 3: Geologic Cross Sections
Revised Liquefaction Evaluation Spreadsheets (6 sheets)

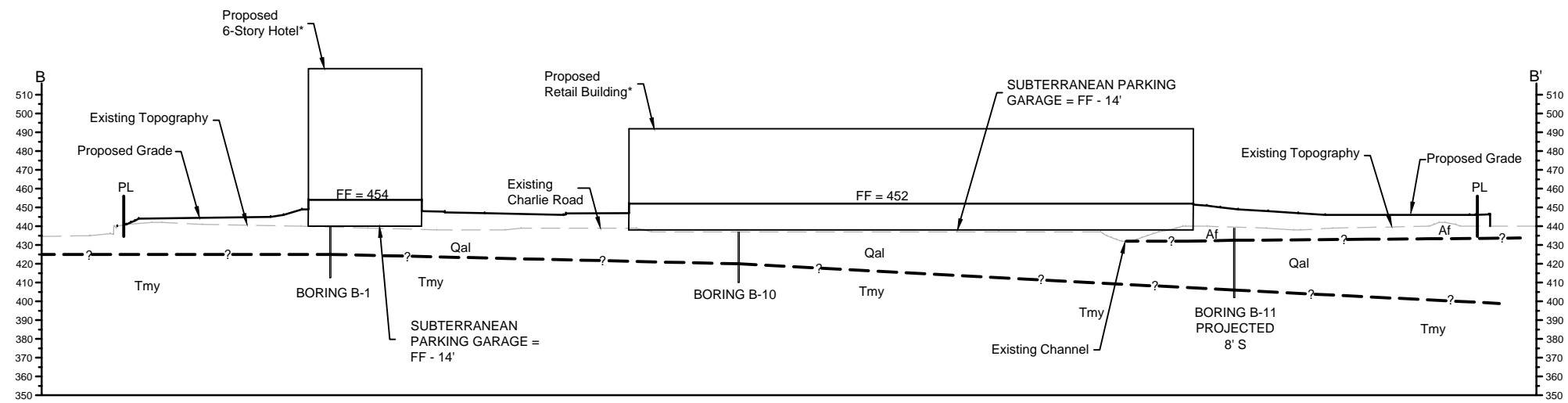
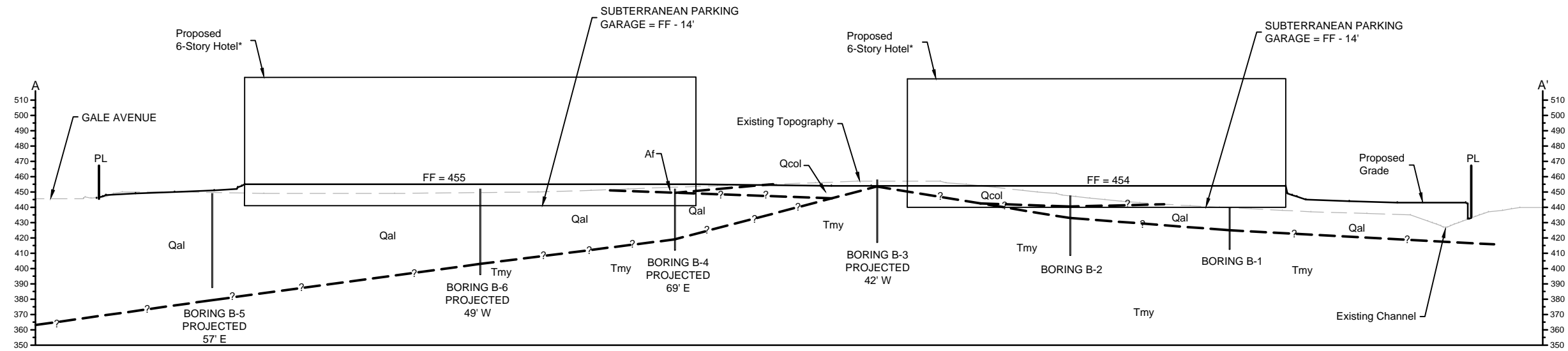


GEOTECHNICAL LEGEND

 APPROXIMATE BORING LOCATION

NOTE: BASE MAP PREPARED BY THIENES ENGINEERING, INC.

GEOTECHNICAL MAP	
PROPOSED MIXED USE DEVELOPMENT	
LOS ANGELES COUNTY, CALIFORNIA	
SCALE: 1" = 100'	
DRAWN: PM	
CHKD: JAS	
SCG PROJECT 13G184-2	
PLATE 1	SOUTHERN CALIFORNIA GEOTECHNICAL




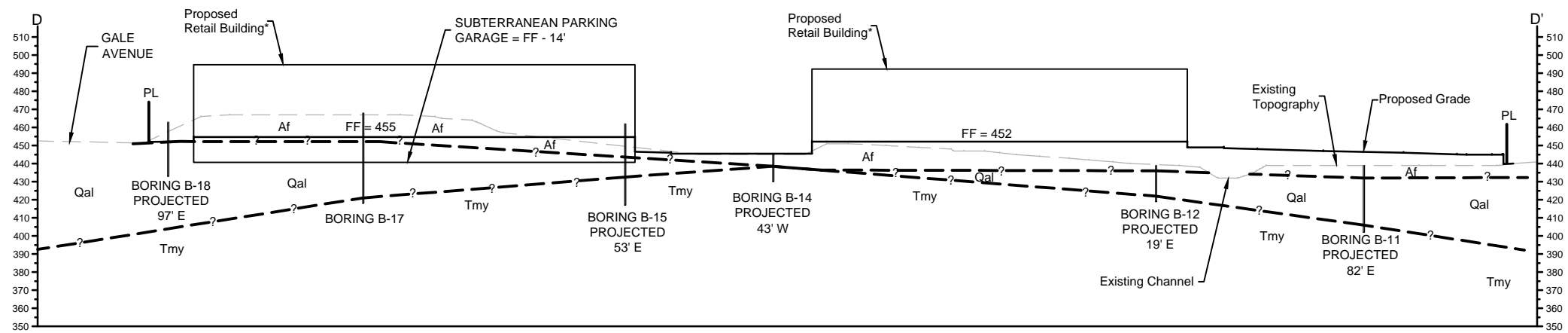
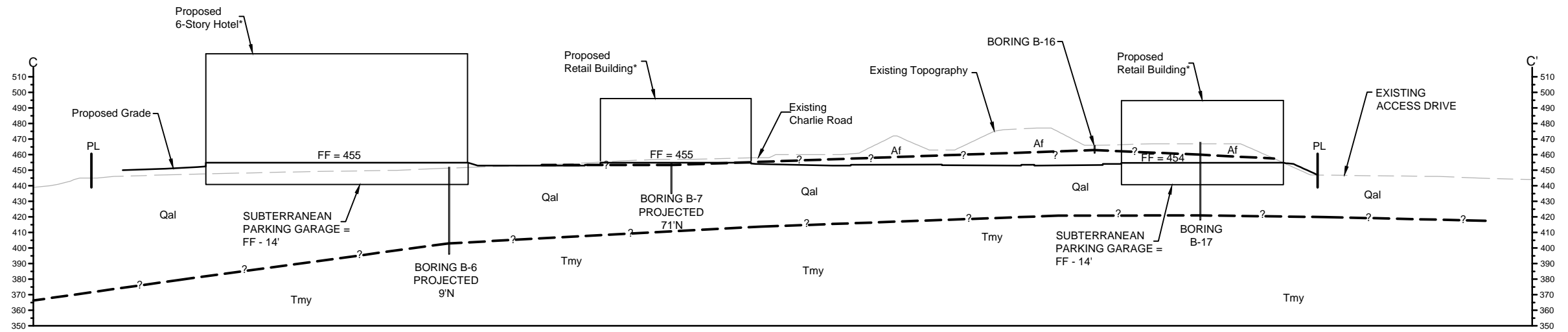
GEOTECHNICAL LEGEND

- Af - Artificial Fill
- Qcol - Colluvium
- Qal - Alluvium
- Tmy - Monterey Formation

----- Geologic Contact (Queried Where Uncertain)

NOTE: *BUILDING HEIGHT NOT TO SCALE

CROSS SECTIONS	
PROPOSED MIXED-USE DEVELOPMENT LOS ANGELES COUNTY, CALIFORNIA	
SCALE: 1" = 80'	 SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: PM CHKD: JAS	
SCG PROJECT 13G184-2	
PLATE 2	



GEOTECHNICAL LEGEND


Af - Artificial Fill

Qal - Alluvium

Tmy - Monterey Formation

----- Geologic Contact (Queried Where Uncertain)

NOTE: *BUILDING HEIGHT NOT TO SCALE

CROSS SECTIONS	
PROPOSED MIXED-USE DEVELOPMENT	
LOS ANGELES COUNTY, CALIFORNIA	
SCALE: 1" = 80'	 SOUTHERN CALIFORNIA GEOTECHNICAL
DRAWN: PM	
CHKD: JAS	
SCG PROJECT 13G184-2	
PLATE 3	

REVISED LIQUEFACTION EVALUATION

Project Name	Mixed-Use Development
Project Location	Rowland Heights, CA
Project Number	13G184-2
Engineer	DWN

MCE _G Design Acceleration	0.796 (g)
Design Magnitude	6.99
Historic High Depth to Groundwater	20 (ft)
Current Depth to Groundwater	25 (ft)
Borehole Diameter	8 (in)
Calculated Magnitude Scaling Factor (8)	1.14

Depth of Cut 11 ft

Boring No. B-6

Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	Uncorrected SPT N-Value	Unit Weight of Soil (pcf)	Fines Content (%)	Energy Correction	C _b	C _s	C _N	Rod Length Correction	(N ₁) ₆₀	(N ₁) _{60cs}	Overburden Stress (σ _o) (psf)	Eff. Overburden Stress (Hist. Water) (σ _o ') (psf)	Eff. Overburden Stress (Curr. Water) (σ _o ') (psf)	Stress Reduction Coefficient (r _d)	K _s	Cyclic Resistance Ratio (M=7.5)	Cyclic Resistance Ratio (M=6.99)	Cyclic Stress Ratio Induced by Design Earthquake	Factor of Safety	Comments
							(1)	(2)	(3)	(4)	(5)	(6)	(7)				(9)	(10)	(11)	(12)	(13)		
5.5	0	20	10		120		1.27	1.15	1	1.29	0.75	0.0	0.0	-120	-120	-120	1.01	N/A	N/A	N/A	0.52	N/A	Above Water Table
19.5	20	22	21	25	120	16	1.27	1.15	1.3	0.89	0.95	40.2	43.7	1200	1138	1200	0.97	1.1	2.00	2.00	0.53	3.76	Non-Liquefiable
24.5	22	25	23.5	19	120	58	1.27	1.15	1.22	0.84	0.95	27.1	32.7	1500	1282	1500	0.96	1.1	0.73	0.91	0.58	N/A	Non-Liq: PI<18
24.5	25	27	26	19	120	58	1.27	1.15	1.21	0.81	0.95	25.9	31.5	1800	1426	1738	0.95	1.08	0.59	0.74	0.62	N/A	Non-Liq: PI<18
29.5	27	29	28	14	120	32	1.27	1.15	1.15	0.79	0.95	17.8	23.2	2040	1541	1853	0.94	1.05	0.25	0.30	0.65	0.47	Liquefiable
29.5	29	32	30.5	14	120	21	1.27	1.15	1.15	0.78	0.95	17.4	22.0	2340	1685	1997	0.93	1.03	0.23	0.27	0.67	0.41	Liquefiable
34.5	32	37	34.5	23	120	9	1.27	1.15	1.25	0.75	1	31.6	32.3	2820	1915	2227	0.91	1.02	0.68	0.79	0.69	1.14	Liquefiable
39.5	37	42	39.5	29	120	34	1.27	1.15	1.3	0.72	1	39.8	45.2	3420	2203	2515	0.89	0.99	2.00	2.00	0.71	2.81	Non-Liquefiable
44.5	42	47	44.5	33	120		1.27	1.15	1.3	0.70	1	43.6	43.6	4020	2491	2803	0.86	0.95	2.00	2.00	0.72	2.79	Non-Liquefiable
49.5	47	49	48	57	120		1.27	1.15	1.3	0.68	1	73.6	73.6	4440	2693	3005	0.84	0.93	2.00	2.00	0.72	2.79	Non-Liquefiable
49.5	49	50	49.5	83	120		1.27	1.15	1.3	0.67	1	106.1	106.1	4620	2779	3091	0.83	0.92	2.00	2.00	0.71	2.80	Non-Liquefiable

Notes:

- | | |
|--|---|
| (1) Energy Correction for N ₉₀ of automatic hammer to standard N ₆₀ | (8) Magnitude Scaling Factor calculated by Eq. 51 (Boulanger and Idriss, 2008) |
| (2) Borehole Diameter Correction (Skempton, 1986) | (9) Stress Reduction Coefficient calculated by Eq. 22 (Boulanger and Idriss, 2008) |
| (3) Correction for split-spoon sampler with room for liners, but liners are absent, (Seed et al., 1984, 2001) | (10) Overburden Correction Factor calculated by Eq. 54 (Boulanger and Idriss, 2008) |
| (4) Overburden Correction, Lao and Whitman, 1986, C _N = (2.0 ksf / p' _o) ^{1/2} | (11) Calculated by Eq. 70 (Boulanger and Idriss, 2008) |
| (5) Rod Length Correction for Samples <10 m in depth | (12) Calculated by Eq. 72 (Boulanger and Idriss, 2008) |
| (6) N-value corrected for energy, borehole diameter, sampler with absent liners, rod length, and overburden | (13) Calculated by Eq. 25 (Boulanger and Idriss, 2008) |
| (7) N-value corrected for fines content per Eqs. 75 and 76 (Boulanger and Idriss, 2008) | |

LIQUEFACTION INDUCED SETTLEMENTS

Project Name	Mixed-Use Development
Project Location	Rowland Heights, CA
Project Number	13G184-2
Engineer	DWN

Boring No. B-6

Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	$(N_1)_{60}$	DN for fines content	$(N_1)_{60-cs}$	Liquefaction Factor of Safety	Limiting Shear Strain γ_{min}	Parameter F_d	Maximum Shear Strain γ_{max}	Height of Layer	Vertical Reconsolidation Strain ϵ_v	Total Deformation of Layer (in)	Comments
				(1)	(2)	(3)	(4)	(5)	(6)	(7)		(8)		
5.5	0	20	10	0.0	0.0	0.0	N/A	0.50	0.95	0.00	20.00	0.000	0.00	Above Water Table
19.5	20	22	21	40.2	3.6	43.7	3.76	0.00	-1.09	0.00	2.00	0.000	0.00	Non-Liquefiable
24.5	22	25	23.5	27.1	5.6	32.7	N/A	0.03	-0.28	0.00	3.00	0.000	0.00	Non-Liq: PI<18
24.5	25	27	26	25.9	5.6	31.5	N/A	0.04	-0.19	0.00	2.00	0.000	0.00	Non-Liq: PI<18
29.5	27	29	28	17.8	5.4	23.2	0.47	0.11	0.34	0.11	2.00	0.020	0.49	Liquefiable
29.5	29	32	30.5	17.4	4.6	22.0	0.41	0.13	0.41	0.13	3.00	0.021	0.77	Liquefiable
34.5	32	37	34.5	31.6	0.7	32.3	1.14	0.03	-0.25	0.03	5.00	0.005	0.30	Liquefiable
39.5	37	42	39.5	39.8	5.5	45.2	2.81	0.00	-1.21	0.00	5.00	0.000	0.00	Non-Liquefiable
44.5	42	47	44.5	43.6	0.0	43.6	2.79	0.00	-1.08	0.00	5.00	0.000	0.00	Non-Liquefiable
49.5	47	49	48	73.6	0.0	73.6	2.79	0.00	-3.62	0.00	2.00	0.000	0.00	Non-Liquefiable
49.5	49	50	49.5	106.1	0.0	106.1	2.80	0.00	-6.65	0.00	1.00	0.000	0.00	Non-Liquefiable
Total Deformation (in)													1.55	

Notes:

- (1) $(N_1)_{60}$ calculated previously for the individual layer
- (2) Correction for fines content per Equation 76 (Boulanger and Idriss, 2008)
- (3) Corrected $(N_1)_{60}$ for fines content
- (4) Factor of Safety against Liquefaction, calculated previously for the individual layer
- (5) Calculated by Eq. 86 (Boulanger and Idriss, 2008)
- (6) Calculated by Eq. 89 (Boulanger and Idriss, 2008)
- (7) Calculated by Eqs. 90, 91, and 92 (Boulanger and Idriss, 2008)
- (8) Volumetric Strain Induced in a Liquefiable Layer, Calculated by Eq. 96 (Boulanger and Idriss, 2008)
(Strain N/A if Factor of Safety against Liquefaction > 1.3)

REVISED LIQUEFACTION EVALUATION

Project Name	Mixed-Use Development
Project Location	Rowland Heights, CA
Project Number	13G184-2
Engineer	DWN

MCE _G Design Acceleration	0.796 (g)
Design Magnitude	6.99
Historic High Depth to Groundwater	20 (ft)
Current Depth to Groundwater	25 (ft)
Borehole Diameter	8 (in)
Calculated Magnitude Scaling Factor (8)	1.14

Depth of Cut	1 ft
--------------	------

Boring No.	B-11
------------	------

Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	Uncorrected SPT N-Value	Unit Weight of Soil (pcf)	Fines Content (%)	Energy Correction	C _B	C _S	C _N	Rod Length Correction	(N ₁) ₆₀	(N ₁) _{60cs}	Overburden Stress (σ _o) (psf)	Eff. Overburden Stress (Hist. Water) (σ _o) (psf)	Eff. Overburden Stress (Curr. Water) (σ _o) (psf)	Stress Reduction Coefficient (r _d)	Ks	Cyclic Resistance Ratio (M=7.5)	Cyclic Resistance Ratio (M=6.99)	Cyclic Stress Ratio Induced by Design Earthquake	Factor of Safety	Comments	
							(1)	(2)	(3)	(4)	(5)	(6)	(7)				(9)	(10)	(11)	(12)	(13)			
5.5	0	20	10		120		1.27	1.15	1	1.29	0.75	0.0	0.0	1080	1080	1080	0.98	1.04	N/A	N/A	0.51	N/A	Above Water Table	
21	20	21	20.5	11	120	22	1.27	1.15	1.14	0.90	0.95	15.7	20.4	2340	2309	2340	0.93	0.99	0.21	0.24	0.49	0.49	Liquefiable	
21	21	23	22	11	120	4	1.27	1.15	1.13	0.87	0.95	15.0	15.0	2520	2395	2520	0.92	0.99	0.16	0.18	0.50	0.35	Liquefiable	
26	23	28	25.5	50	130		1.27	1.15	1.3	0.81	0.95	73.0	73.0	2965	2622	2934	0.91	0.93	2.00	2.00	0.53	3.77	Non-Liquefiable	
31	28	33	30.5	50	130		1.27	1.15	1.3	0.77	0.95	69.3	69.3	3615	2960	3272	0.88	0.9	2.00	2.00	0.56	3.59	Non-Liquefiable	
36	33	37	35	50	130		1.27	1.15	1.3	0.74	1	69.8	69.8	4200	3264	3576	0.86	0.87	2.00	1.99	0.57	3.49	Non-Liquefiable	

Notes:

- (1) Energy Correction for N₉₀ of automatic hammer to standard N₆₀
- (2) Borehole Diameter Correction (Skempton, 1986)
- (3) Correction for split-spoon sampler with room for liners, but liners are absent, (Seed et al., 1984, 2001)
- (4) Overburden Correction, Lao and Whitman, 1986, C_N = (2.0 ksf / p'_o)^{1/2}
- (5) Rod Length Correction for Samples <10 m in depth
- (6) N-value corrected for energy, borehole diameter, sampler with absent liners, rod length, and overburden
- (7) N-value corrected for fines content per Eqs. 75 and 76 (Boulanger and Idriss, 2008)
- (8) Magnitude Scaling Factor calculated by Eq. 51 (Boulanger and Idriss, 2008)
- (9) Stress Reduction Coefficient calculated by Eq. 22 (Boulanger and Idriss, 2008)
- (10) Overburden Correction Factor calculated by Eq. 54 (Boulanger and Idriss, 2008)
- (11) Calculated by Eq. 70 (Boulanger and Idriss, 2008)
- (12) Calculated by Eq. 72 (Boulanger and Idriss, 2008)
- (13) Calculated by Eq. 25 (Boulanger and Idriss, 2008)

LIQUEFACTION INDUCED SETTLEMENTS

Project Name	Mixed-Use Development
Project Location	Rowland Heights, CA
Project Number	13G184-2
Engineer	DWN

Boring No. B-11

Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	(N ₁) ₆₀	DN for fines content	(N ₁) _{60-CS}	Liquefaction Factor of Safety	Limiting Shear Strain V _{min}	Parameter Fd	Maximum Shear Strain V _{max}	Height of Layer		Vertical Reconsolidation Strain ε _v		Total Deformation of Layer (in)	Comments
				(1)	(2)	(3)	(4)	(5)	(6)	(7)			(8)			
5.5	0	20	10	0.0	0.0	0.0	N/A	0.50	0.95	0.00	20.00		0.000		0.00	Above Water Table
21	20	21	20.5	15.7	4.8	20.4	0.49	0.15	0.50	0.15	1.00		0.023		0.27	Liquefiable
21	21	23	22	15.0	0.0	15.0	0.35	0.27	0.75	0.27	2.00		0.029		0.69	Liquefiable
26	23	28	25.5	73.0	0.0	73.0	3.77	0.00	-3.56	0.00	5.00		0.000		0.00	Non-Liquefiable
31	28	33	30.5	69.3	0.0	69.3	3.59	0.00	-3.23	0.00	5.00		0.000		0.00	Non-Liquefiable
36	33	37	35	69.8	0.0	69.8	3.49	0.00	-3.28	0.00	4.00		0.000		0.00	Non-Liquefiable
															Total Deformation (in)	0.96

- Notes:
- (1) (N₁)₆₀ calculated previously for the individual layer
 - (2) Correction for fines content per Equation 76 (Boulanger and Idriss, 2008)
 - (3) Corrected (N₁)₆₀ for fines content
 - (4) Factor of Safety against Liquefaction, calculated previously for the individual layer
 - (5) Calculated by Eq. 86 (Boulanger and Idriss, 2008)
 - (6) Calculated by Eq. 89 (Boulanger and Idriss, 2008)
 - (7) Calculated by Eqs. 90, 91, and 92 (Boulanger and Idriss, 2008)
 - (8) Volumetric Strain Induced in a Liquefiable Layer, Calculated by Eq. 96 (Boulanger and Idriss, 2008)
(Strain N/A if Factor of Safety against Liquefaction > 1.3)

REVISED LIQUEFACTION EVALUATION

Project Name	Mixed-Use Development
Project Location	Rowland Heights, CA
Project Number	13G184-2
Engineer	DWN

MCE _G Design Acceleration	0.796 (g)
Design Magnitude	6.99
Historic High Depth to Groundwater	20 (ft)
Current Depth to Groundwater	37 (ft)
Borehole Diameter	8 (in)
Calculated Magnitude Scaling Factor (8)	1.14

Depth of Cut 20 ft

Boring No. B-17

Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	Uncorrected SPT N-Value	Unit Weight of Soil (pcf)	Fines Content (%)	Energy Correction	C _B	C _S	C _N	Rod Length Correction	(N ₁) ₆₀	(N ₁) _{60cs}	Overburden Stress (σ _o) (psf)	Eff. Overburden Stress (Hist. Water) (σ _o) (psf)	Eff. Overburden Stress (Curr. Water) (σ _o) (psf)	Stress Reduction Coefficient (r _d)	K _s	Cyclic Resistance Ratio (M=7.5)	Cyclic Resistance Ratio (M=6.99)	Cyclic Stress Ratio Induced by Design Earthquake	Factor of Safety	Comments
							(1)	(2)	(3)	(4)	(5)	(6)	(7)				(9)	(10)	(11)	(12)	(13)		
5.5	0	20	10		120		1.27	1.15	1	1.29	0.75	0.0	0.0	-1200	-1200	-1200	1.03	####	N/A	N/A	0.53	N/A	Above Water Table
19.5	20	22	21	12	120	86	1.27	1.15	1.15	0.89	0.95	17.0	22.6	120	58	120	1.00	1.1	0.24	0.30	1.08	N/A	Non-Liq: PI>18
24.5	22	27	24.5	56	120		1.27	1.15	1.3	0.82	0.95	83.3	83.3	540	259	540	0.99	1.1	2.00	2.00	1.07	1.87	Non-Liquefiable
29.5	27	32	29.5	31	120	67	1.27	1.15	1.3	0.75	0.95	42.0	47.6	1140	547	1140	0.98	1.1	2.00	2.00	1.05	1.90	Non-Liquefiable
34.5	32	37	34.5	36	120		1.27	1.15	1.3	0.70	1	47.5	47.5	1740	835	1740	0.95	1.1	2.00	2.00	1.03	1.94	Non-Liquefiable
39.5	37	42	39.5	26	120	5	1.27	1.15	1.25	0.66	1	31.4	31.4	2340	1123	2184	0.93	1.1	0.59	0.74	1.00	0.73	Liquefiable
44.5	42	47	44.5	31	120	14	1.27	1.15	1.29	0.64	1	37.4	40.3	2940	1411	2472	0.91	1.1	2.00	2.00	0.98	2.05	Non-Liquefiable
49.5	47	50	48.5	80	120		1.27	1.15	1.3	0.63	1	95.1	95.1	3420	1642	2702	0.89	1.07	2.00	2.00	0.95	2.09	Non-Liquefiable

Notes:

- (1) Energy Correction for N₉₀ of automatic hammer to standard N₆₀
- (2) Borehole Diameter Correction (Skempton, 1986)
- (3) Correction for split-spoon sampler with room for liners, but liners are absent, (Seed et al., 1984, 2001)
- (4) Overburden Correction, Lao and Whitman, 1986, C_N = (2.0 ksf / p'_o)^{1/2}
- (5) Rod Length Correction for Samples <10 m in depth
- (6) N-value corrected for energy, borehole diameter, sampler with absent liners, rod length, and overburden
- (7) N-value corrected for fines content per Eqs. 75 and 76 (Boulanger and Idriss, 2008)
- (8) Magnitude Scaling Factor calculated by Eq. 51 (Boulanger and Idriss, 2008)
- (9) Stress Reduction Coefficient calculated by Eq. 22 (Boulanger and Idriss, 2008)
- (10) Overburden Correction Factor calculated by Eq. 54 (Boulanger and Idriss, 2008)
- (11) Calculated by Eq. 70 (Boulanger and Idriss, 2008)
- (12) Calculated by Eq. 72 (Boulanger and Idriss, 2008)
- (13) Calculated by Eq. 25 (Boulanger and Idriss, 2008)

LIQUEFACTION INDUCED SETTLEMENTS

Project Name	Mixed-Use Development
Project Location	Rowland Heights, CA
Project Number	13G184-2
Engineer	DWN

Boring No. B-17

Sample Depth (ft)	Depth to Top of Layer (ft)	Depth to Bottom of Layer (ft)	Depth to Midpoint (ft)	(N ₁) ₆₀	DN for fines content	(N ₁) _{60-cs}	Liquefaction Factor of Safety	Limiting Shear Strain γ_{min}	Parameter F_d	Maximum Shear Strain γ_{max}	Height of Layer	Vertical Reconsolidation Strain ϵ_y	Total Deformation of Layer (in)	Comments
				(1)	(2)	(3)	(4)	(5)	(6)	(7)		(8)		
5.5	0	20	10	0.0	0.0	0.0	N/A	0.50	0.95	0.00	20.00	0.000	0.00	Above Water Table
19.5	20	22	21	17.0	5.5	22.6	N/A	0.12	0.38	0.00	2.00	0.000	0.00	Non-Liq: PI>18
24.5	22	27	24.5	83.3	0.0	83.3	1.87	0.00	-4.50	0.00	5.00	0.000	0.00	Non-Liquefiable
29.5	27	32	29.5	42.0	5.6	47.6	1.90	0.00	-1.40	0.00	5.00	0.000	0.00	Non-Liquefiable
34.5	32	37	34.5	47.5	0.0	47.5	1.94	0.00	-1.39	0.00	5.00	0.000	0.00	Non-Liquefiable
39.5	37	42	39.5	31.4	0.0	31.4	0.73	0.04	-0.18	0.04	5.00	0.007	0.44	Liquefiable
44.5	42	47	44.5	37.4	2.9	40.3	2.05	0.01	-0.83	0.00	5.00	0.000	0.00	Non-Liquefiable
49.5	47	50	48.5	95.1	0.0	95.1	2.09	0.00	-5.60	0.00	3.00	0.000	0.00	Non-Liquefiable
Total Deformation (in)													0.44	

- Notes:
- (1) (N₁)₆₀ calculated previously for the individual layer
 - (2) Correction for fines content per Equation 76 (Boulanger and Idriss, 2008)
 - (3) Corrected (N₁)₆₀ for fines content
 - (4) Factor of Safety against Liquefaction, calculated previously for the individual layer
 - (5) Calculated by Eq. 86 (Boulanger and Idriss, 2008)
 - (6) Calculated by Eq. 89 (Boulanger and Idriss, 2008)
 - (7) Calculated by Eqs. 90, 91, and 92 (Boulanger and Idriss, 2008)
 - (8) Volumetric Strain Induced in a Liquefiable Layer, Calculated by Eq. 96 (Boulanger and Idriss, 2008)
(Strain N/A if Factor of Safety against Liquefaction > 1.3)

Appendix A-2 - Phase I Environmental Site Assessment

LEYMASTER ENVIRONMENTAL CONSULTING, LLC

5500 E. Atherton Street, Suite 210 • Long Beach, CA 90815
Office: (562) 799-9866 • Fax: (562) 799-1963
www.leymaster.net

November 22, 2012

Mr. Stafford Lawson
Parallax Investment Corporation
247 Davenport Road, Suite 201
Toronto, ON M5R 1J9

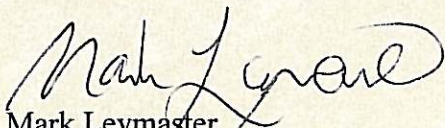
Re: PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
Vacant Lot
18800 E. Gale Avenue
Rowland Heights, CA 91748

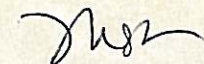
Dear Mr. Lawson:

We are pleased to enclose our Phase I Environmental Site Assessment Report for the above-referenced property.

Leymaster Environmental Consulting appreciates the opportunity to have been of assistance and looks forward to working with you again. Please call if you have any questions regarding this report.

Sincerely,


Mark Leymaster
Environmental Professional



Myrna A. Rangel
Environmental Professional

Enclosure

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

Vacant Lot
18800 E. Gale Avenue
Rowland Heights, California 91748

November 22, 2013

Submitted by:

Leymaster Environmental Consulting, LLC
5500 East Atherton Street, Suite 210
Long Beach, California 90815
(562) 799-9866

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PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

**Vacant Lot
18800 E. Gale Avenue
Rowland Heights, CA 91748**

1. **Summary**

Leymaster Environmental Consulting, LLC, performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations set forth by Mr. Stafford Lawson, on behalf of Parallax Investment Corporation for the vacant lot located at 18800 E. Gale Avenue, California 91748 (the "Property"). The address 18800 E. Railroad Street was formerly associated with the Property. This assessment includes a search of that address.

The Phase I Environmental Assessment is designed to provide Parallax Investment Corporation with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the Property. This assessment was conducted utilizing generally accepted ESA industry standards in accordance with ASTM E 1527-05, Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process and EPA Final All Appropriate Inquiries (AAI) standard practices. Any exceptions to or deletions from this practice are described in Section 2.4 of this report.

The Property was in residential use from at least 1928 to 2008, when the then existing dwellings were demolished. Aerial photographs indicate the Property remained vacant until mid 2013. At present, grading activities are underway for a future commercial development.

There are a few nearby sites listed in the Environmental Data Resources (EDR) Report. No environmental concerns exist as a result of these sites due to either the distance from the Property, the absence of violations, or responsible parties have been identified for the environmental concern.

This assessment revealed no evidence of a recognized environmental condition in connection with the Property. No further investigation is recommended.

2. **Introduction**

Leymaster Environmental Consulting, LLC (LEC) was retained by Parallax Investment Corporation to conduct a Phase I Environmental Site Assessment (ESA) of the vacant lot located at 18800 E. Gale Avenue, Rowland Heights,

California 91748 (Local Area Map – Appendix A). The protocol used for this assessment is in general conformance with ASTM E 1527-05, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process and EPA Final All Appropriate Inquiries (AAI) standard practices.

2.1 Purpose

The purpose of this ESA was to identify existing or potential recognized environmental conditions (as defined by ASTM Standard E 1527-05) in connection with the Property. LEC understands that Parallax Investment Corporation will use the findings of this study in connection with a pending financial transaction involving the Property.

2.2 Detailed Scope of Services

The scope of work for this ESA is in general accordance with the requirements of ASTM Standard E 1527-05 and EPA AAI. LEC warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the scope of work. These methodologies are described as representing good commercial and customary practice for conducting an Environmental Site Assessment of a property for the purpose of identifying environmental conditions.

No other warranties are implied or expressed.

2.3 Significant Assumptions

There is a possibility that even with the proper application of these methodologies there may exist on the Property conditions that could not be identified within the scope of the assessment or that were not reasonably identifiable from the available information. LEC believes that the information obtained from the record review and the interviews concerning the Property is reliable. However, LEC cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The methodologies of this assessment are not intended to produce all inclusive or comprehensive results, but rather to provide Parallax Investment Corporation with information relating to the Property.

2.4 Limitations and Exceptions of Assessment

The principal of Leymaster Environmental Consulting, LLC whose seal and signature appear hereon, has prepared this report. No staff member of LEC has any interest or contemplated interest, financial or otherwise, in

the subject or surrounding properties, or in any entity which owns, leases, or occupies the subject or surrounding properties, or which may be responsible for environmental issues identified during the course of this investigation, or has any personal bias with respect to the parties involved. Phase I environmental assessments are non-comprehensive by nature and are unlikely to identify all environmental problems or eliminate all risk. This report is a qualitative assessment. LEC offers a range of investigative and engineering services to suit the needs of our clients, including more quantitative investigations. Although risk can never be eliminated, more detailed and extensive investigations yield more information, which may help the Client understand and better manage risks. Because such detailed services involve greater expense, we ask our clients to participate in identifying the level of service, which will provide them with an acceptable level of risk. Please contact the signatories of this report if you would like to discuss this issue of risk further.

LEC performed this Phase I ESA in general accordance with the guidelines set forth in ASTM E 1527-05 and EPA AAI, and subsequently approved by you as our Client. The conclusions represent professional judgments and are based upon the findings of the investigations identified in the report and the interpretation of such data based on our experience and expertise according to the existing standard of care. No other warranty or limitation exists, either expressed or implied. Environmental issues not specifically addressed in the report were beyond the scope of our work and were not included in our evaluation. The findings and conclusions contain all of the limitations inherent in the methodologies that are referred to in ASTM E 1527-05.

2.5 Special Terms and Conditions

The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-upon services or the time and budgeting restraints imposed by the client. No subsurface exploratory drilling or sampling was done under the scope of this work. Unless specifically stated otherwise in the report, no chemical analyses were performed during the course of this ESA.

Some of the information provided in this report is based upon personal interviews and upon research of available documents, records, and maps held by the appropriate government and private agencies. The interviews and research are subject to the limitations of historical documentation,

availability, and accuracy of pertinent records and the personal recollections of those persons contacted.

2.6 User Reliance

All reports, both verbal and written, are for the benefit of Parallax Investment Corporation its successors and assigns. Any party other than Parallax Investment Corporation who would like to use this report shall notify Leymaster Environmental Consulting, LLC of such intended use in writing. Based on the intended use of the report, LEC may require that additional work be performed and that an updated report be issued. Noncompliance with any of these requirements by the aforementioned parties or anyone else will release LEC from any liability resulting from the use of this report by any unauthorized party.

3. Site Description

3.1 Location and Legal Description

The Property is located on the north side of Gale Avenue in the unincorporated area of Los Angeles County known as Rowland Heights, California. The cross streets are Fullerton Road and Nogales Street.

The Property is described as: *That portion of the Rancho La Puente, in the County of Los Angeles, State of California, as recorded in Book 1, Pages 43 and 44 of patents, described as a portion of the John A. Rowland 166.64-acre allotment of the partition of part of the Rancho La Puente as shown on map filed in Los Angeles County Superior Court, Case No. 5800 and a portion of the Railroad Street 50 feet wide vacated by the City Council of the City of Industry per Resolution No. 1186, a copy of which is recorded as Instrument No. 83-486426 of Official Records, Records of said County. See **Environmental Lien Report** in Appendix D for a complete description.*

The Property is recorded with the County of Los Angeles Tax Assessor's Office as Assessor's Parcel Nos. 8264-021-020 and 8264-021-017.

3.2 Site and Vicinity General Characteristics

The Property is located in commercial and light industrial area in Rowland Heights, California. Topography at the site is flat with commercial developments and or light industrial developments on all adjacent properties.

3.3 Current Use of the Property

The Property is currently under development.

3.4 Descriptions of Structures, Roads, Other Improvements

The Property consists of approximately 14 acres. Newly constructed roads are present in the center and at the eastern boundary of the Property. There are no structures or improvements on the site.

The Property is not connected to any utilities; however, once developed the following companies will service the site:

Electric:	Southern California Edison
Gas:	Southern California Gas Company
Water:	Rowland Heights Water District
Sewer:	Los Angeles County Sanitation District

3.5 Current Uses of Adjoining Properties

During the vicinity reconnaissance, LEC observed the following land use on properties in the immediate vicinity of the Property.

North: Railroad tracks and Railroad Street. Beyond are commercial and or light industrial developments located at 18791–18901 Railroad Street.

South: Gale Avenue. Beyond is the Best Western, located at 18880 Gale Avenue.

East: The Mandarin Plaza center, located at 18900 – 18932 Gale Avenue. Tenants include East West Bank, Royal Business Bank, AT&T retail store, Ranch Market, Diamond Bakery, a medical and dental office, a pharmacy, and six restaurants.

West: Multi-tenant commercial development, located at 18725 Gale Avenue. Tenants include First Community Bank, IQ Laser Visio, Law Offices, USA Financial, and Provident Bank Mortgage

4. User Provided Information

Pursuant to ASTM E 1527-05 and EPA AAI, LEC requested the following site information from Parallax Investment Corporation (user of this report).

4.1 Title Records

LEC reviewed a Chain-of-Title report provided by EDR; no items of an environmental concern were noted.

4.2 Environmental Liens or Activity and Use Limitations

LEC requested information from Mr. Stafford Lawson, Vice President of Parallax Investment Corporation, regarding knowledge of environmental liens, activity and use limitations for the Property. Mr. Lawson was not aware of any environmental liens associated with the Property and had no knowledge of any use or activity limitations. Additionally, according to the EDR Lien Report and the title report, no environmental liens were identified for the Property.

4.3 Specialized Knowledge

No specialized knowledge of the Property was used for this report.

4.4 Commonly Known or Reasonably Ascertainable Information

LEC inquired with the site contact, Mr. Lawson regarding any specialized knowledge of environmental conditions associated with the Property. Mr. Lawson was not aware of any environmental conditions associated with the Property.

An Internet search of the Property did not reveal any pertinent additional information.

4.5 Valuation Reduction for Environmental Issues

LEC inquired with the site contact, Mr. Lawson regarding any knowledge of reductions in property value due to environmental issues. Mr. Lawson indicated he was not aware of any environmental issues affecting the Property.

4.6 Owner, Property Manager, and Occupant Information

Rowland Ranch Prop LLC is the owner of the Property. See *Section 7.2* of this report for Owner provided information.

4.7 Reason for Performing Phase I ESA

The purpose of this Phase I Environmental Assessment (ESA) was to identify existing or potential Recognized Environmental Conditions (as defined by ASTM Standard E 1527-05) in connection with the Property. This ESA was also performed to permit the user to satisfy one of the requirements to qualify for the *innocent landowner, contiguous property owner, or bona fide prospective purchaser* limitations on scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "*landowner liability protections, or "LLPs"*"). ASTM Standard E 1527-05 constitutes "*all appropriate inquiry* into the previous ownership and uses of the Property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35) (B).

User continuing obligations, as defined in the 2002 Brownfield Amendments, consist of the following:

- Complying with land use restrictions and institutional controls;
- Taking "reasonable steps" with respect to hazardous substances releases;
- Providing full cooperation, assistance, and access to persons that are authorized to conduct response action or natural resource restoration;
- Complying with information requests and administrative subpoenas; and
- Providing all legally required notices.

LEC understands that the findings of this assessment will be used by Parallax Investment Corporation to evaluate a pending financial transaction in connection with the Property.

4.8 Other

The users did not provide any other information.

The Department of Toxic Substances Control's (DTSC) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites; State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

- Plato Products Inc. 18731 E. Railroad Street

Statewide Environmental Evaluation and Planning System (SWEEPS) is an underground storage tank listing which was updated and maintained by a company contacted by the SWRCB in the early 1980's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

- Trident Consolidated Industries 18751 E. Railroad Street

Well Investigation Program (WIP).

- Trident Consolidated Industries 18751 E. Railroad Street
- Plato Products Inc. 18731 E. Railroad Street

EDR Historical Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc.

- Not Reported 18928 E. Gale Avenue

None of the sites listed in the Orphan summary page of the EDR report were noted in the general area of the Property.

5.2 Additional Record Sources (See Appendix F)

5.2.1 California Department of Toxic Substances Control

The Department of Toxic Substances Control (DTSC) offices located in Cypress and Chatsworth, California reported no files or records associated with the Property.

5.2.2 Air Quality Control Management District

A search of the Air Quality Control District's Facility Information Detail (FIND) database did not reveal any files or records associated with the Property.

5.2.3 Los Angeles County Public Health Department

As of the date of this report, no information has been received from the Los Angeles County Public Health Department. Based on our review there is no reason to believe that files with significant environmental impact exist for the Property. If files are found, the files will be reviewed and, if necessary, an addendum to the conclusion of this report will be prepared.

5.2.4 Los Angeles County Department of Public Works

The Los Angeles County Department of Public Works reported no files or records associated with the Property.

5.2.5 Regional Water Quality Control Board

The Regional Water Quality Control Board reported no files or records associated with the Property.

5.2.6 Los Angeles County Sanitation District

The Los Angeles County Sanitation District reported no files or records associated with the Property.

5.3 Physical Setting Source(s)

5.3.1 *Topography*

The La Habra Quadrangle topographic map, published by the United States Geological Survey (USGS), was reviewed for this ESA. According to the map, the elevation at the subject site is approximately 460 feet. The topography at the site is relatively flat.

5.3.2 *Soils/Geology*

The surface geology at the site is mapped by the California Division of Mines and Geology (San Bernardino Sheet) as unconsolidated recent alluvium. The United States Department of Agriculture Natural Resources Conservation Service has not conducted any soil surveys in the area.

5.3.3 *Hydrogeology*

The shallow subsurface at the site is made up of Recent-aged unconsolidated alluvial deposits ranging in composition from silts to sands. The site is located within the Puente Sub-basin of the San Gabriel Valley Groundwater Basin. Monitoring wells in the area show that the depth to groundwater beneath the site is approximately 15 feet and that the direction of groundwater flow is to the west-southwest. The closest surface-water body to the site is San Jose Creek, which flows westward approximately ½-mile north of the site.

5.3.4 *Flood Zone Information*

A review of the Flood Insurance Rate Maps, published by the Federal Emergency Management Agency, was performed. According to Panel Number 06037C1875F, the Property is located in a moderate to low flood zone. Moderate to low zones consist of areas with less than 1% chance of sheet flooding each year; areas that have less than a 1% chance of sheet flooding with an average depth of less than 1-foot; areas that have less than a 1% chance of stream flooding where the contributing drainage area is less than 1 square-mile; or areas protected from floods by levees. No base flood elevations or depths are shown within these zones.

5.3.5 Oil and Gas Exploration

The State of California Department of Conservation Division of Oil, Gas, and Geothermal Resources (DOG) records were reviewed.

According to the DOGGR - Online Mapping System, no abandoned or active wells are on the Property.

5.4 Historical Use Information on the Property

The Property was in residential use from at least 1928 to 2008, when the then existing dwellings were demolished. Aerial photographs indicate the Property remained vacant until mid 2013. At present, grading activities are underway for a future commercial development.

5.4.1 Sanborn Fire Insurance Maps

The Sanborn Fire Insurance Maps did not offer coverage for the Property. (See Appendix E).

5.4.2 Los Angeles County Building and Planning Departments

Building permit records for the Property were reviewed at the Los Angeles County Building & Safety Department in La Puente. Permits for the 18800 Railroad Street address included miscellaneous tenant improvement, electrical, and sewer permits. Also on file was a permit issued in January 2008 for the demolition of an existing single-family residence. No permits of an environmental concern were noted.

According to a Building & Safety representative, there were no permits on file for the 18800 Gale Avenue address.

5.4.3 Aerial Photography

Historical aerial photographs are reviewed in order to assist in identifying any past practices that may have negatively impacted the subject property. Photographs from 1928 to 2012 were reviewed concerning this location.

1928 The Property appears to be in residential use. (See Appendix G).

1938 No changes are noted from the previous photograph.

- 1948** No changes are noted from the previous photograph.
- 1953** No changes are noted from the previous photograph.
- 1964** No changes are noted from the previous photograph. (See Appendix G).
- 1972** No changes are noted from the previous photograph.
- 1981** No changes are noted from the previous photograph.
- 1990** No changes are noted from the previous photograph. (See Appendix G).
- 1995** No changes are noted from the previous photograph.
- 2005** No changes are noted from the previous photograph.
- 2009** The Property is undeveloped land. (See Appendix G).
- 2010** No changes are noted from the previous photograph.
- 2012** No changes are noted from the previous photograph. (See Appendix G).

5.4.4 *Historical Topographic Maps*

Historical Topographic Maps did not provide pertinent additional information.

5.4.5 *Additional Historical Record Sources*

Additional historical record research sources, other than those discussed above, were determined not to be necessary as part of this assessment.

5.4.6 *Prior Assessment Reports*

LEC was not provided with any prior assessment reports.

5.5 Historical Use Information on Adjoining Properties

By review of the standard historical sources referenced above, the historical uses of the adjoining properties are summarized below:

- North:** Agricultural until sometime after 1948. By 1953, undeveloped land. Commercial use by 1981.
- South:** Agricultural until sometime after 1948. By 1972, residential use.
- East:** Undeveloped and/or agricultural until sometime after 1972. By 1990 commercial use.
- West:** Agricultural until sometime after 1948. By 1953, undeveloped land. Commercial use by 1990.

6. Site Reconnaissance

6.1 Methodology and Limiting Conditions

The Property was inspected by Myrna Rangel, Project Manager, of LEC on November 18, 2013. The weather at the time of the site visit was sunny and clear.

6.2 General Site Setting

The Property is a 14-acre parcel in a mixed commercial, light industrial, and retail area of Rowland Heights, California. The Property is under development; there are no structures onsite.

6.3 Exterior Observations

The periphery of the Property was observed; no items of an environmental concern were noted.

6.3.1 *Solid Waste Disposal*

There was no indication of potentially hazardous material disposal noted during the site reconnaissance.

6.3.2 *Surface Water Drainage*

Topography at the Property is generally flat; however, due to excavation and grading activities, some dirt mounds are present. There is no evidence of surface drainage on the Property.

6.3.3 Wells and Cisterns

No aboveground evidence of wells or cisterns was observed during the site reconnaissance.

6.3.4 Wastewater

No indications of industrial wastewater disposal or treatment facilities were observed during the site reconnaissance.

6.3.5 Additional Site Observations

No additional relevant general site observations were observed during the site reconnaissance.

6.4 Interior Observations

Not applicable.

6.5 Potential Environmental Conditions

6.5.1 Hazardous Materials and Petroleum Products Used or Stored

No evidence of the use of hazardous materials or wastes was observed on the Property.

6.5.1.1 Unidentified Containers and Drums

No unidentified containers or drums were noted during the site reconnaissance.

6.5.1.2 Disposal Locations of Regulated/Hazardous Waste

No obvious indications of hazardous waste generation, storage or disposal were observed on the Property or were identified during interviews.

6.5.2 Evidence of Releases

No obvious indications of hazardous material or petroleum product releases, such as stained areas or stressed vegetation, was observed during the site reconnaissance or reported during interviews.

6.5.3 Polychlorinated Biphenyls (PCBs)

Older transformers and other electrical equipment could contain polychlorinated biphenyls (PCBs) at a level that subjects them to regulation by the U.S. EPA. PCBs in electrical equipment are controlled by United States Environmental Protection Agency regulations 40 CFR, Part 761. Under the regulations, electrical equipment can be classified into three categories:

- Less than 50 parts per million (ppm) of PCBs – *“Non-PCB” transformer*
- 50 ppm-500 ppm – *“PCB-Contaminated” electrical equipment*
- Greater than 500 ppm – *“PCB” transformer*

There are no transformers on the Property.

6.5.4 Landfills

No evidence of on-site land filling was observed or reported during the site reconnaissance. A search of the State of California Solid Waste Information System did not indicate the presence of an historical landfill. In addition, the EDR report includes a review of listings concerning landfills; there is no indication that landfills have been located on or within on-half mile of the Property.

6.5.5 Pits, Ponds, Lagoons, Sumps, and Catch Basins

No evidence of on-site pits, ponds, lagoons was observed or reported during the site reconnaissance. No evidence of sumps or catch basins, other than used for storm water removal, was observed or reported during the site reconnaissance.

6.5.6 On-site Aboveground and Underground Storage Tanks

No aboveground tanks or evidence of underground tanks were observed during the site reconnaissance or were reported during interviews.

6.5.7 Radiological Hazards

No radiological substances or equipment were observed during the site reconnaissance or were reported during interviews.

6.5.8 Drinking Water

The Property is not currently connected to the city water supply. However, once developed, water will be supplied by the Rowland Water District. According to a water quality report dated 2012, the drinking water supplied to the Property is within state and federal standards, including lead and copper. Water sampling was not conducted at the Property to verify water quality.

6.5.9 Additional Hazard Observations

No additional hazards were observed on the Property.

6.5.10 Asbestos-Containing Building Materials

Not applicable.

6.5.11 Lead-Based Paint

Not applicable.

6.5.12 Mold

Not applicable.

6.5.13 Radon

The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the United States and have developed a map to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. The map divides the country into three radon zones, and is used to assign each of the counties in the United States to one of these zones based on radon potential. Each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. The radon zone designation of the highest priority is Zone 1.

- Zone 1 - Highest Potential (greater than 4 pCi/L)
- Zone 2 - Moderate Potential (from 2 to 4 pCi/L)
- Zone 3 – Low Potential (less than 2 pCi/L)

A review of the EPA Map of Radon Zones places the Property in Zone 2, where average predicted radon levels are between 2 and 4 pCi/L.

7. Interviews

7.1 Interview with Owner

As of the date of this report, the Property owner has not responded to our request for information. Although LEC was not able to interview the owner, this does not represent a data gap because the historical uses have been established through other resources.

7.2 Interview with Site Manager

Not applicable.

7.3 Interview with Occupants

Not applicable.

7.4 Interview with Local Government Officials

See *Section 5.2* of this report.

7.5 Interview with Others

No other interviews were conducted by LEC.

8. Findings

Leymaster Environmental Consulting, LLC completed a Phase I Environmental Site Assessment on the vacant lot located at 18800 E. Gale Avenue, Rowland Heights, California.

There are two CERCLIS and NPL sites within ½ mile of the Property. In addition, there are a few non-CERCLIS and NPL sites within 1/8 mile of the Property noted in the Environmental Data Resources, Inc. Report.

9. Opinions

No environmental concerns exist as a result of the sites listed in the EDR Report and supplemental agency review attachments of this report due to either the distance from the Property, the absence of violations, or responsible parties have been identified for the environmental concern.

10. Conclusions

Leymaster Environmental Consulting, LLC has performed a Phase I Environmental Site Assessment of the vacant lot located at 18800 E. Gale Avenue, Rowland Heights, California in conformance with the scope of limitations of American Society for Testing and Materials (ASTM), Standard Practice for Assessment Process, E 1527-05 and EPA Final All Appropriate Inquiries (AAI) standard practices. Any exceptions to, or deletions from this practice are described in Section 2.3 of this report.

This assessment revealed no evidence of a recognized environmental condition in connection with the Property. No further investigation is recommended.

11. Deviations

This Phase I Environmental Site Assessment substantially complies with the scope of services and ASTM E 1527-05 and EPA AAI, as amended, except for exceptions and/or limiting conditions discussed in Section 2.4.

12. Additional Services

No additional services, outside the scope of this Phase I Environmental Site Assessment, were contracted for between the user and LEC.

13. References

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessments Process, ASTM Standard E 1527-05.

State of California Department of Conservation, Division of Oil and Gas Geothermal Resources.

Air Quality Management District, Public Records Request.

Department of Toxic Substances Control, Public Records Act Request.

Los Angeles County Public Health Department, Public Records Act Request.

Los Angeles County Department of Public Works, Public Records Act Request.

Los Angeles County Sanitation District, Public Records Act Request.

Rowland Heights Building and Safety Department, Public Records Act Request.

Regional Water Quality Control Board, Public Records Act Request.

U.S.GS Water-Supply Paper 1109 *Ground-water Geology of the Coastal Zone Simi Valley-Santa Ana Area, California*. 1956.

California Department of Water Resources, Planned Utilization of the Groundwater Basins in the Coastal Plain of Los Angeles County, Bulletin 104-A, Reprinted 1988.

Environmental Data Resources, Incorporated, Government Records Report, October 31, 2013.

Environmental Data Resources, Incorporated, Preliminary Sanborn Map Report, October 31, 2013.

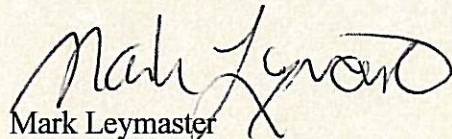
Environmental Data Resources, Incorporated, Aerial Photography Print Service, November 4, 2013.

Environmental Data Resources, Incorporated, City Directory, November 6, 2013.

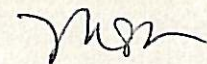
Environmental Data Resources, Environmental Lien Report, November 4, 2013.

14. Signature of Environmental Professionals

I declare that to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in §312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.



Mark Leymaster
Environmental Professional



Myrna A. Rangel
Environmental Professional

15. Qualifications of Environmental Professionals

Mark Leymaster

Mr. Leymaster is the President of Leymaster Environmental Consulting, LLC. Mr. Leymaster is a Registered Professional Engineer in the State of California (M23031) and is also a Registered Environmental Assessor II in the State of California (20057). Mr. Leymaster has over 20 years of experience as an environmental consultant.

Mr. Leymaster's responsibilities have included Phase I property transfer assessments, compliance audits, permitting, soil and groundwater investigations, remediation projects, litigation support, expert testimony, overseeing manufacturing facility closures, and the closure of Transport, Storage, and Disposal facilities.

His projects have included defining the lateral and vertical extent of soil and groundwater contamination of sites for both organics and inorganics. Agency sign-offs for both groundwater and soil remediation sites have been received for systems designed, installed, and operated by Mr. Leymaster. He has evaluated many Brownfield sites for potential buyers and has overseen the successful property transaction, remediation installation and development of the properties. Mr. Leymaster has conducted approximately 200 Phase I environmental site assessments at a variety of commercial, industrial, and residential properties including: defense manufactures, plating facilities, printing shops, salvage yards, foundries, dry cleaners, apartment complexes, office buildings, shopping centers and automotive maintenance facilities. He has performed approximately 150 subsurface soil and groundwater investigations. He has evaluated and completed remediation of over 30 facilities contaminated with metals, chlorinated solvents, volatile organic compounds and acids.

Myrna Rangel

Ms. Rangel is a Registered Environmental Assessor in the State of California (30264) and has over seven years experience in the environmental field. She has been involved in conducting Phase I and Phase II Environmental Site Assessments, managing on-going remediation projects, and liaising with regulatory agencies and the UST Cleanup fund. Her field experience includes soil, groundwater and soil-vapor sampling.

Ms Rangel has completed over 175 Phase I environmental site assessments at a variety of commercial and industrial properties including: electronics manufacturing facilities, chemical companies, plating facilities, city yards, paint manufacturing and printing shops, machine shops, salvage yards, foundries, manufacturing facilities, manufactured gas facilities, office buildings, shopping centers and automotive maintenance facilities.

16. Appendices

APPENDIX A

LOCAL AREA MAP



Leymaster Environmental Consulting, LLC

5500 E. Atherton St., Suite 210
Long Beach, CA 90815

Local Area Map

Vacant Land
18800 Gale Avenue
Rowland Heights, California

Appendix A | November 19, 2013

APPENDIX B

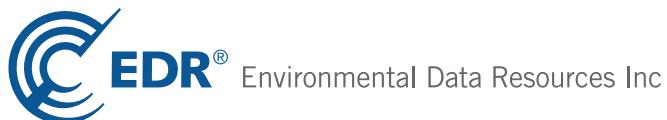
EDR GOVERNMENT RECORDS REPORT

Vacant Lot

18800 East Gale Ave.
Rowland Heights, CA 91748

Inquiry Number: 3773417.2s
October 31, 2013

The EDR Radius Map™ Report with GeoCheck®



440 Wheelers Farms Road
Milford, CT 06461
Toll Free: 800.352.0050
www.edrnet.com

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with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

18800 EAST GALE AVE.
ROWLAND HEIGHTS, CA 91748

COORDINATES

Latitude (North): 33.9962000 - 33° 59' 46.32"
Longitude (West): 117.8925000 - 117° 53' 33.00"
Universal Transverse Mercator: Zone 11
UTM X (Meters): 417572.8
UTM Y (Meters): 3761899.2
Elevation: 464 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 33117-H8 LA HABRA, CA
Most Recent Revision: 1981

North Map: 34117-A8 BALDWIN PARK, CA
Most Recent Revision: 1981

AERIAL PHOTOGRAPHY IN THIS REPORT

Photo Year: 2012
Source: USDA

TARGET PROPERTY SEARCH RESULTS

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

DATABASES WITH NO MAPPED SITES

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

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

Proposed NPL..... Proposed National Priority List Sites

EXECUTIVE SUMMARY

NPL LIENS..... Federal Superfund Liens

Federal Delisted NPL site list

Delisted NPL..... National Priority List Deletions

Federal CERCLIS list

FEDERAL FACILITY..... Federal Facility Site Information listing

Federal CERCLIS NFRAP site List

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

Federal RCRA CORRACTS facilities list

CORRACTS..... Corrective Action Report

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF..... RCRA - Treatment, Storage and Disposal

Federal RCRA generators list

RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

Federal institutional controls / engineering controls registries

US INST CONTROL..... Sites with Institutional Controls

LUCIS..... Land Use Control Information System

Federal ERNS list

ERNS..... Emergency Response Notification System

State- and tribal - equivalent NPL

RESPONSE..... State Response Sites

State and tribal landfill and/or solid waste disposal site lists

SWF/LF..... Solid Waste Information System

State and tribal leaking storage tank lists

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

State and tribal registered storage tank lists

AST..... Aboveground Petroleum Storage Tank Facilities

INDIAN UST..... Underground Storage Tanks on Indian Land

FEMA UST..... Underground Storage Tank Listing

State and tribal voluntary cleanup sites

VCP..... Voluntary Cleanup Program Properties

EXECUTIVE SUMMARY

INDIAN VCP..... Voluntary Cleanup Priority Listing

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS..... A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations
ODI..... Open Dump Inventory
WMUDS/SWAT..... Waste Management Unit Database
HAULERS..... Registered Waste Tire Haulers Listing
INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

Local Lists of Hazardous waste / Contaminated Sites

US CDL..... Clandestine Drug Labs
HIST Cal-Sites..... Historical Calsites Database
SCH..... School Property Evaluation Program
Toxic Pits..... Toxic Pits Cleanup Act Sites
CDL..... Clandestine Drug Labs
US HIST CDL..... National Clandestine Laboratory Register

Local Land Records

LIENS 2..... CERCLA Lien Information
LIENS..... Environmental Liens Listing
DEED..... Deed Restriction Listing

Records of Emergency Release Reports

HMIRS..... Hazardous Materials Information Reporting System
CHMIRS..... California Hazardous Material Incident Report System
LDS..... Land Disposal Sites Listing
MCS..... Military Cleanup Sites Listing
SPILLS 90..... SPILLS 90 data from FirstSearch

Other Ascertainable Records

RCRA NonGen / NLR..... RCRA - Non Generators
DOT OPS..... Incident and Accident Data
DOD..... Department of Defense Sites
FUDS..... Formerly Used Defense Sites
CONSENT..... Superfund (CERCLA) Consent Decrees
UMTRA..... Uranium Mill Tailings Sites
US MINES..... Mines Master Index File
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing
SSTS..... Section 7 Tracking Systems

EXECUTIVE SUMMARY

ICIS.....	Integrated Compliance Information System
PADS.....	PCB Activity Database System
MLTS.....	Material Licensing Tracking System
RADINFO.....	Radiation Information Database
FINDS.....	Facility Index System/Facility Registry System
RAATS.....	RCRA Administrative Action Tracking System
RMP.....	Risk Management Plans
CA BOND EXP. PLAN.....	Bond Expenditure Plan
UIC.....	UIC Listing
NPDES.....	NPDES Permits Listing
Cortese.....	"Cortese" Hazardous Waste & Substances Sites List
CUPA Listings.....	CUPA Resources List
LA Co. Site Mitigation.....	Site Mitigation List
DRYCLEANERS.....	Cleaner Facilities
LOS ANGELES CO. HMS.....	HMS: Street Number List
ENF.....	Enforcement Action Listing
HAZNET.....	Facility and Manifest Data
EMI.....	Emissions Inventory Data
INDIAN RESERV.....	Indian Reservations
SCRD DRYCLEANERS.....	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR.....	Financial Assurance Information
EPA WATCH LIST.....	EPA WATCH LIST
WDS.....	Waste Discharge System
PRP.....	Potentially Responsible Parties
US AIRS.....	Aerometric Information Retrieval System Facility Subsystem
2020 COR ACTION.....	2020 Corrective Action Program List
LEAD SMELTERS.....	Lead Smelter Sites
Financial Assurance.....	Financial Assurance Information Listing
HWP.....	EnviroStor Permitted Facilities Listing
HWT.....	Registered Hazardous Waste Transporter Database
COAL ASH EPA.....	Coal Combustion Residues Surface Impoundments List
COAL ASH DOE.....	Steam-Electric Plant Operation Data
MWMP.....	Medical Waste Management Program Listing
PCB TRANSFORMER.....	PCB Transformer Registration Database
PROC.....	Certified Processors Database

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP..... EDR Proprietary Manufactured Gas Plants

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

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

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

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 04/26/2013 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (AREA 4)	STIMSON AVE & OLD VALLE	W 1/8 - 1/4 (0.241 mi.)	0	8

Federal CERCLIS list

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

A review of the CERCLIS list, as provided by EDR, and dated 04/26/2013 has revealed that there are 2 CERCLIS sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (AREA 4)	STIMSON AVE & OLD VALLE	W 1/8 - 1/4 (0.241 mi.)	0	8

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
ACROMILL	18421 RAILROAD ST.	W 1/4 - 1/2 (0.476 mi.)	58	149

Federal RCRA generators list

RCRA-LQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

A review of the RCRA-LQG list, as provided by EDR, and dated 07/11/2013 has revealed that there are 2 RCRA-LQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
EXXONMOBIL OIL CORP 11116	1025 S NOGALES STREET	E 1/8 - 1/4 (0.140 mi.)	D15	56
FREMARCS DESIGNS	18810 E SAN JOSE AVE	N 1/8 - 1/4 (0.149 mi.)	G22	75

EXECUTIVE SUMMARY

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 07/11/2013 has revealed that there are 9 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>POLYCHROME CORP DIV OF SUN CHE</i>	<i>1130 COINER CT</i>	<i>W 0 - 1/8 (0.107 mi.)</i>	<i>4</i>	<i>37</i>
<i>PLATO PRODUCTS INC</i>	<i>18731 E RAILROAD STREET</i>	<i>NW 0 - 1/8 (0.110 mi.)</i>	<i>B6</i>	<i>40</i>
<i>COVALENCE SPECIALTY MATLS CORP</i>	<i>18901 E RAILROAD ST</i>	<i>NE 1/8 - 1/4 (0.139 mi.)</i>	<i>C7</i>	<i>41</i>
<i>SIGMA CASTING CORP</i>	<i>925 CHARLIE RD</i>	<i>NNW 1/8 - 1/4 (0.145 mi.)</i>	<i>E16</i>	<i>59</i>
<i>PACTIV CORP</i>	<i>18752 SAN JOSE AVE</i>	<i>NNW 1/8 - 1/4 (0.149 mi.)</i>	<i>F20</i>	<i>71</i>
<i>MODEM GRAPHICS INC</i>	<i>18688 E SAN JOSE AVE</i>	<i>NNW 1/8 - 1/4 (0.168 mi.)</i>	<i>E37</i>	<i>102</i>
<i>ELITE PAINT & BODY SHOP</i>	<i>938 NOGALES</i>	<i>ENE 1/8 - 1/4 (0.192 mi.)</i>	<i>I39</i>	<i>105</i>
<i>BROOK FURNITURE</i>	<i>18960 W SAN JOSE AVE</i>	<i>NE 1/8 - 1/4 (0.209 mi.)</i>	<i>J41</i>	<i>106</i>
<i>ONDEO-NALCO</i>	<i>18725 EAST SAN JOSE AVE</i>	<i>NW 1/8 - 1/4 (0.219 mi.)</i>	<i>43</i>	<i>109</i>

Federal institutional controls / engineering controls registries

US ENG CONTROLS: A listing of sites with engineering controls in place.

A review of the US ENG CONTROLS list, as provided by EDR, and dated 06/17/2013 has revealed that there is 1 US ENG CONTROLS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SAN GABRIEL VALLEY (AREA 4)</i>	<i>STIMSON AVE & OLD VALLE</i>	<i>W 1/8 - 1/4 (0.241 mi.)</i>	<i>0</i>	<i>8</i>

State- and tribal - equivalent CERCLIS

ENVIROSTOR: The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

A review of the ENVIROSTOR list, as provided by EDR, and dated 09/05/2013 has revealed that there are 4 ENVIROSTOR sites within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>PLATO PRODUCTS, INC.</i> Status: Refer: Other Agency	<i>18731 RAILROAD STREET</i>	<i>NW 0 - 1/8 (0.110 mi.)</i>	<i>B5</i>	<i>39</i>
<i>SIGMA, A DIV. OF HOWMET</i> Status: Refer: Other Agency	<i>925 S. CHARLIE ROAD</i>	<i>NW 1/8 - 1/4 (0.168 mi.)</i>	<i>E38</i>	<i>103</i>

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SIGMA PLATING CO. Status: Refer: Other Agency	1040 S. OTTERBEIN AVENU	E 1/4 - 1/2 (0.412 mi.)	L51	124
NATIONAL SERV IND INC, LITHONI Status: Refer: Other Agency	18401 E ARENTH AVE	NW 1/2 - 1 (0.590 mi.)	61	155

State and tribal leaking storage tank lists

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

A review of the LUST list, as provided by EDR, and dated 09/16/2013 has revealed that there are 14 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LA CO FIRE STATION #145 Status: Completed - Case Closed	1525 NOGALES ST S	SSE 1/4 - 1/2 (0.408 mi.)	K50	122
COLIMA COMMERCIAL CENTER Status: Completed - Case Closed	18811 COLIMA ROAD	S 1/4 - 1/2 (0.471 mi.)	M56	143
MOUNTAIN VIEW TIRE & SRVICE Status: Completed - Case Closed	18837 E COLIMA RD	S 1/4 - 1/2 (0.477 mi.)	M59	152

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL 18-920 MOBIL #11-920 Status: Open - Eligible for Closure	1025 NOGALES ST 1025 NOGALES	E 1/8 - 1/4 (0.140 mi.) E 1/8 - 1/4 (0.140 mi.)	D11 D12	46 47
SIGMA HOWMET CERCAST INC Status: Completed - Case Closed	925 CHARLIE RD	NNW 1/8 - 1/4 (0.145 mi.)	E17	65
YUM YUM DONUT SHOP Status: Completed - Case Closed	18830 SAN JOSE	N 1/8 - 1/4 (0.150 mi.)	G25	83
WALNUT/ROWLAND HEIGHTS CAR WAS Status: Open - Remediation	1100 NOGALES ST S	E 1/8 - 1/4 (0.164 mi.)	D32	90
NOGALES HAND CAR WASH Status: Completed - Case Closed	1100 NOGALES STREET	E 1/8 - 1/4 (0.164 mi.)	D33	97
KEYSTONE TRUCKING SERVICE Status: Completed - Case Closed	19047 SAN JOSE	NE 1/4 - 1/2 (0.291 mi.)	46	115
Not reported Status: Completed - Case Closed	710 SOUTH EPPERSON DRIV	NW 1/4 - 1/2 (0.370 mi.)	47	117
SIGMA PLATING COMPANY TRANS DEPT Status: Completed - Case Closed	1040 OTTERBEIN AVE S 1010 OTTERBEIN AVE	E 1/4 - 1/2 (0.413 mi.) E 1/4 - 1/2 (0.417 mi.)	L53 L54	134 136
MARQUEZ SHELL #7 Status: Completed - Case Closed	2701 VALLEY BLVD. E.	NNE 1/4 - 1/2 (0.452 mi.)	55	139

EXECUTIVE SUMMARY

SLIC: SLIC Region comes from the California Regional Water Quality Control Board.

A review of the SLIC list, as provided by EDR, and dated 09/16/2013 has revealed that there are 4 SLIC sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
NEWTON HEAT TREATING CO., INC. Facility Status: Open - Site Assessment	19235 E. WALNUT DR.	E 1/4 - 1/2 (0.476 mi.)	57	149

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
BACE INDUSTRIES, INC. Facility Status: Open - Site Assessment Facility Status: Completed - Case Closed	18625 RAILROAD ST.	WNW 1/8 - 1/4 (0.225 mi.)	45	113
SIGMA PLATING CO. Facility Status: Open - Site Assessment	1040 S. OTTERBEIN AVENU	E 1/4 - 1/2 (0.412 mi.)	L51	124
SIGMA PLATING COMPANY Facility Status: Open - Site Assessment	1040 OTTERBEIN AVE S	E 1/4 - 1/2 (0.413 mi.)	L53	134

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the State Water Resources Control Board's Hazardous Substance Storage Container Database.

A review of the UST list, as provided by EDR, and dated 09/16/2013 has revealed that there are 3 UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL OIL CORP S/S #18-920	1025 NOGALES ST	E 1/8 - 1/4 (0.140 mi.)	D13	55
SIGMA CASTING CORP	925 CHARLIE RD	NNW 1/8 - 1/4 (0.145 mi.)	E18	68
ROWLAND HEIGHTS CAR WASH	1100 NOGALES ST	E 1/8 - 1/4 (0.164 mi.)	D34	100

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling facilities in California.

A review of the SWRCY list, as provided by EDR, and dated 09/16/2013 has revealed that there are 2 SWRCY sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LAUR METALS CO	18901 COLIMA RD	S 1/4 - 1/2 (0.499 mi.)	60	155

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
KAY MET RECYCLING	926 S NOGALES ST	NE 1/8 - 1/4 (0.222 mi.)	44	113

EXECUTIVE SUMMARY

Local Lists of Hazardous waste / Contaminated Sites

AOCONCERN: San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

A review of the AOCONCERN list, as provided by EDR, and dated 03/30/2009 has revealed that there is 1 AOCONCERN site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY		WNW 1/8 - 1/4 (0.193 mi.)	0	8

Local Lists of Registered Storage Tanks

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

A review of the CA FID UST list, as provided by EDR, and dated 10/31/1994 has revealed that there are 3 CA FID UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SIGMA CASTING CORP</i>	<i>925 CHARLIE RD</i>	<i>NNW 1/8 - 1/4 (0.145 mi.)</i>	<i>E16</i>	<i>59</i>
<i>YUM YUM DONUT SHOP, INC</i>	<i>18830 E SAN JOSE AVE</i>	<i>N 1/8 - 1/4 (0.153 mi.)</i>	<i>G28</i>	<i>86</i>
<i>FIRST INTERSTATE BANK WH</i>	<i>19101 E WALNUT DR</i>	<i>E 1/8 - 1/4 (0.163 mi.)</i>	<i>D29</i>	<i>87</i>

HIST UST: Historical UST Registered Database.

A review of the HIST UST list, as provided by EDR, and dated 10/15/1990 has revealed that there are 5 HIST UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL SOI	1025 NOGALES ST	E 1/8 - 1/4 (0.140 mi.)	D10	45
<i>SIGMA CASTING CORP</i>	<i>925 CHARLIE RD</i>	<i>NNW 1/8 - 1/4 (0.145 mi.)</i>	<i>E16</i>	<i>59</i>
YUM YUM DONUT SHOPS, INC.	18830 SAN JOSE AVE	N 1/8 - 1/4 (0.150 mi.)	G24	82
FIRST INTERSTATE BANK WAREHOUSE	19101 E. WALNUT DR.	E 1/8 - 1/4 (0.164 mi.)	D31	89
WALNUT VALLEY CAR WASH	1100 NOGALES ST	E 1/8 - 1/4 (0.164 mi.)	D36	101

SWEEPS UST: Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

A review of the SWEEPS UST list, as provided by EDR, and dated 06/01/1994 has revealed that there are 7 SWEEPS UST sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRIDENT CONSOLIDATED IND	18751 E RAILROAD ST	NW 0 - 1/8 (0.055 mi.)	A2	36
<i>MOBIL #11-920</i>	<i>1025 NOGALES</i>	<i>E 1/8 - 1/4 (0.140 mi.)</i>	<i>D12</i>	<i>47</i>
<i>SIGMA CASTING CORP</i>	<i>925 CHARLIE RD</i>	<i>NNW 1/8 - 1/4 (0.145 mi.)</i>	<i>E16</i>	<i>59</i>
<i>PACTIV CORP</i>	<i>18752 SAN JOSE AVE</i>	<i>NNW 1/8 - 1/4 (0.149 mi.)</i>	<i>F19</i>	<i>68</i>
<i>YUM YUM DONUT SHOP, INC</i>	<i>18830 E SAN JOSE AVE</i>	<i>N 1/8 - 1/4 (0.153 mi.)</i>	<i>G28</i>	<i>86</i>

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
FIRST INTERSTATE BANK WH WALNUT VALLEY CAR WASH	19101 E WALNUT DR 1100 S NOGALES ST	E 1/8 - 1/4 (0.163 mi.) E 1/8 - 1/4 (0.163 mi.)	D29 D30	87 88

Other Ascertainable Records

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

A review of the ROD list, as provided by EDR, and dated 12/18/2012 has revealed that there is 1 ROD site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
SAN GABRIEL VALLEY (AREA 4)	STIMSON AVE & OLD VALLE	W 1/8 - 1/4 (0.241 mi.)	0	8

HIST CORTESE: The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CALSTITES]. This listing is no longer updated by the state agency.

A review of the HIST CORTESE list, as provided by EDR, and dated 04/01/2001 has revealed that there are 10 HIST CORTESE sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
LA CO FIRE STATION #145	1525 NOGALES	SSE 1/4 - 1/2 (0.407 mi.)	K49	121
COLIMA COMMERCIAL CENTER	18811 COLIMA ROAD	S 1/4 - 1/2 (0.471 mi.)	M56	143
MOUNTAIN VIEW TIRE & SERVICE	18837 E COLIMA RD	S 1/4 - 1/2 (0.477 mi.)	M59	152

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MOBIL #11-920	1025 NOGALES	E 1/8 - 1/4 (0.140 mi.)	D12	47
YUM YUM DONUT SHOP	18830 SAN JOSE	N 1/8 - 1/4 (0.150 mi.)	G25	83
NOGALES HAND CAR WASH	1100 NOGALES STREET	E 1/8 - 1/4 (0.164 mi.)	D33	97
KEYSTONE TRUCKING SERVICE	19047 SAN JOSE	NE 1/4 - 1/2 (0.291 mi.)	46	115
Not reported	710 SOUTH EPPERSON DRIV	NW 1/4 - 1/2 (0.370 mi.)	47	117
UNOCAL SS# 4590	1111 JELLY	W 1/4 - 1/2 (0.375 mi.)	48	121
Not reported	1040 SOUTH OTTERBEIN AV	E 1/4 - 1/2 (0.413 mi.)	L52	126

Notify 65: Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

A review of the Notify 65 list, as provided by EDR, and dated 10/21/1993 has revealed that there is 1 Notify 65 site within approximately 1 mile of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
MR. KONGAIKA	1449 ALMINA	WSW 1/2 - 1 (0.956 mi.)	62	159

EXECUTIVE SUMMARY

WIP: Well Investigation Program case in the San Gabriel and San Fernando Valley area.

A review of the WIP list, as provided by EDR, and dated 07/03/2009 has revealed that there are 11 WIP sites within approximately 0.25 miles of the target property.

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TRIDENT CONSOLIDATED IND., INC Facility Status: Historical	18751 RAILROAD ST	NW 0 - 1/8 (0.046 mi.)	A1	36
PLATO PRODUCTS INC Facility Status: Historical	18731 E RAILROAD STREET	NW 0 - 1/8 (0.110 mi.)	B6	40
C & F FOODS Facility Status: Historical	18825 RAILROAD ST	NE 1/8 - 1/4 (0.139 mi.)	C8	44
TYCO PLASTICS Facility Status: Historical	18901 RAILROAD ST	NE 1/8 - 1/4 (0.139 mi.)	C9	44
SIGMA HOWMET CERCAST INC Facility Status: Historical	925 CHARLIE RD	NNW 1/8 - 1/4 (0.145 mi.)	E17	65
PACTIV CORP Facility Status: Historical	18752 E SAN JOSE AVE AT	NNW 1/8 - 1/4 (0.149 mi.)	F21	73
FREMARC DESIGNS Facility Status: Historical	18810 E. SAN JOSE AVE.	N 1/8 - 1/4 (0.149 mi.)	G23	78
AMERICAN AIR FILTER Facility Status: Historical	18856 E SAN JOSE AVE	NNE 1/8 - 1/4 (0.151 mi.)	H26	85
KOAMEX GENERAL WHOLESALE INC Facility Status: Historical	18965 E SAN JOSE AVE	NE 1/8 - 1/4 (0.196 mi.)	J40	106
ONDEO-NALCO Facility Status: Historical	18725 EAST SAN JOSE AVE	NW 1/8 - 1/4 (0.219 mi.)	43	109
BACE INDUSTRIES, INC. Facility Status: Backlog Facility Status: Historical Facility Status: Active	18625 RAILROAD ST.	WNW 1/8 - 1/4 (0.225 mi.)	45	113

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR US Hist Auto Stat: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR US Hist Auto Stat list, as provided by EDR, has revealed that there are 4 EDR US Hist Auto Stat sites within approximately 0.25 miles of the target property.

EXECUTIVE SUMMARY

<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	1025 NOGALES ST	E 1/8 - 1/4 (0.140 mi.)	D14	56
Not reported	18856 SAN JOSE AVE	NNE 1/8 - 1/4 (0.151 mi.)	H27	86
Not reported	1100 NOGALES ST	E 1/8 - 1/4 (0.164 mi.)	D35	100
Not reported	938 NOGALES ST	NE 1/8 - 1/4 (0.215 mi.)	I42	108

EDR US Hist Cleaners: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

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

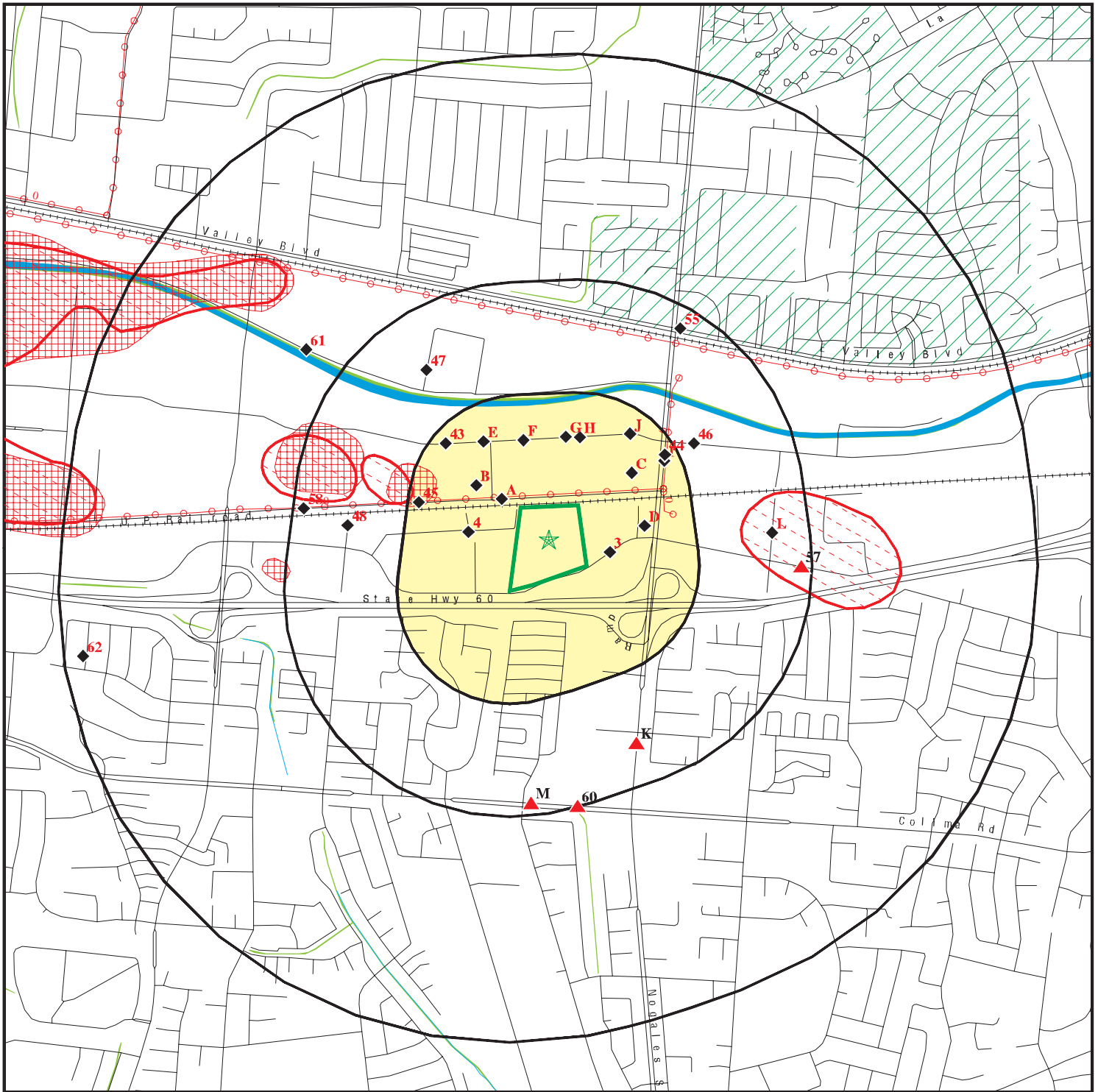
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
Not reported	18928 GALE AVE	E 0 - 1/8 (0.056 mi.)	3	37

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 38 records.

<u>Site Name</u>	<u>Database(s)</u>
17525& 17537 & 17543 E GALE AVE BL	NPDES
GALE AUTO MALL WEST JELICK ST IMP	NPDES
10 NEW SINGLE FAMILY HOUSE	NPDES
CAMCO CHEMICAL CO INC	FTTS,HIST FTTS CDL
FRIENDLY HILLS HEALTH CARE NETWORK	HAZNET
ROWLAND MUSEUM	HAZNET
SUPERIOR AUTO OF SGV LLC/DBA SUPER	HAZNET
CHILDRENS DENTISTRY	HAZNET
SAMS CLUB #6611	HAZNET
CORPLEY-INDUSTRY-GALE #1 ASSOCIATE	HAZNET
FRIENDLY HILLS MEDICAL GROUP	HAZNET
AB PHOTO	HAZNET
TRAMMELL CROW COMPANY	HAZNET
ECO LAB INC	HAZNET
COVALENCE SPECIALTY MATERIALS CORP	HAZNET
ARTHUR COX & SONS	HAZNET
VALLEY VISTA SERVICES INC.	HAZNET
COAST CRANE CO	HAZNET
MODEM GRAPHICS INC	HAZNET
BROOK FURNITURE RENTAL	HAZNET
MODEM GRAPHICS INC	HAZNET
TOMEI INDUSTRIES (AMERICA), INC	HAZNET
XTRA LEASE INC	HAZNET
PACIFIC EQUIP & IRR	HAZNET
HAMILTON STANDARD CONTROLS	HAZNET
TURBO MASTER INC	HAZNET
RALPH'S #625	HAZNET
REGENTS UNIVERSITY CALIFORNIA & JO	HAZNET
LOS ANGELES COUNTY FIRE DEPARTMENT	HAZNET
BUCCOLA MANUFACTURING INC	HAZNET
PUENTE HILLS TOYOTA	HAZNET
LB ENTERPRISES	HAZNET
SAIA MOTOR FREIGHT	HAZNET
VERIZON INC	HAZNET
KURARAY AMERICA INC	HAZNET
CAL MODE INC	SITE MIT LOS ANGELES
ARMIN PLASTICS CORPORATION	WIP

OVERVIEW MAP - 3773417.2s



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

National Priority List Sites

Dept. Defense Sites

Indian Reservations BIA

Power transmission lines

Oil & Gas pipelines from USGS

100-year flood zone

500-year flood zone

National Wetland Inventory

Areas of Concern

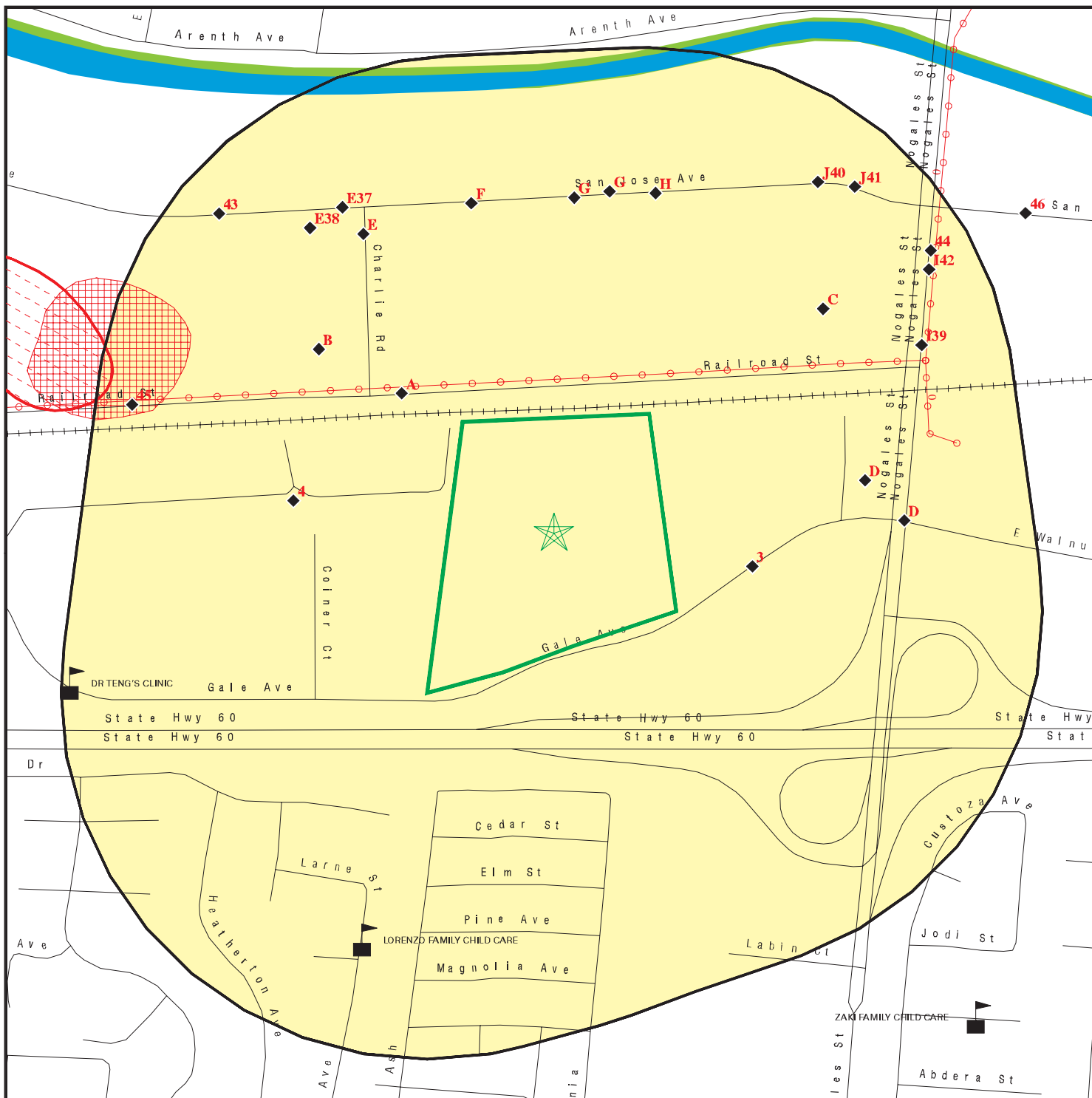


This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Vacant Lot
 ADDRESS: 18800 East Gale Ave.
 Rowland Heights CA 91748
 LAT/LONG: 33.9962 / 117.8925

CLIENT: Leymaster Env. Consulting
 CONTACT: Myrna Rangel
 INQUIRY #: 3773417.2s
 DATE: October 31, 2013 3:11 pm

DETAIL MAP - 3773417.2s



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- Sensitive Receptors
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Power transmission lines
- Oil & Gas pipelines from USGS
- 100-year flood zone
- 500-year flood zone
- National Wetland Inventory
- Areas of Concern

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Vacant Lot
 ADDRESS: 18800 East Gale Ave.
 Rowland Heights CA 91748
 LAT/LONG: 33.9962 / 117.8925

CLIENT: Leymaster Env. Consulting
 CONTACT: Myrna Rangel
 INQUIRY #: 3773417.2s
 DATE: October 31, 2013 3:14 pm

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
<i>Federal NPL site list</i>								
NPL	1.000		0	1	0	0	NR	1
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	0.001		0	NR	NR	NR	NR	0
<i>Federal Delisted NPL site list</i>								
Delisted NPL	1.000		0	0	0	0	NR	0
<i>Federal CERCLIS list</i>								
CERCLIS	0.500		0	1	1	NR	NR	2
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
<i>Federal CERCLIS NFRAP site List</i>								
CERC-NFRAP	0.500		0	0	0	NR	NR	0
<i>Federal RCRA CORRACTS facilities list</i>								
CORRACTS	1.000		0	0	0	0	NR	0
<i>Federal RCRA non-CORRACTS TSD facilities list</i>								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
<i>Federal RCRA generators list</i>								
RCRA-LQG	0.250		0	2	NR	NR	NR	2
RCRA-SQG	0.250		2	7	NR	NR	NR	9
RCRA-CESQG	0.250		0	0	NR	NR	NR	0
<i>Federal institutional controls / engineering controls registries</i>								
US ENG CONTROLS	0.500		0	1	0	NR	NR	1
US INST CONTROL	0.500		0	0	0	NR	NR	0
LUCIS	0.500		0	0	0	NR	NR	0
<i>Federal ERNS list</i>								
ERNS	0.001		0	NR	NR	NR	NR	0
<i>State- and tribal - equivalent NPL RESPONSE</i>								
RESPONSE	1.000		0	0	0	0	NR	0
<i>State- and tribal - equivalent CERCLIS ENVIROSTOR</i>								
ENVIROSTOR	1.000		1	1	1	1	NR	4
<i>State and tribal landfill and/or solid waste disposal site lists</i>								
SWF/LF	0.500		0	0	0	NR	NR	0
<i>State and tribal leaking storage tank lists</i>								
LUST	0.500		0	6	8	NR	NR	14

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
SLIC	0.500		0	1	3	NR	NR	4
INDIAN LUST	0.500		0	0	0	NR	NR	0
State and tribal registered storage tank lists								
UST	0.250		0	3	NR	NR	NR	3
AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
FEMA UST	0.250		0	0	NR	NR	NR	0
State and tribal voluntary cleanup sites								
VCP	0.500		0	0	0	NR	NR	0
INDIAN VCP	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
WMUDS/SWAT	0.500		0	0	0	NR	NR	0
SWRCY	0.500		0	1	1	NR	NR	2
HAULERS	0.001		0	NR	NR	NR	NR	0
INDIAN ODI	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US CDL	0.001		0	NR	NR	NR	NR	0
HIST Cal-Sites	1.000		0	0	0	0	NR	0
SCH	0.250		0	0	NR	NR	NR	0
Toxic Pits	1.000		0	0	0	0	NR	0
AOCONCERN	1.000		0	1	0	0	NR	1
CDL	0.001		0	NR	NR	NR	NR	0
US HIST CDL	0.001		0	NR	NR	NR	NR	0
Local Lists of Registered Storage Tanks								
CA FID UST	0.250		0	3	NR	NR	NR	3
HIST UST	0.250		0	5	NR	NR	NR	5
SWEEPS UST	0.250		1	6	NR	NR	NR	7
Local Land Records								
LIENS 2	0.001		0	NR	NR	NR	NR	0
LIENS	0.001		0	NR	NR	NR	NR	0
DEED	0.500		0	0	0	NR	NR	0
Records of Emergency Release Reports								
HMIRS	0.001		0	NR	NR	NR	NR	0
CHMIRS	0.001		0	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
LDS	0.001		0	NR	NR	NR	NR	0
MCS	0.001		0	NR	NR	NR	NR	0
SPILLS 90	0.001		0	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	0	NR	NR	NR	0
DOT OPS	0.001		0	NR	NR	NR	NR	0
DOD	1.000		0	0	0	0	NR	0
FUDS	1.000		0	0	0	0	NR	0
CONSENT	1.000		0	0	0	0	NR	0
ROD	1.000		0	1	0	0	NR	1
UMTRA	0.500		0	0	0	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
TRIS	0.001		0	NR	NR	NR	NR	0
TSCA	0.001		0	NR	NR	NR	NR	0
FTTS	0.001		0	NR	NR	NR	NR	0
HIST FTTS	0.001		0	NR	NR	NR	NR	0
SSTS	0.001		0	NR	NR	NR	NR	0
ICIS	0.001		0	NR	NR	NR	NR	0
PADS	0.001		0	NR	NR	NR	NR	0
MLTS	0.001		0	NR	NR	NR	NR	0
RADINFO	0.001		0	NR	NR	NR	NR	0
FINDS	0.001		0	NR	NR	NR	NR	0
RAATS	0.001		0	NR	NR	NR	NR	0
RMP	0.001		0	NR	NR	NR	NR	0
CA BOND EXP. PLAN	1.000		0	0	0	0	NR	0
UIC	0.001		0	NR	NR	NR	NR	0
NPDES	0.001		0	NR	NR	NR	NR	0
Cortese	0.500		0	0	0	NR	NR	0
HIST CORTESE	0.500		0	3	7	NR	NR	10
CUPA Listings	0.250		0	0	NR	NR	NR	0
Notify 65	1.000		0	0	0	1	NR	1
LA Co. Site Mitigation	0.001		0	NR	NR	NR	NR	0
DRYCLEANERS	0.250		0	0	NR	NR	NR	0
WIP	0.250		2	9	NR	NR	NR	11
LOS ANGELES CO. HMS	0.001		0	NR	NR	NR	NR	0
ENF	0.001		0	NR	NR	NR	NR	0
HAZNET	0.001		0	NR	NR	NR	NR	0
EMI	0.001		0	NR	NR	NR	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	0.001		0	NR	NR	NR	NR	0
EPA WATCH LIST	0.001		0	NR	NR	NR	NR	0
WDS	0.001		0	NR	NR	NR	NR	0
PRP	0.001		0	NR	NR	NR	NR	0
US AIRS	0.001		0	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
LEAD SMELTERS	0.001		0	NR	NR	NR	NR	0
Financial Assurance	0.001		0	NR	NR	NR	NR	0
HWP	1.000		0	0	0	0	NR	0
HWT	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
COAL ASH EPA	0.500		0	0	0	NR	NR	0
COAL ASH DOE	0.001		0	NR	NR	NR	NR	0
MWMP	0.250		0	0	NR	NR	NR	0
PCB TRANSFORMER	0.001		0	NR	NR	NR	NR	0
PROC	0.500		0	0	0	NR	NR	0

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP	1.000		0	0	0	0	NR	0
EDR US Hist Auto Stat	0.250		0	4	NR	NR	NR	4
EDR US Hist Cleaners	0.250		1	0	NR	NR	NR	1

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

Areas of Concern
WNW
1/8-1/4
1019 ft.

SAN GABRIEL VALLEY
LOS ANGELES (County), CA

AOCONCERN

CCA0000001
N/A

AOCONCERN:

area where VOC contamination is at or above the MCL as designated by region 9 EPA office

NPL Region
West
1/8-1/4
1274 ft.

SAN GABRIEL VALLEY (AREA 4)
STIMSON AVE & OLD VALLEY BLVD
LA PUENTE, CA 91744

NPL CERCLIS
US ENG CONTROLS
ROD
FINDS
PRP

1000114960
CAD980817985

NPL:

EPA ID: CAD980817985
EPA Region: 09
Federal: N
Final Date: 1984-05-08 00:00:00

Category Details:

NPL Status: Currently on the Final NPL
Category Description: Depth To Aquifer-<= 10 Feet
Category Value: 1

NPL Status: Currently on the Final NPL
Category Description: Distance To Nearest Population-> 0 And <= 1/4 Mile
Category Value: 10

Site Details:

Site Name: SAN GABRIEL VALLEY (AREA 4)
Site Status: Final
Site Zip: 91744
Site City: LA PUENTE
Site State: CA
Federal Site: No
Site County: LOS ANGELES
EPA Region: 09
Date Proposed: 09/08/83
Date Deleted: Not reported
Date Finalized: 05/08/84

Substance Details:

NPL Status: Currently on the Final NPL
Substance ID: Not reported
Substance: Not reported
CAS #: Not reported
Pathway: Not reported
Scoring: Not reported

NPL Status: Currently on the Final NPL
Substance ID: U210
Substance: TETRACHLOROETHENE
CAS #: 127-18-4

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Pathway: GROUND WATER PATHWAY
Scoring: 4

NPL Status: Currently on the Final NPL
Substance ID: U228
Substance: TRICHLOROETHYLENE (TCE)
CAS #: 79-01-6
Pathway: GROUND WATER PATHWAY
Scoring: 4

Summary Details:

Conditions at listing September 1983): San Gabriel Valley Area 4) is a ground water plume that runs along the axis of the San Jose Creek in the San Gabriel ground water basin in La Puente, Los Angeles County, California. The plume is about 1 mile long and 1 mile wide. Ground water is contaminated with trichloroethylene (TCE) and perchloroethylene (PCE), according to analyses by State agencies and local water companies. Many public wells in the area exceed the EPA Suggested No Adverse Response Levels (SNARL) for TCE and PCE. Approximately 100,000 people are affected. Cities and public water companies in the area have tested to ensure that their water supplies contain less than 5 parts per billion (ppb) of TCE, a level considered safe for human consumption. When alternative methods of reducing the TCE level below 5 ppb are not effective, wells are removed from service. Status June 1984): A supplemental sampling program of contaminated wells will begin soon to get a snapshot view of the degree of contamination. The State Department of Health Services and EPA are preparing to initiate a remedial investigation/feasibility study to determine the aerial and vertical extent of contamination and to develop alternatives for treatment and management of the problem. EPA continues its investigation to identify sources of the contamination. This site, along with the three other San Gabriel Valley sites, was added to the NPL in May 1984 because it involves a serious problem that required taking immediate remedial action.

Site Status Details:

NPL Status: Final
Proposed Date: 09/08/1983
Final Date: 05/08/1984
Deleted Date: Not reported

Narratives Details:

NPL Name: SAN GABRIEL VALLEY (AREA 4)
City: LA PUENTE
State: CA

CERCLIS:

Site ID: 0902091
EPA ID: CAD980817985
Facility County: LOS ANGELES
Short Name: SAN GABRIEL VALLEY (AREA
Congressional District: 34
IFMS ID: 092C
SMSA Number: 4480
USGC Hydro Unit: 18070106
Federal Facility: Not a Federal Facility
DMNSN Number: 30.00000

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Site Orphan Flag: N
RCRA ID: Not reported
USGS Quadrangle: Not reported
Site Init By Prog: Not reported
NFRAP Flag: Not reported
Parent ID: Not reported
RST Code: Not reported
EPA Region: 09
Classification: Groundwater
Site Settings Code: SU
NPL Status: Currently on the Final NPL
DMNSN Unit Code: SQMI
RBRAC Code: Not reported
RResp Fed Agency Code: Not reported
Non NPL Status: Not reported
Non NPL Status Date: / /
Site Fips Code: 06037
CC Concurrence Date: / /
CC Concurrence FY: Not reported
Alias EPA ID: Not reported
Site FUDS Flag: Not reported

CERCLIS Site Contact Name(s):

Contact ID: 9271184.00000
Contact Name: Not reported
Contact Tel: Not reported
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

Contact ID: 13001930.00000
Contact Name: Not reported
Contact Tel: Not reported
Contact Title: Remedial Project Manager (RPM)
Contact Email: Not reported

Contact ID: 13003854.00000
Contact Name: Not reported
Contact Tel: Not reported
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

Contact ID: 13003858.00000
Contact Name: Not reported
Contact Tel: Not reported
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

Contact ID: 13004003.00000
Contact Name: Not reported
Contact Tel: Not reported
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

CERCLIS Site Alias Name(s):

Alias ID: 101
Alias Name: SAN GABRIEL VALLEY (AREA 4)

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Alias Address: STIMSON AVE & OLD VALLEY BLVD
LA PUENTE, CA 91744

Alias Comments: Not reported

Site Description: The Puente Valley Operable Unit (PVOU) is located within the southeastern portion of the San Gabriel Valley, approximately 25 miles from the Pacific Coast, in eastern Los Angeles County. Located within the San Gabriel Valley is the San Gabriel Basin. The majority of the groundwater pumped from the main San Gabriel Basin is used for drinking water, supplied to the public by purveyors that are regulated as public water supply systems. Land use at the site includes industrial, commercial, and residential. The San Gabriel Valley has been the subject of environmental investigation since 1979 when groundwater contaminated with volatile organic compounds (VOCs) was first identified. In May 1984, four broad areas of contamination within the basin were listed as San Gabriel Areas 1 through 4 on the Environmental Protection Agency's (EPA's) National Priorities List (NPL). EPA subsequently divided the basin into eight operable units (OUs) to provide a means of describing hydrogeology and contaminant distribution, and planning remedial activities in the basin. In May 1993, EPA sent Special Notice letters to 58 potentially responsible parties (PRPs), requesting that these parties present a good faith offer to perform the remedial investigation/feasibility study (RI/FS) for the PVOU. Forty-two of these PRPs formed the Puente Valley Steering Committee (PVSC), and in September 1993 entered into an administrative order on consent (AOC) with EPA to conduct the RI/FS. Also in September 1993, EPA issued a unilateral administrative order (UAO) to two PRPs, Goe Engineering and Diversey Corporation, that failed to present a good faith offer. Diversey Corporation completed the activities that the UAO required in 1996, and the PVSC and EPA completed the RI/FS in May 1997. PRPs in the EL Monte and South El Monte OUs have entered into AOCs to perform the RI/FS for their respective OUs. EPA also issued UAOs to two parties in the El Monte OU. In the Baldwin Park OU, EPA issued a ROD in March 1993. After the Interim ROD was signed, and Special Notice letters were sent out, the PRPs were unable to make a unified offer for all of the work (i.e., shallow zone and intermediate zone cleanup, and Mid-Valley monitoring). In an effort to keep the cleanup process moving forward as expeditiously as possible, EPA carved out implementation of the remedy such that the intermediate and shallow zone work would be conducted by two different PRP groups or parties. An Explanation of Significant Differences (ESD) addressing the emerging contaminants perchlorate and 1,4-dioxane at OU 1 was completed on June 14, 2005.

CERCLIS Assessment History:

Action Code: 001
Action: DISCOVERY
Date Started: / /
Date Completed: 04/01/80
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: State, No Fund Money
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: ISSUE REQUEST LETTERS (104E)
Date Started: / /

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Date Completed: 08/01/83
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: SITE INSPECTION
Date Started: 03/01/83
Date Completed: 09/01/83
Priority Level: Higher priority for further assessment
Operable Unit: SITEWIDE
Primary Responsibility: State, Fund Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: SITE INSPECTION
Date Started: 03/01/83
Date Completed: 09/01/83
Priority Level: Higher priority for further assessment
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: HAZARD RANKING SYSTEM PACKAGE
Date Started: / /
Date Completed: 09/01/83
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: PRELIMINARY ASSESSMENT
Date Started: / /
Date Completed: 09/01/83
Priority Level: Higher priority for further assessment
Operable Unit: SITEWIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: PROPOSAL TO NATIONAL PRIORITIES LIST
Date Started: / /
Date Completed: 09/08/83
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: ISSUE REQUEST LETTERS (104E)
Date Started: / /
Date Completed: 01/01/84
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: FINAL LISTING ON NATIONAL PRIORITIES LIST
Date Started: / /
Date Completed: 05/08/84
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: ISSUE REQUEST LETTERS (104E)
Date Started: / /
Date Completed: 12/30/88
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 010
Action: Notice Letters Issued
Date Started: / /
Date Completed: 05/07/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 012
Action: Notice Letters Issued
Date Started: / /
Date Completed: 06/07/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: ISSUE REQUEST LETTERS (104E)
Date Started: / /
Date Completed: 06/08/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 014
Action: Notice Letters Issued
Date Started: / /
Date Completed: 07/09/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Code: 017
Action: Notice Letters Issued
Date Started: / /
Date Completed: 09/20/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 019
Action: Notice Letters Issued
Date Started: / /
Date Completed: 10/12/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 020
Action: Notice Letters Issued
Date Started: / /
Date Completed: 12/05/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 021
Action: Notice Letters Issued
Date Started: / /
Date Completed: 12/06/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 022
Action: Notice Letters Issued
Date Started: / /

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Date Completed: 12/07/90
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: Notice Letters Issued
Date Started: / /
Date Completed: 02/07/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: Notice Letters Issued
Date Started: / /
Date Completed: 03/06/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005
Action: Notice Letters Issued
Date Started: / /
Date Completed: 03/15/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 013
Action: Notice Letters Issued
Date Started: / /
Date Completed: 07/03/91
Priority Level: Not reported
Operable Unit: SITEWIDE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 015
Action: Notice Letters Issued
Date Started: / /
Date Completed: 07/09/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 018
Action: Notice Letters Issued
Date Started: / /
Date Completed: 09/26/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: REMOVAL ASSESSMENT
Date Started: 12/27/91
Date Completed: 12/27/91
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: RISK/HEALTH ASSESSMENT
Date Started: / /
Date Completed: 09/16/92
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: ECOLOGICAL RISK ASSESSMENT
Date Started: / /
Date Completed: 09/16/92
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: Notice Letters Issued
Date Started: / /
Date Completed: 01/12/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: Notice Letters Issued
Date Started: / /
Date Completed: 02/12/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 006
Action: Notice Letters Issued
Date Started: / /
Date Completed: 04/09/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Code: 011
Action: Notice Letters Issued
Date Started: / /
Date Completed: 05/07/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: Special Notice Issued
Date Started: / /
Date Completed: 05/26/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: REMEDIAL INVESTIGATION/FEASIBILITY STUDY NEGOTIATIONS
Date Started: 05/26/93
Date Completed: 09/30/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 09/30/93
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: Special Notice Issued
Date Started: / /
Date Completed: 02/03/94

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
Date Started: 09/30/84
Date Completed: 07/01/94
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
Date Started: 01/30/89
Date Completed: 07/01/94
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 007
Action: Notice Letters Issued
Date Started: / /
Date Completed: 04/13/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 008
Action: Notice Letters Issued
Date Started: / /
Date Completed: 04/20/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 009
Action: Notice Letters Issued
Date Started: / /
Date Completed: 05/05/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 016
Action: Notice Letters Issued
Date Started: / /
Date Completed: 08/18/95
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 09/30/93
Date Completed: 12/20/96
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Original Action Take Over

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 07/02/97
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Code: 003
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 02/25/98
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: COMBINED REMEDIAL INVESTIGATION/FEASIBILITY STUDY
Date Started: 12/20/96
Date Completed: 09/30/98
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: New Action Resulting from Take Over

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: RECORD OF DECISION
Date Started: / /
Date Completed: 09/30/98
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: ADMINISTRATIVE ORDER ON CONSENT
Date Started: / /
Date Completed: 09/14/99
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: NATIONAL PRIORITIES LIST RESPONSIBLE PARTY SEARCH
Date Started: 10/01/99
Date Completed: 09/28/00

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Priority Level: Search Complete, Viable PRPs
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 09/13/01
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 09/28/00
Date Completed: 09/27/01
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 09/28/00
Date Completed: 03/21/02
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 03/21/02
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 011
Action: Lodged By DOJ
Date Started: / /
Date Completed: 05/16/02
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: Lodged By DOJ
Date Started: / /
Date Completed: 07/31/03
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: Explanation Of Significant Differences
Date Started: / /
Date Completed: 06/14/05
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005
Action: CONSENT DECREE
Date Started: 08/22/03
Date Completed: 06/25/05
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Code: 001
Action: REMEDIAL DESIGN
Date Started: 09/27/01
Date Completed: 07/25/05
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Original Action Take Over

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: CONSENT DECREE
Date Started: 06/11/03
Date Completed: 09/08/05
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 07/25/05
Date Completed: 02/27/06
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: New Action Resulting from Take Over

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: Lodged By DOJ
Date Started: / /
Date Completed: 04/24/06
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 006
Action: CONSENT DECREE
Date Started: 07/25/05
Date Completed: 04/28/06
Priority Level: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 005
Action: Lodged By DOJ
Date Started: / /
Date Completed: 11/02/06
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 006
Action: Lodged By DOJ
Date Started: / /
Date Completed: 11/02/06
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 007
Action: CONSENT DECREE
Date Started: 09/26/06
Date Completed: 01/29/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 008
Action: CONSENT DECREE
Date Started: 09/26/06
Date Completed: 04/17/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 008
Action: Lodged By DOJ
Date Started: / /
Date Completed: 08/30/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 007
Action: Lodged By DOJ
Date Started: / /
Date Completed: 11/29/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 009
Action: CONSENT DECREE
Date Started: 07/27/07
Date Completed: 12/26/07
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: CONSENT DECREE
Date Started: 08/21/07
Date Completed: 02/05/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

For detailed financial records, contact EDR for a Site Report.:

Action Code: 009
Action: Lodged By DOJ
Date Started: / /
Date Completed: 09/02/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Not reported
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 010
Action: CONSENT DECREE
Date Started: / /
Date Completed: 10/27/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: COMMUNITY INVOLVEMENT
Date Started: 05/01/84
Date Completed: 10/28/08
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: Lodged By DOJ
Date Started: / /
Date Completed: 02/11/09
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 012

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action: Lodged By DOJ
Date Started: / /
Date Completed: 02/25/09
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 011
Action: CONSENT DECREE
Date Started: 09/29/08
Date Completed: 04/27/09
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 03/29/02
Date Completed: 07/21/09
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: CONSENT DECREE
Date Started: 09/29/08
Date Completed: 08/21/09
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 09/24/09
Priority Level: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: Notice of Intent by All Parties
Date Started: / /
Date Completed: 09/29/09
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: FIVE-YEAR REVIEW
Date Started: / /
Date Completed: 03/02/11
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: EPA Fund-Financed
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: CONSENT DECREE
Date Started: 04/22/03
Date Completed: 05/25/11
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 010
Action: Lodged By DOJ
Date Started: / /
Date Completed: 05/25/11
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 003
Action: REMEDIAL DESIGN/REMEDIAL ACTION NEGOTIATIONS
Date Started: 09/29/08
Date Completed: 09/13/11
Priority Level: Not reported
Operable Unit: RD/RA BENCHMARK TECHNOLOGY
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: UNILATERAL ADMIN ORDER
Date Started: / /
Date Completed: 09/13/11
Priority Level: Not reported
Operable Unit: RD/RA BENCHMARK TECHNOLOGY
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 001
Action: COST RECOVERY NEGOTIATIONS
Date Started: 10/15/11
Date Completed: 03/20/13
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: Federal Enforcement
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 002
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION
Date Started: 02/27/06
Date Completed: / /
Priority Level: Not reported
Operable Unit: CD, RD/RA SHALLOW ZONE
Primary Responsibility: Responsible Party
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Code: 001
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL ACTION
Date Started: 07/21/09
Date Completed: / /
Priority Level: Not reported
Operable Unit: CD, RD/RA INTERMEDIATE ZONE
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Long Term Action
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Action Code: 004
Action: POTENTIALLY RESPONSIBLE PARTY REMEDIAL DESIGN
Date Started: 09/26/11
Date Completed: / /
Priority Level: Not reported
Operable Unit: RD/RA BENCHMARK TECHNOLOGY
Primary Responsibility: Responsible Party
Planning Status: Primary
Urgency Indicator: Not reported
Action Anomaly: Not reported

For detailed financial records, contact EDR for a Site Report.:

Federal Register Details:

Fed Register Date: 05/08/84
Fed Register Volume: 49
Page Number: 19480

Fed Register Date: 09/08/83
Fed Register Volume: 48
Page Number: 40674

[Click this hyperlink](#) while viewing on your computer to access
3255 additional US CERCLIS Financial: record(s) in the EDR Site Report.

US ENG CONTROLS:

EPA ID: CAD980817985
Site ID: 0902091
Name: SAN GABRIEL VALLEY (AREA 4)
Address: STIMSON AVE & OLD VALLEY BLVD
LA PUENTE, CA 91744

EPA Region: 09
County: LOS ANGELES
Event Code: Not reported
Actual Date: 3/31/2005

Action ID: 001
Action Name: Explanation Of Significant Differences
Action Completion date: 6/14/2005
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Biological Treatment, (N.O.S.)

Action ID: 001

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Name: Explanation Of Significant Differences
Action Completion date: 6/14/2005
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Carbon Adsorption

Action ID: 001
Action Name: Explanation Of Significant Differences
Action Completion date: 6/14/2005
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Ion Exchange

Action ID: 001
Action Name: Explanation Of Significant Differences
Action Completion date: 6/14/2005
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: UV Oxidation

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 9/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Air Stripping

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 9/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Carbon Adsorption

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 9/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Discharge

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 9/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Extraction

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 9/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Monitoring

Action ID: 001
Action Name: RECORD OF DECISION

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

Action Completion date: 9/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Natural Attenuation

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 9/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Pump And Treat

Action ID: 001
Action Name: RECORD OF DECISION
Action Completion date: 9/30/1998
Operable Unit: 00
Contaminated Media : Groundwater
Engineering Control: Treatment, (N.O.S.)

ROD:

Full-text of USEPA Record of Decision(s) is available from EDR.

FINDS:

Registry ID: 110009267907

Environmental Interest/Information System

CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) is the Superfund database that is used to support management in all phases of the Superfund program. The system contains information on all aspects of hazardous waste sites, including an inventory of sites, planned and actual site activities, and financial information.

ICIS (Integrated Compliance Information System) is the Integrated Compliance Information System and provides a database that, when complete, will contain integrated Enforcement and Compliance information across most of EPA's programs. The vision for ICIS is to replace EPA's independent databases that contain Enforcement data with a single repository for that information. Currently, ICIS contains all Federal Administrative and Judicial enforcement actions. This information is maintained in ICIS by EPA in the Regional offices and it Headquarters. A future release of ICIS will replace the Permit Compliance System (PCS) which supports the NPDES and will integrate that information with Federal actions already in the system. ICIS also has the capability to track other activities occurring in the Region that support Compliance and Enforcement programs. These include; Incident Tracking, Compliance Assistance, and Compliance Monitoring.

PRP:

PRP name: A & J SYSTEMS
A&E PLASTICS CO.
A-1 ORNAMENTAL IRON
ACORN ENGINEERING CO.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

ACORN ENGINEERING CO.
ACORN ENGINEERING CO.
ACROMIL
ADAMS AND COLTRIN, INC.
ADAMS CAMPBELL CO., LTD.
ADAMS CAMPBELL CO., LTD.
ADVANCED HEAT TECHNOLOGY CORP.
AEROJET ELECTROSYSTEMS
AEROJET-GENERAL CORP.
AEROSOL SERVICES CO.
AEROSOL SERVICES CO.
AEROSOL SERVICES COMPANY
AEROSOL SERVICES COMPANY
AEROSOL SERVICES COMPANY
AIR DISTRIBUTION PRODUCTS, INC.
ALLFAST FASTENING SYSTEMS, INC.
ALLIED PHOTO PRODUCTS INC.
ALLSTATE INSURANCE CO.
AMERICAN SHEDS INC.
APPLIED SOLAR ENERGY CORP.
ARCADIA MACHINE AND TOOL
AREMAC ASSOCIATES
AREMAC HEAT TREATING, INC.
ARTHUR B. SCHULTZ AND JOSEPH POLTORAK
ARTISTIC POLISHING AND PLATING
ASHLAND CHEMICAL COMPANY
ASSOCIATED ASPHALT PAVING MATERIALS
ASTRO SEAL, INC.
ASTRO SEAL, INC.
ASTRONAUTIC ENAMELERS
AZUSA LAND RECLAMATION
AZUSA ROCK INC.
B&B RED-I-MIX-CONCRETE INC.
B.W. BIXLER & PRISCILLA M. BIXLER
BALL-ICON, BALL GLASS DIV.
BDP CO.
BDP CO.
BDP CO.
BECKER MFG. CO. INC.
BECKER MFG. CO., INC.
BENCHMARK HOLDING GROUP
BENCHMARK TECHNOLOGY
BESTEEL
BIRTCHER
BIRTCHER DEVELOPMENT-CITY OF IND. REDEVELOPMENT
BRENT FAMILY TRUST
BROWN JORDEN CO.
C&H DISTRIBUTING
CAL MAT CO.
CAL MOLD, INC
CALGON VESTAL LABORATORIES
CALIFORNIA HYDROFORMING CO., INC.
CALIFORNIA HYDROFORMING CO., INC.
CALIFORNIA STEEL AND TUBE
CALIFORNIA STEEL AND TUBE
CALTRANS

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SAN GABRIEL VALLEY (AREA 4) (Continued)

1000114960

[Click this hyperlink](#) while viewing on your computer to access
 254 additional PRP: record(s) in the EDR Site Report.

A1 **TRIDENT CONSOLIDATED IND., INC**
NW **18751 RAILROAD ST**
 < 1/8 **CITY OF INDUSTRY (CORPORATE NA, CA 91748**
 0.046 mi.
 242 ft. **Site 1 of 2 in cluster A**

WIP **S106764829**
 N/A

Relative: **WIP:**
Lower Region: 4
 File Number: 105.0084
Actual: **File Status:** **Historical**
434 ft. Staff: UNIDENTIFIED
 Facility Suite: Not reported

Region: 4
 File Number: 105.0283
File Status: **Historical**
 Staff: CCC
 Facility Suite: Not reported

A2 **TRIDENT CONSOLIDATED IND**
NW **18751 E RAILROAD ST**
 < 1/8 **IRWINDALE, CA**
 0.055 mi.
 293 ft. **Site 2 of 2 in cluster A**

SWEEPS UST **S106933221**
 N/A

Relative: **SWEEPS UST:**
Lower Status: Active
 Comp Number: 14208
Actual: Number: 9
434 ft. Board Of Equalization: Not reported
 Referral Date: 06-30-89
 Action Date: Not reported
 Created Date: 06-30-89
 Tank Status: Not reported
 Owner Tank Id: Not reported
 Swrcb Tank Id: Not reported
 Actv Date: Not reported
 Capacity: Not reported
 Tank Use: Not reported
 Stg: Not reported
 Content: Not reported
 Number Of Tanks: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

3
East
< 1/8
0.056 mi.
294 ft.

18928 GALE AVE
ROWLAND HEIGHTS, CA 91748

EDR US Hist Cleaners 1015008989
N/A

Relative:
Lower
Actual:
446 ft.

EDR Historical Cleaners:

Name:	TULIP CLEANERS
Year:	1999
Address:	18928 GALE AVE
Name:	TULIP CLEANERS
Year:	2001
Address:	18928 GALE AVE
Name:	TULIP CLEANERS
Year:	2002
Address:	18928 GALE AVE
Name:	TULIP CLEANERS
Year:	2003
Address:	18928 GALE AVE
Name:	TULIP CLEANERS
Year:	2004
Address:	18928 GALE AVE
Name:	TULIP CLEANERS
Year:	2005
Address:	18928 GALE AVE
Name:	TULIP CLEANERS
Year:	2006
Address:	18928 GALE AVE
Name:	TULIP CLEANERS
Year:	2007
Address:	18928 GALE AVE
Name:	TULIP CLEANERS
Year:	2008
Address:	18928 GALE AVE

4
West
< 1/8
0.107 mi.
567 ft.

POLYCHROME CORP DIV OF SUN CHEMICAL CORP
1130 COINER CT
CITY OF INDUSTRY, CA

RCRA-SQG 1000857058
FINDS CA0000033779

Relative:
Lower
Actual:
437 ft.

RCRA-SQG:
Date form received by agency: 10/22/1993
Facility name: POLYCHROME CORP DIV OF SUN CHEMICAL CORP
Facility address: 1130 COINER CT
CITY OF INDUSTRY, CA 91748
EPA ID: CA0000033779
Mailing address: COINER CT
CITY OF INDUSTRY, CA 91748
Contact: GINA BROKAW
Contact address: 1130 COINER CT
CITY OF INDUSTRY, CA 91748

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

POLYCHROME CORP DIV OF SUN CHEMICAL CORP (Continued)

1000857058

Contact country: US
Contact telephone: (818) 854-3400
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: COPELY INDUSTRY GALE NO 1 ASSOC A TC CO
Owner/operator address: 5835 S EASTERN AV
COMMERCE, CA 90040
Owner/operator country: Not reported
Owner/operator telephone: (213) 724-2246
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002611282

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

B5
NW
< 1/8
0.110 mi.
580 ft.

PLATO PRODUCTS, INC.
18731 RAILROAD STREET
INDUSTRY, CA 91748

ENVIROSTOR **S110494169**
 N/A

Site 1 of 2 in cluster B

Relative:
Lower

ENVIROSTOR:

Site Type: Tiered Permit
 Site Type Detailed: Tiered Permit
 Acres: Not reported
 NPL: NO
 Regulatory Agencies: NONE SPECIFIED
 Lead Agency: NONE SPECIFIED
 Program Manager: Not reported
 Supervisor: Not reported
 Division Branch: Cleanup Chatsworth
 Facility ID: 71003061
 Site Code: Not reported
 Assembly: 57
 Senate: 22
 Special Program: Not reported
 Status: Refer: Other Agency
 Status Date: Not reported
 Restricted Use: NO
 Site Mgmt. Req.: NONE SPECIFIED
 Funding: Not reported
 Latitude: 33.99796
 Longitude: -117.8953
 APN: NONE SPECIFIED
 Past Use: NONE SPECIFIED
 Potential COC: NONE SPECIFIED
 Confirmed COC: NONE SPECIFIED, NONE SPECIFIED
 Potential Description: NONE SPECIFIED
 Alias Name: CAD982471567
 Alias Type: EPA Identification Number
 Alias Name: 110000477797
 Alias Type: EPA (FRS #)
 Alias Name: 71003061
 Alias Type: Envirostor ID Number

Actual:
423 ft.

Completed Info:

Completed Area Name: Not reported
 Completed Sub Area Name: Not reported
 Completed Document Type: Not reported
 Completed Date: Not reported
 Comments: Not reported

 Future Area Name: Not reported
 Future Sub Area Name: Not reported
 Future Document Type: Not reported
 Future Due Date: Not reported
 Schedule Area Name: Not reported
 Schedule Sub Area Name: Not reported
 Schedule Document Type: Not reported
 Schedule Due Date: Not reported
 Schedule Revised Date: Not reported

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

B6 **PLATO PRODUCTS INC**
NW **18731 E RAILROAD STREET**
< 1/8 **CITY OF INDUSTRY, CA 91748**
0.110 mi.
580 ft. **Site 2 of 2 in cluster B**

RCRA-SQG **1000415344**
WIP **CAD982471567**

Relative:
Lower

RCRA-SQG:

Date form received by agency: 09/01/1996
Facility name: PLATO PRODUCTS INC
Facility address: 18731 E RAILROAD STREET
 CITY OF INDUSTRY, CA 91748
EPA ID: CAD982471567
Mailing address: P O BOX 1298
 GLENDORA, CA 91740

Actual:
423 ft.

Contact: Not reported
Contact address: Not reported
 Not reported
Contact country: Not reported
Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Land type: Facility is not located on Indian land. Additional information is not known.
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: PLATO PRODUCTS INC
Owner/operator address: NOT REQUIRED
 NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PLATO PRODUCTS INC (Continued)

1000415344

Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 09/01/1996
Facility name: PLATO PRODUCTS INC
Classification: Small Quantity Generator

Date form received by agency: 02/28/1992
Facility name: PLATO PRODUCTS INC
Classification: Large Quantity Generator

Date form received by agency: 04/12/1990
Facility name: PLATO PRODUCTS INC
Site name: PLATO PRODUCTS, INC.
Classification: Large Quantity Generator

Date form received by agency: 11/28/1988
Facility name: PLATO PRODUCTS INC
Classification: Large Quantity Generator

Violation Status: No violations found

Evaluation Action Summary:

Evaluation date: 06/29/1994
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State Contractor/Grantee

WIP:

Region: 4
File Number: 105.0323
File Status: Historical
Staff: RWANG
Facility Suite: Not reported

**C7
NE
1/8-1/4
0.139 mi.
732 ft.**

**COVALENCE SPECIALTY MATLS CORP FMLY TYCO
18901 E RAILROAD ST
INDUSTRY, CA 91748
Site 1 of 3 in cluster C**

**RCRA-SQG 1000255438
FINDS CAD981967870
EMI**

**Relative:
Lower**

RCRA-SQG:
Date form received by agency: 02/15/2006
Facility name: COVALENCE SPECIALTY MATLS CORP FMLY TYCO
Facility address: 18901 E RAILROAD ST
INDUSTRY, CA 91748
EPA ID: CAD981967870
Contact: CECILIO SANCHEZ
Contact address: 18901 E RAILROAD ST

**Actual:
441 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COVALENCE SPECIALTY MATLS CORP FMLY TYCO (Continued)

1000255438

INDUSTRY, CA 91748
Contact country: US
Contact telephone: 626-965-0818
Telephone ext.: 130
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: COVALENCE SPECIALTY MATERIALS CORP
Owner/operator address: 18901 E RAILROAD ST
INDUSTRY, CA 91748
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 02/10/2006
Owner/Op end date: Not reported

Owner/operator name: COVALENCE SPECIALTY MATERIALS CORP
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 02/10/2006
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 05/12/2004
Facility name: COVALENCE SPECIALTY MATLS CORP FMLY TYCO
Site name: TYCO PLASTICS
Classification: Small Quantity Generator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COVALENCE SPECIALTY MATLS CORP FMLY TYCO (Continued)

1000255438

Date form received by agency: 02/10/1992
Facility name: COVALENCE SPECIALTY MATLS CORP FMLY TYCO
Site name: ARMIN PLASTICS CORPORATION
Classification: Large Quantity Generator

Date form received by agency: 03/20/1987
Facility name: COVALENCE SPECIALTY MATLS CORP FMLY TYCO
Site name: ARMIN PLASTICS CORPORATION
Classification: Small Quantity Generator

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D009
Waste name: MERCURY

Violation Status: No violations found

FINDS:

Registry ID: 110002759024

Environmental Interest/Information System

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY

EMI:

Year: 2005
County Code: 19

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

COVALENCE SPECIALTY MATLS CORP FMLY TYCO (Continued)

1000255438

Air Basin: SC
 Facility ID: 50504
 Air District Name: SC
 SIC Code: 3089
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported
 Total Organic Hydrocarbon Gases Tons/Yr: .68097
 Reactive Organic Gases Tons/Yr: .220179142
 Carbon Monoxide Emissions Tons/Yr: .678
 NOX - Oxides of Nitrogen Tons/Yr: .73
 SOX - Oxides of Sulphur Tons/Yr: .00184
 Particulate Matter Tons/Yr: .033667201
 Part. Matter 10 Micrometers & Smlr Tons/Yr: .0298258005

**C8
 NE
 1/8-1/4
 0.139 mi.
 732 ft.**

**C & F FOODS
 18825 RAILROAD ST
 CITY OF INDUSTRY (CORPORATE NA, CA 91744
 Site 2 of 3 in cluster C**

**WIP S106764811
 N/A**

**Relative:
 Lower**

WIP:
 Region: 4
 File Number: 105.0048
File Status: Historical
 Staff: AHEATH
 Facility Suite: Not reported

**Actual:
 441 ft.**

**C9
 NE
 1/8-1/4
 0.139 mi.
 732 ft.**

**TYCO PLASTICS
 18901 RAILROAD ST
 CITY OF INDUSTRY, CA 91748
 Site 3 of 3 in cluster C**

**WIP S106102474
 WDS N/A**

**Relative:
 Lower**

WIP:
 Region: 4
 File Number: 105.0023
File Status: Historical
 Staff: DRASMUSS
 Facility Suite: Not reported

**Actual:
 441 ft.**

CA WDS:

Facility ID: 4 19I001238
 Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
 Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
 NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
 Subregion: 4
 Facility Telephone: 6269650818
 Facility Contact: CHAIM ROSEN

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TYCO PLASTICS (Continued)

S106102474

Agency Name: TYCO PLASTICS
Agency Address: 18901 Railroad St.
Agency City,St,Zip: City Of Industry 917481322
Agency Contact: CHAIM ROSEN
Agency Telephone: 6269650818
Agency Type: Private
SIC Code: 0
SIC Code 2: Not reported
Primary Waste: Not reported
Primary Waste Type: Not reported
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: Not reported
POTW: The facility is not a POTW.
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

D10
East
1/8-1/4
0.140 mi.
739 ft.

MOBIL SOI
1025 NOGALES ST
ROWLAND HEIGHTS, CA 91748

HIST UST **U001569777**
N/A

Site 1 of 14 in cluster D

Relative:
Lower

HIST UST:
Region: STATE
Facility ID: 00000039708
Facility Type: Gas Station
Other Type: Not reported
Total Tanks: 0003
Contact Name: Not reported
Telephone: 8189654403
Owner Name: MOBIL OIL CORPORATION
Owner Address: 612 SOUTH FLOWER STREET
Owner City,St,Zip: LOS ANGELES, CA 90017

Actual:
449 ft.

Tank Num: 001
Container Num: 0347
Year Installed: 1982
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: REGULAR
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 0348

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL SOI (Continued)

U001569777

Year Installed: 1982
Tank Capacity: 00012000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 0349
Year Installed: 1982
Tank Capacity: 00015000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

D11
East
1/8-1/4
0.140 mi.
739 ft.

MOBIL 18-920
1025 NOGALES ST
ROWLAND HEIGHTS, CA 91748
Site 2 of 14 in cluster D

LUST S105694137
N/A

Relative:
Lower

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-09411
Status: Remedial action (cleanup) Underway
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603703409
W Global ID: W0603700090
Staff: JFL
Local Agency: 19000
Cross Street: GALE
Enforcement Type: SEL
Date Leak Discovered: 8/15/1991
Date Leak First Reported: 8/20/1991
Date Leak Record Entered: 8/24/1991
Date Confirmation Began: Not reported
Date Leak Stopped: 8/15/1991
Date Case Last Changed on Database: 7/12/2002
Date the Case was Closed: Not reported
How Leak Discovered: OM
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: BUSBY, TIM
Water System: SKYLINE MUTUAL
Well Name: Not reported
Approx. Dist To Production Well (ft): 10780.021748208549141883031062
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: 8/20/1991
Preliminary Site Assessment Began: 8/20/1991
Pollution Characterization Began: 12/28/1993

Actual:
449 ft.

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

MOBIL 18-920 (Continued)

S105694137

Remediation Plan Submitted: 10/13/1997
 Remedial Action Underway: 1/16/2003
 Post Remedial Action Monitoring Began: 8/20/1991
 Enforcement Action Date: Not reported
 Historical Max MTBE Date: 8/4/1998
 Hist Max MTBE Conc in Groundwater: 117000
 Hist Max MTBE Conc in Soil: Not reported
 Significant Interim Remedial Action Taken: Not reported
 GW Qualifier: Not reported
 Soil Qualifier: Not reported
 Organization: Not reported
 Owner Contact: Not reported
 Responsible Party: JOHN MEDRANO
 RP Address: 43218 BUSINESS PARK DR., SUITE #201
 Program: LUST
 Lat/Long: 33.9974073 / -1
 Local Agency Staff: Not reported
 Beneficial Use: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Suspended: Not reported
 Assigned Name: 1900090-001GEN
 Summary: LTR REQUERING TANK DATA & SOIL RAP GW GRADIENT TO WSW (2/99); 10/3/00
 3RD QTR GW MON RPT 2000; 1/6/01 4TH QTR GW MON RPT 2000; 3/3/01 1ST
 QTR GW MON RPT 2001

D12
East
1/8-1/4
0.140 mi.
739 ft.

MOBIL #11-920
1025 NOGALES
ROWLAND HEIGHTS, CA 91748

HIST CORTESE **S102433526**
LUST **N/A**
SWEEPS UST

Site 3 of 14 in cluster D

Relative:
Lower

CORTESE:
 Region: CORTESE
 Facility County Code: 19
 Reg By: LTNKA
 Reg Id: I-09411

Actual:
449 ft.

LUST:

Region: STATE
 Global Id: T0603703409
 Latitude: 33.996524395
 Longitude: -117.888730954
 Case Type: LUST Cleanup Site
 Status: Open - Eligible for Closure
 Status Date: 05/07/2013
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Worker: JFL
 Local Agency: LOS ANGELES COUNTY
 RB Case Number: I-09411
 LOC Case Number: Not reported
 File Location: Regional Board
 Potential Media Affect: Aquifer used for drinking water supply
 Potential Contaminants of Concern: Gasoline
 Site History: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #11-920 (Continued)

S102433526

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603703409
Contact Type: Regional Board Caseworker
Contact Name: JOE F. LUERA
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH STREET, SUITE 200
City: LOS ANGELES
Email: jluera@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603703409
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:

Global Id: T0603703409
Status: Open - Case Begin Date
Status Date: 08/15/1991

Global Id: T0603703409
Status: Open - Eligible for Closure
Status Date: 05/07/2013

Global Id: T0603703409
Status: Open - Remediation
Status Date: 10/13/1997

Global Id: T0603703409
Status: Open - Remediation
Status Date: 07/16/2002

Global Id: T0603703409
Status: Open - Remediation
Status Date: 01/16/2003

Global Id: T0603703409
Status: Open - Remediation
Status Date: 01/14/2005

Global Id: T0603703409
Status: Open - Remediation
Status Date: 01/18/2011

Global Id: T0603703409
Status: Open - Site Assessment
Status Date: 08/20/1991

Global Id: T0603703409
Status: Open - Site Assessment

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #11-920 (Continued)

S102433526

Status Date: 12/28/1993

Global Id: T0603703409
Status: Open - Verification Monitoring
Status Date: 08/20/1991

Regulatory Activities:

Global Id: T0603703409
Action Type: RESPONSE
Date: 01/15/2003
Action: Remedial Progress Report

Global Id: T0603703409
Action Type: REMEDIATION
Date: 01/01/1950
Action: Soil Vapor Extraction (SVE)

Global Id: T0603703409
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: RESPONSE
Date: 07/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603703409
Action Type: ENFORCEMENT
Date: 08/30/2013
Action: Notification - Preclosure

Global Id: T0603703409
Action Type: RESPONSE
Date: 01/15/2009
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: RESPONSE
Date: 10/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603703409
Action Type: RESPONSE
Date: 07/15/2002
Action: Remedial Progress Report

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #11-920 (Continued)

S102433526

Global Id:	T0603703409
Action Type:	RESPONSE
Date:	04/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	10/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	07/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	10/15/2011
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	10/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	01/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	01/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	07/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	07/15/2008
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	04/03/2012
Action:	Site Assessment Report
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	04/15/2011
Action:	Soil and Water Investigation Report
Global Id:	T0603703409
Action Type:	RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #11-920 (Continued)

S102433526

Date: 04/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603703409
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0603703409
Action Type: RESPONSE
Date: 04/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603703409
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: ENFORCEMENT
Date: 04/19/2007
Action: Site Visit / Inspection / Sampling

Global Id: T0603703409
Action Type: ENFORCEMENT
Date: 01/18/2011
Action: Staff Letter

Global Id: T0603703409
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603703409
Action Type: RESPONSE
Date: 06/19/2013
Action: Well Destruction Report

Global Id: T0603703409
Action Type: RESPONSE
Date: 07/15/2013
Action: Monitoring Report - Semi-Annually

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #11-920 (Continued)

S102433526

Global Id:	T0603703409
Action Type:	RESPONSE
Date:	04/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	10/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	REMEDIATION
Date:	01/01/1950
Action:	Free Product Removal
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	07/15/2009
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	07/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	10/15/2002
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	04/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	10/15/2010
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	10/15/2010
Action:	Well Installation Workplan
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	07/15/2010
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603703409
Action Type:	RESPONSE
Date:	04/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603703409
Action Type:	ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #11-920 (Continued)

S102433526

Date: 02/23/1999
Action: Staff Letter

Global Id: T0603703409
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

Global Id: T0603703409
Action Type: RESPONSE
Date: 01/15/2005
Action: Remedial Progress Report

Global Id: T0603703409
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: RESPONSE
Date: 04/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: RESPONSE
Date: 10/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603703409
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

SWEEPS UST:

Status: Not reported
Comp Number: 9411
Number: Not reported
Board Of Equalization: 44-000400
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-009411-000002
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: REG UNLEADED
Number Of Tanks: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #11-920 (Continued)

S102433526

Status: Active
Comp Number: 9411
Number: 1
Board Of Equalization: 44-000400
Referral Date: 02-06-92
Action Date: 02-06-92
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: 1
Swrcb Tank Id: 19-000-009411-000001
Actv Date: 03-12-90
Capacity: 10000
Tank Use: M.V. FUEL
Stg: P
Content: LEADED
Number Of Tanks: 6

Status: Active
Comp Number: 9411
Number: 1
Board Of Equalization: 44-000400
Referral Date: 02-06-92
Action Date: 02-06-92
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: 349
Swrcb Tank Id: 19-000-009411-000003
Actv Date: 03-12-90
Capacity: 10000
Tank Use: M.V. FUEL
Stg: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 9411
Number: 1
Board Of Equalization: 44-000400
Referral Date: 02-06-92
Action Date: 02-06-92
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: 4
Swrcb Tank Id: 19-000-009411-000004
Actv Date: 02-06-92
Capacity: 10000
Tank Use: M.V. FUEL
Stg: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 9411
Number: 1
Board Of Equalization: 44-000400
Referral Date: 02-06-92
Action Date: 02-06-92

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOBIL #11-920 (Continued)

S102433526

Created Date: 06-30-89
Tank Status: A
Owner Tank Id: 5
Swrcb Tank Id: 19-000-009411-000005
Actv Date: 02-07-92
Capacity: 100000
Tank Use: M.V. FUEL
Stg: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 9411
Number: 1
Board Of Equalization: 44-000400
Referral Date: 02-06-92
Action Date: 02-06-92
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: 6
Swrcb Tank Id: 19-000-009411-000006
Actv Date: 02-07-92
Capacity: 3
Tank Use: M.V. FUEL
Stg: P
Content: REG UNLEADED
Number Of Tanks: Not reported

Status: Active
Comp Number: 9411
Number: 1
Board Of Equalization: 44-000400
Referral Date: 02-06-92
Action Date: 02-06-92
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: 7
Swrcb Tank Id: 19-000-009411-000007
Actv Date: 02-07-92
Capacity: 10000
Tank Use: M.V. FUEL
Stg: P
Content: REG UNLEADED
Number Of Tanks: Not reported

D13
East
1/8-1/4
0.140 mi.
739 ft.

MOBIL OIL CORP S/S #18-920
1025 NOGALES ST
ROWLAND HEIGHTS, CA 91748
Site 4 of 14 in cluster D

UST U004050914
N/A

Relative:
Lower
Actual:
449 ft.

UST:
Facility ID: 9411
Latitude: 33.99733
Longitude: -117.88839

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D14
East
1/8-1/4
0.140 mi.
739 ft.

1025 NOGALES ST
ROWLAND HEIGHTS, CA 91748

EDR US Hist Auto Stat 1015131984
N/A

Site 5 of 14 in cluster D

Relative:
Lower
Actual:
449 ft.

EDR Historical Auto Stations:

- Name: NOGALES MOBIL
Year: 1999
Address: 1025 NOGALES ST
- Name: ROWLAND HEIGHTS MOBIL
Year: 2001
Address: 1025 NOGALES ST
- Name: ROWLAND HEIGHTS MOBIL
Year: 2002
Address: 1025 NOGALES ST
- Name: ROWLAND HEIGHTS MOBIL
Year: 2003
Address: 1025 NOGALES ST
- Name: ROWLAND HEIGHTS MOBIL
Year: 2004
Address: 1025 NOGALES ST
- Name: NOGALES MOBIL
Year: 2010
Address: 1025 NOGALES ST

D15
East
1/8-1/4
0.140 mi.
739 ft.

EXXONMOBIL OIL CORP 11116
1025 S NOGALES STREET
ROWLAND HEIGHTS, CA 91748

RCRA-LQG 1012210482
CAR000204818

Site 6 of 14 in cluster D

Relative:
Lower
Actual:
449 ft.

RCRA-LQG:

- Date form received by agency: 03/02/2012
- Facility name: EXXONMOBIL OIL CORP 11116
- Facility address: 1025 S NOGALES STREET
ROWLAND HEIGHTS, CA 91748
- EPA ID: CAR000204818
- Mailing address: C/O JD2 ENVIRONMENTAL INC
800 E WASHINGTON STREET
WEST CHESTER, PA 19380
- Contact: DONNA HYMES
Contact address: E WASHINGTON STREET
WEST CHESTER, PA 19380
- Contact country: Not reported
- Contact telephone: (610) 430-8016
- Contact email: DHYMES@JD2ENV.COM
- EPA Region: 09
- Classification: Large Quantity Generator
- Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EXXONMOBIL OIL CORP 11116 (Continued)

1012210482

hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: EXXONMOBIL OIL CORPORATION
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/01/1999
Owner/Op end date: Not reported

Owner/operator name: EXXONMOBIL OIL CORP
Owner/operator address: 3225 GALLOWS RD
FAIRFAX, VA 22037
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 12/01/1999
Owner/Op end date: Not reported

Owner/operator name: EXXONMOBIL OIL CORPORATION
Owner/operator address: GALLOWS ROAD
FAIRFAX, VA 22037
Owner/operator country: Not reported
Owner/operator telephone: (703) 846-3000
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 12/01/1999
Owner/Op end date: Not reported

Owner/operator name: EXXONMOBIL OIL CORP
Owner/operator address: Not reported
Not reported
Owner/operator country: Not reported
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 12/01/1999
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

EXXONMOBIL OIL CORP 11116 (Continued)

1012210482

Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 01/26/2010
Facility name: EXXONMOBIL OIL CORP 11116
Classification: Large Quantity Generator

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D018
Waste name: BENZENE

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D018
Waste name: BENZENE

Biennial Reports:

Last Biennial Reporting Year: 2013

Annual Waste Handled:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Amount (Lbs): 3336

Violation Status: No violations found

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

E16
NNW
1/8-1/4
0.145 mi.
765 ft.

SIGMA CASTING CORP
925 CHARLIE RD
INDUSTRY, CA 91748

Site 1 of 5 in cluster E

RCRA-SQG 1000294706
CA FID UST CAD981451859
HIST UST
SWEEPS UST
LOS ANGELES CO. HMS
HAZNET
EMI

Relative:
Lower

Actual:
431 ft.

RCRA-SQG:

Date form received by agency: 01/09/1984
Facility name: SIGMA CASTING CORP
Facility address: 925 CHARLIE RD
INDUSTRY, CA 91748

EPA ID: CAD981451859
Contact: ENVIRONMENTAL MANAGER
Contact address: 925 CHARLIE RD
INDUSTRY, CA 91748

Contact country: US
Contact telephone: (818) 965-2457
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: SIGMA CASTING CORP
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999

Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CASTING CORP (Continued)

1000294706

Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Violation Status: No violations found

CA FID UST:

Facility ID: 19021619
Regulated By: UTNKA
Regulated ID: 00012005
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: 925 S CHARLIE RD
Mailing Address 2: Not reported
Mailing City,St,Zip: INDUSTRY
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

HIST UST:

Region: STATE
Facility ID: 00000012005
Facility Type: Other
Other Type: FOUNDRY
Total Tanks: 0003
Contact Name: JOHN WEISSENBACHER
Telephone: 8189652457
Owner Name: SIGMA CASTING CORPORATION
Owner Address: 925 SOUTH CHARLIE ROAD
Owner City,St,Zip: INDUSTRY, CA 91748

Tank Num: 001
Container Num: 1
Year Installed: 1983
Tank Capacity: 00008000
Tank Used for: Not reported
Type of Fuel: Not reported
Tank Construction: 1/4 unknown
Leak Detection: Not reported

Tank Num: 002
Container Num: 2
Year Installed: 1983
Tank Capacity: 00006000
Tank Used for: PRODUCT
Type of Fuel: Not reported
Tank Construction: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CASTING CORP (Continued)

1000294706

Leak Detection: Not reported

Tank Num: 003
Container Num: 3
Year Installed: 1983
Tank Capacity: 00001000
Tank Used for: WASTE
Type of Fuel: Not reported
Tank Construction: Not reported
Leak Detection: Not reported

SWEEPS UST:

Status: Active
Comp Number: 11637
Number: 9
Board Of Equalization: 44-009405
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-011637-000001
Actv Date: 06-30-89
Capacity: Not reported
Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: 3

Status: Active
Comp Number: 11637
Number: 9
Board Of Equalization: 44-009405
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-011637-000002
Actv Date: 06-30-89
Capacity: Not reported
Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: Not reported

Status: Active
Comp Number: 11637
Number: 9
Board Of Equalization: 44-009405
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-011637-000003
Actv Date: 06-30-89

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CASTING CORP (Continued)

1000294706

Capacity: Not reported
Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: Not reported

LOS ANGELES CO. HMS:

Region: LA
Facility Id: 011588-011637
Facility Type: T0
Facility Status: Removed
Area: 6H
Permit Number: 00003194T
Permit Status: Removed

Region: LA
Facility Id: 011588-037689
Facility Type: Not reported
Facility Status: OPEN
Area: 6H
Permit Number: Not reported
Permit Status: Not reported

HAZNET:

Year: 1998
Gepaid: CAD981451859
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 925 S CHARLIE RD
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917481229
Gen County: Not reported
TSD EPA ID: UTD981552177
TSD County: Not reported
Waste Category: Contaminated soil from site clean-up
Disposal Method: Not reported
Tons: 7.5000
Facility County: Los Angeles

Year: 1998
Gepaid: CAD981451859
Contact: Not reported
Telephone: 0000000000
Mailing Name: Not reported
Mailing Address: 925 S CHARLIE RD
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917481229
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Tank bottom waste
Disposal Method: Recycler
Tons: .0000
Facility County: Los Angeles

EMI:

Year: 1990

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CASTING CORP (Continued)

1000294706

County Code: 19
Air Basin: SC
Facility ID: 4641
Air District Name: SC
SIC Code: 3324
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 52
Reactive Organic Gases Tons/Yr: 52
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 1
Part. Matter 10 Micrometers & Smlr Tons/Yr: 1

Year: 1995
County Code: 19
Air Basin: SC
Facility ID: 4641
Air District Name: SC
SIC Code: 3324
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 32
Reactive Organic Gases Tons/Yr: 32
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 6
Part. Matter 10 Micrometers & Smlr Tons/Yr: 5

Year: 1996
County Code: 19
Air Basin: SC
Facility ID: 4641
Air District Name: SC
SIC Code: 3324
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 39
Reactive Organic Gases Tons/Yr: 39
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 2
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1997
County Code: 19
Air Basin: SC
Facility ID: 4641
Air District Name: SC
SIC Code: 3369
Air District Name: SOUTH COAST AQMD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA CASTING CORP (Continued)

1000294706

Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 76
Reactive Organic Gases Tons/Yr: 53
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1998
County Code: 19
Air Basin: SC
Facility ID: 4641
Air District Name: SC
SIC Code: 3369
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 76
Reactive Organic Gases Tons/Yr: 53
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1999
County Code: 19
Air Basin: SC
Facility ID: 4641
Air District Name: SC
SIC Code: 3369
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 76
Reactive Organic Gases Tons/Yr: 53
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2000
County Code: 19
Air Basin: SC
Facility ID: 4641
Air District Name: SC
SIC Code: 3369
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 76
Reactive Organic Gases Tons/Yr: 53
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SIGMA CASTING CORP (Continued)

1000294706

SOX - Oxides of Sulphur Tons/Yr: 0
 Particulate Matter Tons/Yr: 0
 Part. Matter 10 Micrometers & Smllr Tons/Yr: 0

**E17
 NNW
 1/8-1/4
 0.145 mi.
 765 ft.**

**SIGMA HOWMET CERCAST INC
 925 CHARLIE RD
 CITY OF INDUSTRY, CA 0
 Site 2 of 5 in cluster E**

**LUST
 LA Co. Site Mitigation
 WIP
 WDS**

**S103968367
 N/A**

**Relative:
 Lower**

LUST:

Region: STATE
 Global Id: T0603775622
 Latitude: 33.999031
 Longitude: -117.895404
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 06/29/2005
 Lead Agency: LOS ANGELES COUNTY
 Case Worker: TS
 Local Agency: LOS ANGELES COUNTY
 RB Case Number: R-11637
 LOC Case Number: 11588-11637
 File Location: Local Agency
 Potential Media Affect: Under Investigation
 Potential Contaminants of Concern: Alcohols
 Site History: Not reported

**Actual:
 431 ft.**

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603775622
 Contact Type: Local Agency Caseworker
 Contact Name: RANI IYER
 Organization Name: LOS ANGELES COUNTY
 Address: 900 S. FREMONT AVE.
 City: ALHAMBRA
 Email: Not reported
 Phone Number: Not reported

Global Id: T0603775622
 Contact Type: Regional Board Caseworker
 Contact Name: REBECCA CHOU
 Organization Name: LOS ANGELES RWQCB (REGION 4)
 Address: 320 W 4TH ST., SUITE 200
 City: LOS ANGELES
 Email: rchou@waterboards.ca.gov
 Phone Number: Not reported

Status History:

Global Id: T0603775622
 Status: Completed - Case Closed
 Status Date: 06/29/2005

Global Id: T0603775622
 Status: Open - Case Begin Date
 Status Date: 06/04/1998

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA HOWMET CERCAST INC (Continued)

S103968367

Global Id: T0603775622
Status: Open - Site Assessment
Status Date: 06/26/2003

Regulatory Activities:

Global Id: T0603775622
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603775622
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-11637
Status: Leak being confirmed
Substance: Isopropyl Alcohol
Substance Quantity: Not reported
Local Case No: 11588-11637
Case Type: Undefined
Abatement Method Used at the Site: Not reported
Global ID: T0603775622
W Global ID: Not reported
Staff: Not reported
Local Agency: 19000
Cross Street: SAN JOSE
Enforcement Type: Not reported
Date Leak Discovered: 6/4/1998
Date Leak First Reported: 2/26/2003
Date Leak Record Entered: Not reported
Date Confirmation Began: 6/26/2003
Date Leak Stopped: Not reported
Date Case Last Changed on Database: Not reported
Date the Case was Closed: Not reported
How Leak Discovered: OM
How Leak Stopped: Other Means
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): Not reported
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA HOWMET CERCAST INC (Continued)

S103968367

Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: HOWMET
RP Address: 925 S. CHARLIE RD.
Program: LUST
Lat/Long: 0 / 0
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

LA Co. Site Mitigation:

Facility ID: Not reported
Site ID: SD0000391
Jurisdiction: County
Case ID: RO0001392
Abated: Yes
Assigned To: Kim Clark
Entered Date: 10/06/2011

WIP:

Region: 4
File Number: 105.0254
File Status: Historical
Staff: RWANG
Facility Suite: Not reported

CA WDS:

Facility ID: 4 19I003173
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 4
Facility Telephone: Not reported
Facility Contact: MARK GARCIA
Agency Name: SIGMA HOWMET CERCAST INC
Agency Address: 925 Charlie Rd
Agency City,St,Zip: City Of Industry 917481229
Agency Contact: MARK GARCIA
Agency Telephone: 6269652457

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

SIGMA HOWMET CERCAST INC (Continued)

S103968367

Agency Type: Private
 SIC Code: 3363
 SIC Code 2: 3364
 Primary Waste: Not reported
 Primary Waste Type: Not reported
 Secondary Waste: Not reported
 Secondary Waste Type: Not reported
 Design Flow: 0
 Baseline Flow: 0
 Reclamation: Not reported
 POTW: Not reported
 Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
 Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

**E18
 NNW
 1/8-1/4
 0.145 mi.
 765 ft.**

**SIGMA CASTING CORP
 925 CHARLIE RD
 ROWLAND HEIGHTS, CA 91748
 Site 3 of 5 in cluster E**

**UST U004049034
 N/A**

**Relative:
 Lower
 Actual:
 431 ft.**

UST:
 Facility ID: 11637
 Latitude: 33.99904
 Longitude: -117.89477

**F19
 NNW
 1/8-1/4
 0.149 mi.
 786 ft.**

**PACTIV CORP
 18752 SAN JOSE AVE
 INDUSTRY, CA
 Site 1 of 3 in cluster F**

**SWEEPS UST S103638025
 EMI N/A**

**Relative:
 Lower
 Actual:
 449 ft.**

SWEEPS UST:
 Status: Active
 Comp Number: 13492
 Number: 9
 Board Of Equalization: 44-010174
 Referral Date: 06-30-89
 Action Date: Not reported
 Created Date: 06-30-89
 Tank Status: A
 Owner Tank Id: Not reported
 Swrcb Tank Id: 19-000-013492-000001
 Actv Date: 06-30-89
 Capacity: Not reported
 Tank Use: UNKNOWN
 Stg: W

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACTIV CORP (Continued)

S103638025

Content: Not reported
Number Of Tanks: 1

EMI:

Year: 1996
County Code: 19
Air Basin: SC
Facility ID: 62313
Air District Name: SC
SIC Code: 2631
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 2
NOX - Oxides of Nitrogen Tons/Yr: 6
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1997
County Code: 19
Air Basin: SC
Facility ID: 62313
Air District Name: SC
SIC Code: 3281
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1998
County Code: 19
Air Basin: SC
Facility ID: 62313
Air District Name: SC
SIC Code: 3281
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1999
County Code: 19

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACTIV CORP (Continued)

S103638025

Air Basin: SC
Facility ID: 62313
Air District Name: SC
SIC Code: 3281
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2000
County Code: 19
Air Basin: SC
Facility ID: 62313
Air District Name: SC
SIC Code: 3281
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2001
County Code: 19
Air Basin: SC
Facility ID: 62313
Air District Name: SC
SIC Code: 3281
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 3
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

F20
NNW
1/8-1/4
0.149 mi.
786 ft.

PACTIV CORP
18752 SAN JOSE AVE
CITY OF INDUSTRY, CA

Site 2 of 3 in cluster F

RCRA-SQG **1004675456**
FINDS **CAR000073106**
NPDES
HAZNET

Relative:
Lower

RCRA-SQG:

Date form received by agency: 05/10/2000
Facility name: PACTIV CORP
Facility address: 18752 SAN JOSE AVE
CITY OF INDUSTRY, CA 91748
EPA ID: CAR000073106
Contact: JAMES WAKEMAN
Contact address: 2024 NORRIS RD
BAKERSFIELD, CA 933082297
Contact country: US
Contact telephone: (661) 392-4021
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
449 ft.

Owner/Operator Summary:

Owner/operator name: PACTIV CORP
Owner/operator address: 1900 W FIELD CT
LAKE FOREST, IL 60045
Owner/operator country: Not reported
Owner/operator telephone: (847) 482-2000
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D000
Waste name: Not Defined

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACTIV CORP (Continued)

1004675456

Waste code: D039
Waste name: TETRACHLOROETHYLENE

Violation Status: No violations found

FINDS:

Registry ID: 110009554320

Environmental Interest/Information System

The NEI (National Emissions Inventory) database contains information on stationary and mobile sources that emit criteria air pollutants and their precursors, as well as hazardous air pollutants (HAPs).

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

CRITERIA AND HAZARDOUS AIR POLLUTANT INVENTORY

NPDES:

Npdes Number: CAS000001
Facility Status: Active
Agency Id: 0
Region: 4
Regulatory Measure Id: 190353
Order No: 97-03-DWQ
Regulatory Measure Type: Enrollee
Place Id: Not reported
WDID: 4 19I012535
Program Type: Industrial
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 09/06/1996
Expiration Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: Not reported
Discharge Name: Pactiv Corp
Discharge Address: 18752 San Jose Ave
Discharge City: City of Industry
Discharge State: California
Discharge Zip: 91748

HAZNET:

Year: 2002
Gepaid: CAR000073106
Contact: --
Telephone: 6613924021
Mailing Name: Not reported
Mailing Address: 18752 SAN JOSE AVE
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
Gen County: Not reported
TSD EPA ID: CAT000613893
TSD County: Not reported
Waste Category: Aqueous solution with total organic residues less than 10 percent

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

PACTIV CORP (Continued)

1004675456

Disposal Method: Transfer Station
 Tons: 0.5
 Facility County: Los Angeles

Year: 2000
 Gepaid: CAR000073106
 Contact: --
 Telephone: 6613924021
 Mailing Name: Not reported
 Mailing Address: 18752 SAN JOSE AVE
 Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
 Gen County: Not reported
 TSD EPA ID: CAT000613893
 TSD County: Not reported
 Waste Category: Aqueous solution with total organic residues less than 10 percent
 Disposal Method: Transfer Station
 Tons: 0.72
 Facility County: Los Angeles

Year: 2000
 Gepaid: CAR000073106
 Contact: --
 Telephone: 6613924021
 Mailing Name: Not reported
 Mailing Address: 18752 SAN JOSE AVE
 Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
 Gen County: Not reported
 TSD EPA ID: CAT080013352
 TSD County: Not reported
 Waste Category: Oil/water separation sludge
 Disposal Method: Recycler
 Tons: 6.88
 Facility County: Los Angeles

F21
NNW
1/8-1/4
0.149 mi.
786 ft.

PACTIV CORP
18752 E SAN JOSE AVE ATTN: ENV MGR
CITY OF INDUSTRY, CA 91748
Site 3 of 3 in cluster F

WIP S106837106
EMI N/A

Relative:
Lower

WIP:
 Region: 4
 File Number: 105.0176
File Status: Historical
 Staff: JCL
 Facility Suite: Not reported

Actual:
449 ft.

EMI:
 Year: 2002
 County Code: 19
 Air Basin: SC
 Facility ID: 62313
 Air District Name: SC
 SIC Code: 2679
 Air District Name: SOUTH COAST AQMD
 Community Health Air Pollution Info System: Not reported
 Consolidated Emission Reporting Rule: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACTIV CORP (Continued)

S106837106

Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2003
County Code: 19
Air Basin: SC
Facility ID: 62313
Air District Name: SC
SIC Code: 2679
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2004
County Code: 19
Air Basin: SC
Facility ID: 62313
Air District Name: SC
SIC Code: 2679
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.467
Reactive Organic Gases Tons/Yr: 0.2
Carbon Monoxide Emissions Tons/Yr: 0.986
NOX - Oxides of Nitrogen Tons/Yr: 3.66
SOX - Oxides of Sulphur Tons/Yr: 0.0234
Particulate Matter Tons/Yr: 0.211
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0.21

Year: 2005
County Code: 19
Air Basin: SC
Facility ID: 62313
Air District Name: SC
SIC Code: 2679
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .166
Reactive Organic Gases Tons/Yr: .0700852
Carbon Monoxide Emissions Tons/Yr: .831
NOX - Oxides of Nitrogen Tons/Yr: 3.09
SOX - Oxides of Sulphur Tons/Yr: .0142
Particulate Matter Tons/Yr: .178

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

PACTIV CORP (Continued)

S106837106

Part. Matter 10 Micrometers & Smllr Tons/Yr: .178

G22
North
1/8-1/4
0.149 mi.
789 ft.

FREMARC DESIGNS
18810 E SAN JOSE AVE
CITY OF INDUSTRY, CA 91748

RCRA-LQG 1012175570
HAZNET CAL000025191

Site 1 of 5 in cluster G

Relative:
Lower

RCRA-LQG:

Actual:
425 ft.

Date form received by agency: 02/11/2008
Facility name: FREMARC DESIGNS
Facility address: 18810 E SAN JOSE AVE
CITY OF INDUSTRY, CA 91748
EPA ID: CAL000025191
Mailing address: 18751 RAILROAD ST
CITY OF INDUSTRY, CA 91748
Contact: GREG W MAYFIELD
Contact address: Not reported
Not reported
Contact country: Not reported
Contact telephone: (626) 965-0802
Telephone ext.: 21
Contact email: GREG@FREMARC.COM
EPA Region: 09
Classification: Large Quantity Generator
Description: Handler: generates 1,000 kg or more of hazardous waste during any calendar month; or generates more than 1 kg of acutely hazardous waste during any calendar month; or generates more than 100 kg of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month; or generates 1 kg or less of acutely hazardous waste during any calendar month, and accumulates more than 1 kg of acutely hazardous waste at any time; or generates 100 kg or less of any residue or contaminated soil, waste or other debris resulting from the cleanup of a spill, into or on any land or water, of acutely hazardous waste during any calendar month, and accumulates more than 100 kg of that material at any time

Owner/Operator Summary:

Owner/operator name: MAURICE DONENFIELD
Owner/operator address: Not reported
Not reported
Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: 06/21/1971
Owner/Op end date: Not reported

Owner/operator name: MAJESTIC MANAGEMENT COMPANY
Owner/operator address: 13191 CROSSROADS PARKWAY NORTH
SUITE 125, CA 91746

Owner/operator country: US
Owner/operator telephone: Not reported
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: 06/21/1971

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FREMARCO DESIGNS (Continued)

1012175570

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: F003
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F005
Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: TOLUENE, METHYL ETHYL KETONE, CARBON DISULFIDE, ISOBUTANOL, PYRIDINE, BENZENE, 2-ETHOXYETHANOL, AND 2-NITROPROPANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS OR THOSE SOLVENTS LISTED IN F001, F002, OR F004; AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Violation Status: No violations found

HAZNET:

Year: 2012
Gepaid: CAL000025191
Contact: GREG MAYFIELD, FACILITIES MGR.
Telephone: 6269650802

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FREMARCO DESIGNS (Continued)

1012175570

Mailing Name: Not reported
Mailing Address: 18810 E SAN JOSE AVE
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
Gen County: Los Angeles
TSD EPA ID: 02-IV-99-10
TSD County: Not reported
Waste Category: Not reported
Disposal Method: Solvents Recovery
Tons: 0.396
Facility County: Los Angeles

Year: 2010
Gepaid: CAL000025191
Contact: GREG MAYFIELD, FACILITIES MGR.
Telephone: 6269650802
Mailing Name: Not reported
Mailing Address: 18810 E SAN JOSE AVE
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 0.1815
Facility County: Los Angeles

Year: 2008
Gepaid: CAL000025191
Contact: GREG MAYFIELD, FACILITIES MGR.
Telephone: 6269650802
Mailing Name: Not reported
Mailing Address: 18751 RAILROAD ST
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917481325
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 1.2705
Facility County: Los Angeles

Year: 2007
Gepaid: CAL000025191
Contact: GREG MAYFIELD, FACILITIES MGR.
Telephone: 6269650802
Mailing Name: Not reported
Mailing Address: 18751 RAILROAD ST
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917481325
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Fuel Blending Prior To Energy Recovery At Another Site
Tons: 3.63
Facility County: Los Angeles

Year: 2006

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FREMARCS DESIGNS (Continued)

1012175570

Gepaid: CAL000025191
Contact: GREG MAYFIELD, FACILITIES MGR.
Telephone: 6269650802
Mailing Name: Not reported
Mailing Address: 18751 RAILROAD ST
Mailing City, St, Zip: CITY OF INDUSTRY, CA 917481325
Gen County: Not reported
TSD EPA ID: CAD008252405
TSD County: Not reported
Waste Category: Oxygenated solvents (acetone, butanol, ethyl acetate, etc.)
Disposal Method: Recycler
Tons: 0.68
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
17 additional CA_HAZNET: record(s) in the EDR Site Report.

G23
North
1/8-1/4
0.149 mi.
789 ft.

FREMARCS DESIGNS
18810 E. SAN JOSE AVE.
CITY OF INDUSTRY, CA 91748
Site 2 of 5 in cluster G

WIP S100621843
EMI N/A
WDS

Relative:
Lower

WIP:
Region: 4
File Number: 105.0101
File Status: Historical
Staff: RWANG
Facility Suite: Not reported

Actual:
425 ft.

EMI:
Year: 1987
County Code: 19
Air Basin: SC
Facility ID: 19766
Air District Name: SC
SIC Code: 2512
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 23
Reactive Organic Gases Tons/Yr: 22
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 19766
Air District Name: SC
SIC Code: 2512
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FREMARCO DESIGNS (Continued)

S100621843

Total Organic Hydrocarbon Gases Tons/Yr: 28
Reactive Organic Gases Tons/Yr: 28
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1993
County Code: 19
Air Basin: SC
Facility ID: 19766
Air District Name: SC
SIC Code: 2512
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 21
Reactive Organic Gases Tons/Yr: 9
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1995
County Code: 19
Air Basin: SC
Facility ID: 19766
Air District Name: SC
SIC Code: 2512
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 21
Reactive Organic Gases Tons/Yr: 9
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1996
County Code: 19
Air Basin: SC
Facility ID: 19766
Air District Name: SC
SIC Code: 2512
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 30
Reactive Organic Gases Tons/Yr: 25
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FREMARCO DESIGNS (Continued)

S100621843

Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1997
County Code: 19
Air Basin: SC
Facility ID: 19766
Air District Name: SC
SIC Code: 2511
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 27
Reactive Organic Gases Tons/Yr: 26
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1998
County Code: 19
Air Basin: SC
Facility ID: 19766
Air District Name: SC
SIC Code: 2511
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 27
Reactive Organic Gases Tons/Yr: 26
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1999
County Code: 19
Air Basin: SC
Facility ID: 19766
Air District Name: SC
SIC Code: 2511
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 27
Reactive Organic Gases Tons/Yr: 26
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2000
County Code: 19
Air Basin: SC
Facility ID: 19766

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FREMARCO DESIGNS (Continued)

S100621843

Air District Name: SC
SIC Code: 2511
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 27
Reactive Organic Gases Tons/Yr: 26
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 0
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2009
County Code: 19
Air Basin: SC
Facility ID: 19766
Air District Name: SC
SIC Code: 2519
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.48976095857068902
Reactive Organic Gases Tons/Yr: 0.47515499999999999
Carbon Monoxide Emissions Tons/Yr: 8.7500000000000002E-4
NOX - Oxides of Nitrogen Tons/Yr: 3.2499999999999999E-3
SOX - Oxides of Sulphur Tons/Yr: 0.000015
Particulate Matter Tons/Yr: 0.30018800000000001
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0.288188

Year: 2010
County Code: 19
Air Basin: SC
Facility ID: 19766
Air District Name: SC
SIC Code: 2519
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.272702917796182
Reactive Organic Gases Tons/Yr: 0.26501000000000002
Carbon Monoxide Emissions Tons/Yr: 8.7000000000000001E-4
NOX - Oxides of Nitrogen Tons/Yr: 3.2499999999999999E-3
SOX - Oxides of Sulphur Tons/Yr: 1.0000000000000001E-5
Particulate Matter Tons/Yr: 0.22331000000000001
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0.21437580000000001

CA WDS:

Facility ID: 4 19I003526
Facility Type: Not reported
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 4
Facility Telephone: Not reported
Facility Contact: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

FREMARC DESIGNS (Continued)

S100621843

Agency Name: FREMARC INDUSTRIES INC.
 Agency Address: Not reported
 Agency City,St,Zip: 0
 Agency Contact: Not reported
 Agency Telephone: Not reported
 Agency Type: Not reported
 SIC Code: 0
 SIC Code 2: Not reported
 Primary Waste: Not reported
 Primary Waste Type: Not reported
 Secondary Waste: Not reported
 Secondary Waste Type: Not reported
 Design Flow: 0
 Baseline Flow: 0
 Reclamation: Not reported
 POTW: Not reported
 Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
 Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

G24
North
1/8-1/4
0.150 mi.
793 ft.

YUM YUM DONUT SHOPS, INC.
18830 SAN JOSE AVE
CITY OF INDUSTRY, CA 91748
Site 3 of 5 in cluster G

HIST UST **U001569793**
N/A

Relative:
Lower

Actual:
424 ft.

HIST UST:
 Region: STATE
 Facility ID: 00000017231
 Facility Type: Other
 Other Type: DONUT SHOP
 Total Tanks: 0002
 Contact Name: M. D. MASK
 Telephone: 8189641478
 Owner Name: YUM YUM DONUT SHOPS, INC.
 Owner Address: 18830 E SAN JOSE AE
 Owner City,St,Zip: CITY OF INDUSTRY, CA 91748

 Tank Num: 001
 Container Num: 2
 Year Installed: Not reported
 Tank Capacity: 00010000
 Tank Used for: Not reported
 Type of Fuel: Not reported
 Tank Construction: Not reported
 Leak Detection: None

 Tank Num: 002
 Container Num: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

YUM YUM DONUT SHOPS, INC. (Continued)

U001569793

Year Installed: Not reported
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Visual, Stock Inventor

G25
North
1/8-1/4
0.150 mi.
793 ft.

YUM YUM DONUT SHOP
18830 SAN JOSE
INDUSTRY, CA 91748
Site 4 of 5 in cluster G

HIST CORTESE **S104160220**
LUST **N/A**

Relative:
Lower

CORTESE:
Region: CORTESE
Facility County Code: 19
Actual:
Reg By: LTNKA
Reg Id: I-12252

424 ft.

LUST:

Region: STATE
Global Id: T0603703947
Latitude: 33.9993652
Longitude: -117.8943492
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 10/14/1993
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-12252
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Diesel
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603703947
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603703947
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

YUM YUM DONUT SHOP (Continued)

S104160220

Status History:

Global Id: T0603703947
Status: Completed - Case Closed
Status Date: 10/14/1993

Global Id: T0603703947
Status: Open - Case Begin Date
Status Date: 06/14/1990

Global Id: T0603703947
Status: Open - Site Assessment
Status Date: 06/14/1990

Regulatory Activities:

Global Id: T0603703947
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0603703947
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603703947
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-12252
Status: Case Closed
Substance: Diesel
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603703947
W Global ID: W0603700090
Staff: UNK
Local Agency: 19000
Cross Street: NOGALES ST
Enforcement Type: Informal Enforcement Actions,including Notices of Violations and Staff Enforcement Letters
Date Leak Discovered: 6/14/1990
Date Leak First Reported: 7/19/1990
Date Leak Record Entered: 10/13/1990
Date Confirmation Began: Not reported
Date Leak Stopped: 6/14/1990
Date Case Last Changed on Database: 10/14/1993
Date the Case was Closed: 10/14/1993
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

YUM YUM DONUT SHOP (Continued)

S104160220

Cause of Leak: UNK
Leak Source: UNK
Operator: WATASE, FRANK H.
Water System: SKYLINE MUTUAL
Well Name: Not reported
Approx. Dist To Production Well (ft): 12591.423912417438553390118733
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 6/14/1990
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: 1/1/1965
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: YUM YUM DONUT SHOPS, INC.
RP Address: 18830 E SAN JOSE AVE, INDUSTRY, CA 91748
Program: LUST
Lat/Long: 33.9993652 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900090-001GEN
Summary: Not reported

H26 AMERICAN AIR FILTER
NNE 18856 E SAN JOSE AVE
1/8-1/4 CITY OF INDUSTRY (CORPORATE NA, CA 91748
0.151 mi.
795 ft. Site 1 of 2 in cluster H

WIP S106764793
N/A

Relative: WIP:
Lower Region: 4
File Number: 105.0017
Actual: **File Status:** **Historical**
426 ft. Staff: RWANG
Facility Suite: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

H27
NNE
1/8-1/4
0.151 mi.
795 ft.

18856 SAN JOSE AVE
ROWLAND HEIGHTS, CA 91748

Site 2 of 2 in cluster H

EDR US Hist Auto Stat 1015287514
N/A

Relative:
Lower
Actual:
426 ft.

EDR Historical Auto Stations:

Name: AMAX MOTOR INC
Year: 2008
Address: 18856 SAN JOSE AVE

Name: AMAX MOTOR INC
Year: 2009
Address: 18856 SAN JOSE AVE

G28
North
1/8-1/4
0.153 mi.
807 ft.

YUM YUM DONUT SHOP, INC
18830 E SAN JOSE AVE
CITY OF INDUSTRY, CA 91748

Site 5 of 5 in cluster G

CA FID UST S101618914
SWEEPS UST N/A
LOS ANGELES CO. HMS

Relative:
Lower
Actual:
424 ft.

CA FID UST:

Facility ID: 19002720
Regulated By: UTKNI
Regulated ID: 00017231
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: Not reported
Mail To: Not reported
Mailing Address: 18830 E SAN JOSE AVE
Mailing Address 2: Not reported
Mailing City,St,Zip: CITY OF INDUSTRY 91748
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Inactive

SWEEPS UST:

Status: Not reported
Comp Number: 12252
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-012252-000001
Actv Date: Not reported
Capacity: 10000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: DIESEL
Number Of Tanks: 2

Status: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

YUM YUM DONUT SHOP, INC (Continued)

S101618914

Comp Number: 12252
Number: Not reported
Board Of Equalization: Not reported
Referral Date: Not reported
Action Date: Not reported
Created Date: Not reported
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-012252-000002
Actv Date: Not reported
Capacity: 5000
Tank Use: M.V. FUEL
Stg: PRODUCT
Content: DIESEL
Number Of Tanks: Not reported

LOS ANGELES CO. HMS:

Region: LA
Facility Id: 012143-012252
Facility Type: T0
Facility Status: Removed
Area: 6H
Permit Number: 00003868T
Permit Status: Removed

D29
East
1/8-1/4
0.163 mi.
859 ft.

FIRST INTERSTATE BANK WH
19101 E WALNUT DR
INDUSTRY, CA
Site 7 of 14 in cluster D

CA FID UST **S101618913**
SWEEPS UST **N/A**
LOS ANGELES CO. HMS

Relative:
Lower

CA FID UST:
Facility ID: 19008482
Regulated By: UTNKA
Regulated ID: 00003828
Cortese Code: Not reported
SIC Code: Not reported
Facility Phone: 8180000000
Mail To: Not reported
Mailing Address: 19101 E WALNUT DR
Mailing Address 2: Not reported
Mailing City,St,Zip: INDUSTRY
Contact: Not reported
Contact Phone: Not reported
DUNs Number: Not reported
NPDES Number: Not reported
EPA ID: Not reported
Comments: Not reported
Status: Active

Actual:
451 ft.

SWEEPS UST:

Status: Active
Comp Number: 12003
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST INTERSTATE BANK WH (Continued)

S101618913

Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-012003-000001
Actv Date: 06-30-89
Capacity: Not reported
Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: 1

LOS ANGELES CO. HMS:

Region: LA
Facility Id: 011929-012003
Facility Type: T0
Facility Status: Removed
Area: 6H
Permit Number: 00003583T
Permit Status: Removed

D30
East
1/8-1/4
0.163 mi.
859 ft.

WALNUT VALLEY CAR WASH
1100 S NOGALES ST
SAN DIMAS, CA 91773
Site 8 of 14 in cluster D

SWEEPS UST S106934198
N/A

Relative:
Lower

SWEEPS UST:

Status: Active
Comp Number: 6796
Number: 9
Board Of Equalization: 44-008144
Referral Date: 03-21-91
Action Date: 03-21-91
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-006796-000001
Actv Date: 06-30-89
Capacity: Not reported
Tank Use: UNKNOWN
Stg: W
Content: Not reported
Number Of Tanks: 4

Actual:
451 ft.

Status: Active
Comp Number: 6796
Number: 9
Board Of Equalization: 44-008144
Referral Date: 03-21-91
Action Date: 03-21-91
Created Date: 06-30-89
Tank Status: A
Owner Tank Id: Not reported
Swrcb Tank Id: 19-000-006796-000002
Actv Date: 06-30-89
Capacity: Not reported
Tank Use: UNKNOWN

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

WALNUT VALLEY CAR WASH (Continued)

S106934198

Stg: W
 Content: Not reported
 Number Of Tanks: Not reported

Status: Active
 Comp Number: 6796
 Number: 9
 Board Of Equalization: 44-008144
 Referral Date: 03-21-91
 Action Date: 03-21-91
 Created Date: 06-30-89
 Tank Status: A
 Owner Tank Id: Not reported
 Swrcb Tank Id: 19-000-006796-000003
 Actv Date: 06-30-89
 Capacity: Not reported
 Tank Use: UNKNOWN
 Stg: W
 Content: Not reported
 Number Of Tanks: Not reported

Status: Active
 Comp Number: 6796
 Number: 9
 Board Of Equalization: 44-008144
 Referral Date: 03-21-91
 Action Date: 03-21-91
 Created Date: 06-30-89
 Tank Status: A
 Owner Tank Id: Not reported
 Swrcb Tank Id: 19-000-006796-000004
 Actv Date: 06-30-89
 Capacity: Not reported
 Tank Use: UNKNOWN
 Stg: W
 Content: Not reported
 Number Of Tanks: Not reported

D31
East
1/8-1/4
0.164 mi.
864 ft.

FIRST INTERSTATE BANK WAREHOUSE
19101 E. WALNUT DR.
INDUSTRY, CA 91748
Site 9 of 14 in cluster D

HIST UST **U001569768**
N/A

Relative:
Lower

HIST UST:
 Region: STATE
 Facility ID: 00000003828
 Facility Type: Other
 Other Type: WAREHOUSE
 Total Tanks: 0001
 Contact Name: Not reported
 Telephone: 2139652311
 Owner Name: UCBRC
 Owner Address: 1200 W. 7TH STREET G9-4
 Owner City,St,Zip: LOS ANGELES, CA 90017

Actual:
451 ft.

Tank Num: 001
 Container Num: 1

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

FIRST INTERSTATE BANK WAREHOUSE (Continued)

U001569768

Year Installed: 1981
Tank Capacity: 00010000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

D32
East
1/8-1/4
0.164 mi.
865 ft.

WALNUT/ROWLAND HEIGHTS CAR WAS
1100 NOGALES ST S
ROWLAND HEIGHTS, CA 91748

LUST S104160219
N/A

Site 10 of 14 in cluster D

Relative:
Lower

LUST:

Actual:
451 ft.

Region: STATE
Global Id: T0603705490
Latitude: 33.995865794864
Longitude: -117.888085842133
Case Type: LUST Cleanup Site
Status: Open - Remediation
Status Date: 07/23/2007
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: JFL
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-25137
LOC Case Number: Not reported
File Location: Regional Board
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603705490
Contact Type: Regional Board Caseworker
Contact Name: JOE F. LUERA
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH STREET, SUITE 200
City: LOS ANGELES
Email: jluera@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603705490
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:

Global Id: T0603705490
Status: Open - Case Begin Date
Status Date: 01/15/1998

Global Id: T0603705490

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WALNUT/ROWLAND HEIGHTS CAR WAS (Continued)

S104160219

Status: Open - Remediation
Status Date: 07/23/2007

Global Id: T0603705490
Status: Open - Site Assessment
Status Date: 01/15/1998

Global Id: T0603705490
Status: Open - Site Assessment
Status Date: 03/19/1999

Global Id: T0603705490
Status: Open - Site Assessment
Status Date: 05/07/2002

Global Id: T0603705490
Status: Open - Site Assessment
Status Date: 08/05/2003

Regulatory Activities:

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 12/31/2002
Action: Staff Letter

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 03/27/2003
Action: Staff Letter

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 06/28/2002
Action: Staff Letter

Global Id: T0603705490
Action Type: RESPONSE
Date: 10/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 07/15/2002
Action: Soil and Water Investigation Report

Global Id: T0603705490
Action Type: RESPONSE
Date: 05/15/2002
Action: Other Report / Document

Global Id: T0603705490
Action Type: RESPONSE

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WALNUT/ROWLAND HEIGHTS CAR WAS (Continued)

S104160219

Date: 04/15/2002
Action: Other Report / Document

Global Id: T0603705490
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 07/15/2009
Action: Monitoring Report - Semi-Annually

Global Id: T0603705490
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 09/22/2003
Action: Other Report / Document

Global Id: T0603705490
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 04/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 01/30/2007
Action: Interim Remedial Action Plan

Global Id: T0603705490
Action Type: RESPONSE
Date: 10/22/2003
Action: Soil and Water Investigation Report

Global Id: T0603705490
Action Type: RESPONSE
Date: 01/15/2010
Action: Monitoring Report - Semi-Annually

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WALNUT/ROWLAND HEIGHTS CAR WAS (Continued)

S104160219

Global Id: T0603705490
Action Type: RESPONSE
Date: 01/15/2012
Action: Monitoring Report - Semi-Annually

Global Id: T0603705490
Action Type: RESPONSE
Date: 01/15/2011
Action: Monitoring Report - Semi-Annually

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 01/24/2008
Action: Staff Letter

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 08/27/2003
Action: Staff Letter

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 07/24/2003
Action: Staff Letter

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 06/25/1998
Action: Staff Letter

Global Id: T0603705490
Action Type: RESPONSE
Date: 11/15/2007
Action: Interim Remedial Action Plan

Global Id: T0603705490
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0603705490
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 07/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: ENFORCEMENT

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WALNUT/ROWLAND HEIGHTS CAR WAS (Continued)

S104160219

Date: 07/26/2007
Action: Staff Letter

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 10/02/2003
Action: Site Visit / Inspection / Sampling

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 05/26/2010
Action: Staff Letter

Global Id: T0603705490
Action Type: RESPONSE
Date: 10/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 04/15/2008
Action: CAP/RAP - Feasibility Study Report

Global Id: T0603705490
Action Type: RESPONSE
Date: 09/22/2003
Action: Other Report / Document

Global Id: T0603705490
Action Type: RESPONSE
Date: 09/21/2003
Action: Other Report / Document

Global Id: T0603705490
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: RESPONSE
Date: 01/15/2008
Action: Monitoring Report - Quarterly

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 03/20/2002
Action: Staff Letter

Global Id: T0603705490
Action Type: ENFORCEMENT
Date: 06/15/2009
Action: Staff Letter

Global Id: T0603705490
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WALNUT/ROWLAND HEIGHTS CAR WAS (Continued)

S104160219

Global Id:	T0603705490
Action Type:	Other
Date:	01/01/1950
Action:	Leak Stopped
Global Id:	T0603705490
Action Type:	RESPONSE
Date:	10/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603705490
Action Type:	RESPONSE
Date:	05/23/2003
Action:	Soil and Water Investigation Workplan
Global Id:	T0603705490
Action Type:	RESPONSE
Date:	01/15/2003
Action:	Monitoring Report - Quarterly
Global Id:	T0603705490
Action Type:	RESPONSE
Date:	07/15/2010
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603705490
Action Type:	RESPONSE
Date:	04/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603705490
Action Type:	RESPONSE
Date:	07/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603705490
Action Type:	RESPONSE
Date:	04/15/2007
Action:	Monitoring Report - Quarterly
Global Id:	T0603705490
Action Type:	RESPONSE
Date:	07/15/2012
Action:	Monitoring Report - Semi-Annually
Global Id:	T0603705490
Action Type:	RESPONSE
Date:	01/15/2007
Action:	Monitoring Report - Quarterly

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	R-25137
Status:	Pollution Characterization

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

WALNUT/ROWLAND HEIGHTS CAR WAS (Continued)

S104160219

Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603705490
W Global ID: W0603700090
Staff: JFL
Local Agency: 19000
Cross Street: WALNUT BLVD
Enforcement Type: SEL
Date Leak Discovered: 1/15/1998
Date Leak First Reported: 1/20/1998
Date Leak Record Entered: 3/25/1998
Date Confirmation Began: 1/15/1998
Date Leak Stopped: 1/15/1998
Date Case Last Changed on Database: 4/19/2002
Date the Case was Closed: Not reported
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: Corrosion
Leak Source: Tank
Operator: Not reported
Water System: SKYLINE MUTUAL
Well Name: Not reported
Approx. Dist To Production Well (ft): 10441.378443409772292347739839
Source of Cleanup Funding: Tank
Preliminary Site Assessment Workplan Submitted: 1/15/1998
Preliminary Site Assessment Began: 3/19/1999
Pollution Characterization Began: 8/5/2003
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: 1/20/1998
Enforcement Action Date: Not reported
Historical Max MTBE Date: 4/16/1999
Hist Max MTBE Conc in Groundwater: 80400
Hist Max MTBE Conc in Soil: 35
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: RAYMOND HENRY
RP Address: 22930 CALABASH ST.
Program: LUST
Lat/Long: 33.9962123 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900090-001GEN
Summary: DURING THE TANK REMOVAL SOIL SAMPLES WERE COLLECTED AND ANALYZED RESULTS INDICATED THAT THE SUBSURFACE WAS IMPACTED WITH TPH.; 11/10/98 REVISED WORKPLAN; 6/7/99 SITE INVESTIGATION; 10/25/00 SITE ASSESSM. WP

MAP FINDINGS

Map ID
 Direction
 Distance
 Elevation

Site

Database(s)

EDR ID Number
 EPA ID Number

D33 **NOGALES HAND CAR WASH**
East **1100 NOGALES STREET**
1/8-1/4 **ROWLAND HEIGHTS, CA 91748**
0.164 mi.
865 ft. **Site 11 of 14 in cluster D**

HIST CORTESE **S103622625**
LUST **N/A**
ENF

Relative: **CORTESE:**
Lower Region: **CORTESE**
 Facility County Code: **19**
Actual: Reg By: **LTNKA**
451 ft. Reg Id: **R-25137**

LUST:
 Region: **STATE**
 Global Id: **T10000001465**
 Latitude: **33.9874964**
 Longitude: **-117.8892249**
 Case Type: **LUST Cleanup Site**
 Status: **Completed - Case Closed**
 Status Date: **12/08/2009**
 Lead Agency: **LOS ANGELES COUNTY**
 Case Worker: **NR**
 Local Agency: **LOS ANGELES COUNTY**
 RB Case Number: **Not reported**
 LOC Case Number: **006575-046346**
 File Location: **Not reported**
 Potential Media Affect: **Soil**
 Potential Contaminants of Concern: **Acetone**
 Site History: **Not reported**

[Click here to access the California GeoTracker records for this facility:](#)

Contact:
 Global Id: **T10000001465**
 Contact Type: **Regional Board Caseworker**
 Contact Name: **YUE RONG**
 Organization Name: **LOS ANGELES RWQCB (REGION 4)**
 Address: **320 W. 4TH ST., SUITE 200**
 City: **Los Angeles**
 Email: **yrong@waterboards.ca.gov**
 Phone Number: **Not reported**

Global Id: **T10000001465**
 Contact Type: **Local Agency Caseworker**
 Contact Name: **NIKOLAUS REPPUHN**
 Organization Name: **LOS ANGELES COUNTY**
 Address: **900 SOUTH FREEMONT AVE.**
 City: **ALHAMBRA**
 Email: **nreppuhn@dpw.lacounty.gov**
 Phone Number: **Not reported**

Status History:
 Global Id: **T10000001465**
 Status: **Completed - Case Closed**
 Status Date: **12/08/2009**

Global Id: **T10000001465**
 Status: **Open - Case Begin Date**
 Status Date: **07/15/2009**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NOGALES HAND CAR WASH (Continued)

S103622625

Global Id: T10000001465
Status: Open - Site Assessment
Status Date: 08/03/2009

Regulatory Activities:

Global Id: T10000001465
Action Type: ENFORCEMENT
Date: 12/10/2009
Action: Closure/No Further Action Letter

Global Id: T10000001465
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T10000001465
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

ENF:

Region: 4
Facility Id: 251063
Agency Name: Purfect Auto Service #107
Place Type: Facility
Place Subtype: Not reported
Facility Type: All other facilities
Agency Type: Privately-Owned Business
Of Agencies: 1
Place Latitude: 33.996298
Place Longitude: -117.888339
SIC Code 1: Not reported
SIC Desc 1: Not reported
SIC Code 2: Not reported
SIC Desc 2: Not reported
SIC Code 3: Not reported
SIC Desc 3: Not reported
NAICS Code 1: Not reported
NAICS Desc 1: Not reported
NAICS Code 2: Not reported
NAICS Desc 2: Not reported
NAICS Code 3: Not reported
NAICS Desc 3: Not reported
Of Places: 1
Source Of Facility: Reg Meas
Design Flow: Not reported
Threat To Water Quality: Not reported
Complexity: Not reported
Pretreatment: Not reported
Facility Waste Type: Not reported
Facility Waste Type 2: Not reported
Facility Waste Type 3: Not reported
Facility Waste Type 4: Not reported
Program: AGT
Program Category1: TANKS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NOGALES HAND CAR WASH (Continued)

S103622625

Program Category2:	TANKS
# Of Programs:	1
WDID:	4B191354N01
Reg Measure Id:	164465
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	238006
Region:	4
Order / Resolution Number:	SEL
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	08/07/2000
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	08/07/2000
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 4B191354N01
Description:	Notice of Noncompliance sent 8/7/00 for failure to pay AGT fee.
Program:	AGT
Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability \$ Amount:	0
Project \$ Amount:	0
Liability \$ Paid:	0
Project \$ Completed:	0
Total \$ Paid/Completed Amount:	0

MAP FINDINGS

Map ID
Direction
Distance
Elevation

Site

Database(s)

EDR ID Number
EPA ID Number

D34 **ROWLAND HEIGHTS CAR WASH**
East **1100 NOGALES ST**
1/8-1/4 **ROWLAND HEIGHTS, CA 91748**
0.164 mi.
865 ft. **Site 12 of 14 in cluster D**

UST **U004049441**
N/A

Relative: UST:
Lower Facility ID: 25137
 Latitude: 33.99629
Actual: Longitude: -117.88832
451 ft.

D35 **1100 NOGALES ST**
East **ROWLAND HEIGHTS, CA 91748**
1/8-1/4
0.164 mi.
865 ft. **Site 13 of 14 in cluster D**

EDR US Hist Auto Stat **1015152696**
N/A

Relative: EDR Historical Auto Stations:
Lower Name: PURRFECT AUTO
 Year: 2003
Actual: Address: 1100 NOGALES ST
451 ft.

 Name: PURRFECT AUTO SERVICE
 Year: 2004
 Address: 1100 NOGALES ST

 Name: PURRECT AUTO SERVICE
 Year: 2005
 Address: 1100 NOGALES ST

 Name: PURRFECT AUTO SERVICE
 Year: 2006
 Address: 1100 NOGALES ST

 Name: PURRFECT AUTO SERVICE
 Year: 2007
 Address: 1100 NOGALES ST

 Name: S & M AUTOMOTIVE SPECIALISTS
 Year: 2008
 Address: 1100 NOGALES ST

 Name: S & M AUTOMOTIVE SPECIALISTS
 Year: 2009
 Address: 1100 NOGALES ST

 Name: PURRFECT AUTO SVC
 Year: 2010
 Address: 1100 NOGALES ST

 Name: HONEST AUTO REPAIR
 Year: 2011
 Address: 1100 NOGALES ST

 Name: HONEST AUTO REPAIR
 Year: 2012
 Address: 1100 NOGALES ST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

D36 **WALNUT VALLEY CAR WASH**
East **1100 NOGALES ST**
1/8-1/4 **ROWLAND HEIGHTS, CA 91748**
0.164 mi.
865 ft. **Site 14 of 14 in cluster D**

HIST UST **U001569791**
 N/A

Relative:
Lower

HIST UST:
Region: STATE
Facility ID: 00000034125
Facility Type: Other
Other Type: CARWASH
Total Tanks: 0004
Contact Name: RICHARD BLINDELL
Telephone: 8189126907
Owner Name: RICHARD BLINDELL/RAYMOND HENRY
Owner Address: 1100 SO. NOGALES
Owner City,St,Zip: ROWLAND HTS, CA 91748

Actual:
451 ft.

Tank Num: 001
Container Num: 1
Year Installed: 1980
Tank Capacity: 00020000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 002
Container Num: 2
Year Installed: 1980
Tank Capacity: 00002000
Tank Used for: PRODUCT
Type of Fuel: UNLEADED
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 003
Container Num: 3
Year Installed: 1980
Tank Capacity: 00020000
Tank Used for: PRODUCT
Type of Fuel: PREMIUM
Tank Construction: Not reported
Leak Detection: Stock Inventor

Tank Num: 004
Container Num: 4
Year Installed: 1980
Tank Capacity: 00020000
Tank Used for: PRODUCT
Type of Fuel: DIESEL
Tank Construction: Not reported
Leak Detection: Stock Inventor

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

E37 **MODEM GRAPHICS INC**
NNW **18688 E SAN JOSE AVE**
1/8-1/4 **CITY OF INDUSTRY, CA 91748**
0.168 mi.
886 ft. **Site 4 of 5 in cluster E**

RCRA-SQG **1001217311**
HAZNET **CAR000032003**

Relative:
Lower

RCRA-SQG:

Date form received by agency: 10/02/1997

Facility name: MODEM GRAPHICS INC

Facility address: 18688 E SAN JOSE AVE
CITY OF INDUSTRY, CA 91748

EPA ID: CAR000032003

Contact: MIKE POSSEMATO

Contact address: 18688 E SAN JOSE AVE
CITY OF INDUSTRY, CA 91748

Contact country: US

Contact telephone: (626) 912-7088

Contact email: Not reported

EPA Region: 09

Classification: Small Small Quantity Generator

Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: WLCY PARTNERSHIP
Owner/operator address: 18688 E SAN JOSE AVE
CITY OF INDUSTRY, CA 91748

Owner/operator country: Not reported

Owner/operator telephone: (626) 912-7088

Legal status: Private

Owner/Operator Type: Owner

Owner/Op start date: Not reported

Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
Used oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001

Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKEY-MARTENS

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MODEM GRAPHICS INC (Continued)

1001217311

CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D006
Waste name: CADMIUM

Waste code: D008
Waste name: LEAD

Waste code: D018
Waste name: BENZENE

Violation Status: No violations found

HAZNET:

Year: 2000
Gepaid: CAR000032003
Contact: MR MIKE POSSEMATO, PLT MGR
Telephone: 6269127088
Mailing Name: Not reported
Mailing Address: 18688 E SAN JOSE AVE
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 2.29
Facility County: Los Angeles

Year: 1999
Gepaid: CAR000032003
Contact: MODEM GRAPHICS INC
Telephone: 6269127088
Mailing Name: Not reported
Mailing Address: 18688 E SAN JOSE AVE
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
Gen County: Not reported
TSD EPA ID: CAT080013352
TSD County: Not reported
Waste Category: Unspecified aqueous solution
Disposal Method: Recycler
Tons: 5.0040
Facility County: 0

**E38
NW
1/8-1/4
0.168 mi.
889 ft.**

**SIGMA, A DIV. OF HOWMET
925 S. CHARLIE ROAD
CITY OF INDUSTRY, CA 91748**

Site 5 of 5 in cluster E

**EMI S106832741
ENVIROSTOR N/A**

**Relative:
Lower
Actual:
423 ft.**

EMI:
Year: 2001
County Code: 19
Air Basin: SC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA, A DIV. OF HOWMET (Continued)

S106832741

Facility ID: 115842
Air District Name: SC
SIC Code: 9999
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Y
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 70
Reactive Organic Gases Tons/Yr: 49
Carbon Monoxide Emissions Tons/Yr: 1
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

ENVIROSTOR:

Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Facility ID: 71003205
Site Code: Not reported
Assembly: 57
Senate: 22
Special Program: Not reported
Status: Refer: Other Agency
Status Date: Not reported
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Not reported
Latitude: 33.99903
Longitude: -117.8953
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED, NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAL00003708
Alias Type: EPA Identification Number
Alias Name: 71003205
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: Not reported
Completed Sub Area Name: Not reported
Completed Document Type: Not reported
Completed Date: Not reported
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA, A DIV. OF HOWMET (Continued)

S106832741

Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

I39
ENE
1/8-1/4
0.192 mi.
1013 ft.

ELITE PAINT & BODY SHOP
938 NOGALES
CITY OF INDUSTRY, CA 91745

RCRA-SQG 1000397551
FINDS CAD982368607

Site 1 of 2 in cluster I

Relative:
Lower

RCRA-SQG:

Date form received by agency: 04/11/1988
Facility name: ELITE PAINT & BODY SHOP
Facility address: 938 NOGALES
CITY OF INDUSTRY, CA 91745
EPA ID: CAD982368607
Contact: ENVIRONMENTAL MANAGER
Contact address: 938 NOGALES
CITY OF INDUSTRY, CA 91745
Contact country: US
Contact telephone: (818) 964-1031
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Actual:
445 ft.

Owner/Operator Summary:

Owner/operator name: HISE SARINANA JOSE
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Owner/operator name: NOT REQUIRED
Owner/operator address: NOT REQUIRED
NOT REQUIRED, ME 99999
Owner/operator country: Not reported
Owner/operator telephone: (415) 555-1212
Legal status: Private
Owner/Operator Type: Operator
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

ELITE PAINT & BODY SHOP (Continued)

1000397551

Transporter of hazardous waste: No
 Treater, storer or disposer of HW: No
 Underground injection activity: No
 On-site burner exemption: No
 Furnace exemption: No
 Used oil fuel burner: No
 Used oil processor: No
 User oil refiner: No
 Used oil fuel marketer to burner: No
 Used oil Specification marketer: No
 Used oil transfer facility: No
 Used oil transporter: No

Violation Status: No violations found

FINDS:

Registry ID: 110002801503

Environmental Interest/Information System

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

J40
NE
 1/8-1/4
 0.196 mi.
 1034 ft.

KOAMEX GENERAL WHOLESALE INC
18965 E SAN JOSE AVE
CITY OF INDUSTRY (CORPORATE NA, CA 91748

WIP S106764947
N/A

Site 1 of 2 in cluster J

Relative:
Lower

WIP:
 Region: 4
 File Number: 105.0264
File Status: Historical
 Staff: UNIDENTIFIED
 Facility Suite: Not reported

Actual:
435 ft.

J41
NE
 1/8-1/4
 0.209 mi.
 1104 ft.

BROOK FURNITURE
18960 W SAN JOSE AVE
CITY OF INDUSTRY, CA 91748

RCRA-SQG 1004675961
FINDS CAR000079244

Site 2 of 2 in cluster J

Relative:
Lower

RCRA-SQG:
 Date form received by agency: 07/31/2000
 Facility name: BROOK FURNITURE
 Facility address: 18960 W SAN JOSE AVE
 CITY OF INDUSTRY, CA 91748
 EPA ID: CAR000079244
 Contact: KEVIN LAKIN
 Contact address: 18960 W SAN JOSE AVE
 CITY OF INDUSTRY, CA 91748
 Contact country: US

Actual:
438 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BROOK FURNITURE (Continued)

1004675961

Contact telephone: (626) 965-3811
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: BROOK FURNITURE
Owner/operator address: 18960 W SAN JOSE AVE
CITY OF INDUSTRY, CA 91748
Owner/operator country: Not reported
Owner/operator telephone: (626) 965-3811
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Hazardous Waste Summary:

Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET, WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.

Waste code: D007
Waste name: CHROMIUM

Waste code: D035
Waste name: METHYL ETHYL KETONE

Waste code: F002
Waste name: THE FOLLOWING SPENT HALOGENATED SOLVENTS: TETRACHLOROETHYLENE,

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BROOK FURNITURE (Continued)

1004675961

METHYLENE CHLORIDE, TRICHLOROETHYLENE, 1,1,1-TRICHLOROETHANE, CHLOROBENZENE, 1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE, ORTHO-DICHLOROBENZENE, TRICHLOROFLUOROMETHANE, AND 1,1,2-TRICHLOROETHANE; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THE ABOVE HALOGENATED SOLVENTS OR THOSE LISTED IN F001, F004, OR F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: F003

Waste name: THE FOLLOWING SPENT NON-HALOGENATED SOLVENTS: XYLENE, ACETONE, ETHYL ACETATE, ETHYL BENZENE, ETHYL ETHER, METHYL ISOBUTYL KETONE, N-BUTYL ALCOHOL, CYCLOHEXANONE, AND METHANOL; ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONLY THE ABOVE SPENT NON-HALOGENATED SOLVENTS; AND ALL SPENT SOLVENT MIXTURES/BLENDS CONTAINING, BEFORE USE, ONE OR MORE OF THE ABOVE NON-HALOGENATED SOLVENTS, AND, A TOTAL OF TEN PERCENT OR MORE (BY VOLUME) OF ONE OR MORE OF THOSE SOLVENTS LISTED IN F001, F002, F004, AND F005, AND STILL BOTTOMS FROM THE RECOVERY OF THESE SPENT SOLVENTS AND SPENT SOLVENT MIXTURES.

Waste code: U058
Waste name: CYCLOPHOSPHAMIDE

Violation Status: No violations found

FINDS:

Registry ID: 110002941149

Environmental Interest/Information System

California Hazardous Waste Tracking System - Datamart (HWTS-DATAMART) provides California with information on hazardous waste shipments for generators, transporters, and treatment, storage, and disposal facilities.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

I42
NE
1/8-1/4
0.215 mi.
1135 ft.

938 NOGALES ST
ROWLAND HEIGHTS, CA 91748

Site 2 of 2 in cluster I

EDR US Hist Auto Stat 1015679774
N/A

Relative:
Lower

EDR Historical Auto Stations:

Name: ELITE AUTO BODY
Year: 1999
Address: 938 NOGALES ST

Actual:
443 ft.

Name: ELITE AUTO BODY
Year: 2001
Address: 938 NOGALES ST

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

1015679774

Name:	ELITE AUTO BODY
Year:	2003
Address:	938 NOGALES ST
Name:	ELITE AUTO BODY INC
Year:	2004
Address:	938 NOGALES ST
Name:	ELITE AUTO BODY
Year:	2005
Address:	938 NOGALES ST
Name:	ELITE AUTO BODY INC
Year:	2006
Address:	938 NOGALES ST
Name:	ELITE AUTO BODY INC
Year:	2007
Address:	938 NOGALES ST
Name:	ELITE AUTO BODY INC
Year:	2008
Address:	938 NOGALES ST
Name:	ELITE AUTO BODY
Year:	2009
Address:	938 NOGALES ST
Name:	ELITE AUTO BODY
Year:	2010
Address:	938 NOGALES ST
Name:	ELITE AUTO BODY
Year:	2011
Address:	938 NOGALES ST
Name:	ELITE AUTO BODY
Year:	2012
Address:	938 NOGALES ST

**43
 NW
 1/8-1/4
 0.219 mi.
 1154 ft.**

**ONDEO-NALCO
 18725 EAST SAN JOSE AVENUE
 CITY OF INDUSTRY, CA**

**RCRA-SQG 1000236236
 FINDS CAD000041863
 WIP
 HAZNET**

**Relative:
 Lower**

RCRA-SQG:
 Date form received by agency: 02/12/1998
 Facility name: CALGON CORP
 Facility address: 18725 E SAN JOSE AVE
 CITY OF INDUSTRY, CA 91748
 EPA ID: CAD000041863
 Mailing address: 14516 E BONELLI STREET
 CITY OF INDUSTRY, CA 91745
 Contact: Not reported
 Contact address: Not reported
 Contact address: Not reported
 Contact country: Not reported

**Actual:
 423 ft.**

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ONDEO-NALCO (Continued)

1000236236

Contact telephone: Not reported
Contact email: Not reported
EPA Region: 09
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:

Owner/operator name: CALGON DIV ECC
Owner/operator address: 5400 CAMPBELLS RUN DR
PITTSBURGH, PA 15230
Owner/operator country: Not reported
Owner/operator telephone: (412) 494-8000
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:

U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No
Used oil processor: No
User oil refiner: No
Used oil fuel marketer to burner: No
Used oil Specification marketer: No
Used oil transfer facility: No
Used oil transporter: No

Historical Generators:

Date form received by agency: 02/12/1998
Facility name: CALGON CORP
Classification: Large Quantity Generator

Date form received by agency: 02/12/1998
Facility name: CALGON CORP
Classification: Small Quantity Generator

Date form received by agency: 09/01/1996
Facility name: CALGON CORP
Classification: Large Quantity Generator

Date form received by agency: 03/12/1996
Facility name: CALGON CORP
Site name: CALGON CORPORATION
Classification: Large Quantity Generator

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ONDEO-NALCO (Continued)

1000236236

Date form received by agency: 03/31/1994
Facility name: CALGON CORP
Site name: CALGON CORPORATION
Classification: Large Quantity Generator

Date form received by agency: 02/28/1992
Facility name: CALGON CORP
Site name: CALGON VESTAL LABORATORIES INC.
Classification: Large Quantity Generator

Date form received by agency: 08/15/1980
Facility name: CALGON CORP
Classification: Large Quantity Generator

Violation Status: No violations found

FINDS:

Registry ID: 110000477984

Environmental Interest/Information System

US EPA TRIS (Toxics Release Inventory System) contains information from facilities on the amounts of over 300 listed toxic chemicals that these facilities release directly to air, water, land, or that are transported off-site.

RCRAInfo is a national information system that supports the Resource Conservation and Recovery Act (RCRA) program through the tracking of events and activities related to facilities that generate, transport, and treat, store, or dispose of hazardous waste. RCRAInfo allows RCRA program staff to track the notification, permit, compliance, and corrective action activities required under RCRA.

WIP:

Region: 4
File Number: 105.0054
File Status: Historical
Staff: ACASTANE
Facility Suite: Not reported

HAZNET:

Year: 2002
Gepaid: CAD000041863
Contact: G MOHAMMED ZAHEER/SITE MANAGER
Telephone: 6269641657
Mailing Name: Not reported
Mailing Address: 18725 SAN JOSE AVE
Mailing City, St, Zip: CITY OF INDUSTRY, CA 917480000
Gen County: Not reported
TSD EPA ID: CAD008364432
TSD County: Not reported
Waste Category: Laboratory waste chemicals
Disposal Method: Treatment, Tank
Tons: 0.07
Facility County: Los Angeles

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ONDEO-NALCO (Continued)

1000236236

Year: 2002
Gepaid: CAD000041863
Contact: G MOHAMMED ZAHEER/SITE MANAGER
Telephone: 6269641657
Mailing Name: Not reported
Mailing Address: 18725 SAN JOSE AVE
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
Gen County: Not reported
TSD EPA ID: CAD008364432
TSD County: Not reported
Waste Category: Alkaline solution without metals pH >= 12.5
Disposal Method: Treatment, Tank
Tons: 0.09
Facility County: Los Angeles

Year: 2002
Gepaid: CAD000041863
Contact: G MOHAMMED ZAHEER/SITE MANAGER
Telephone: 6269641657
Mailing Name: Not reported
Mailing Address: 18725 SAN JOSE AVE
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
Gen County: Not reported
TSD EPA ID: CAD008364432
TSD County: Not reported
Waste Category: Alkaline solution without metals pH >= 12.5
Disposal Method: Treatment, Tank
Tons: 0.09
Facility County: Los Angeles

Year: 2002
Gepaid: CAD000041863
Contact: G MOHAMMED ZAHEER/SITE MANAGER
Telephone: 6269641657
Mailing Name: Not reported
Mailing Address: 18725 SAN JOSE AVE
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
Gen County: Not reported
TSD EPA ID: CAD008364432
TSD County: Not reported
Waste Category: Off-specification, aged or surplus organics
Disposal Method: Treatment, Tank
Tons: 0.01
Facility County: Los Angeles

Year: 2002
Gepaid: CAD000041863
Contact: G MOHAMMED ZAHEER/SITE MANAGER
Telephone: 6269641657
Mailing Name: Not reported
Mailing Address: 18725 SAN JOSE AVE
Mailing City,St,Zip: CITY OF INDUSTRY, CA 917480000
Gen County: Not reported
TSD EPA ID: CAD050806850
TSD County: Not reported
Waste Category: Other organic solids
Disposal Method: Transfer Station

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ONDEO-NALCO (Continued)

1000236236

Tons: 0.8
Facility County: Los Angeles

[Click this hyperlink](#) while viewing on your computer to access
177 additional CA_HAZNET: record(s) in the EDR Site Report.

44
NE
1/8-1/4
0.222 mi.
1174 ft.

KAY MET RECYCLING
926 S NOGALES ST
ROWLAND HEIGHTS, CA 91748

SWRCY S107137188
N/A

Relative:
Lower

SWRCY:
Reg Id: 19304
Cert Id: RC6667
Mailing Address: 926 S Nogales St
Mailing City: Rowland Heights
Mailing State: CA
Mailing Zip Code: 91748
Website: <http://www.kay-met.com>
Phone Number: (626) 913-9964
Grand Father: N
Rural: N
Operation Begin Date: 11/01/1995
Aluminium: Y
Glass: Y
Plastic: Y
Bimetal: Y
Agency: N/A
Monday Hours Of Operation: 9:00 am - 5:00 pm
Tuesday Hours Of Operation: 9:00 am - 5:00 pm
Wednesday Hours Of Operation: 9:00 am - 5:00 pm
Thursday Hours Of Operation: 9:00 am - 5:00 pm
Friday Hours Of Operation: 9:00 am - 5:00 pm
Saturday Hours Of Operation: 9:00 am - 2:00 pm
Sunday Hours Of Operation: 9:00 am - 1:00 pm
Cert Status: Operational
Organization ID: 19304
Organization Name: Kay Met Recycling
Agency Reg ID: N/A
Operation End Date: Not reported

Actual:
443 ft.

45
WNW
1/8-1/4
0.225 mi.
1188 ft.

BACE INDUSTRIES, INC.
18625 RAILROAD ST.
CITY OF INDUSTRY, CA 91748

SLIC S106484479
WIP N/A

Relative:
Lower

SLIC:
Region: STATE
Facility Status: Open - Site Assessment
Status Date: 04/12/1988
Global Id: SL603798655
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 33.998281

Actual:
428 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

BACE INDUSTRIES, INC. (Continued)

S106484479

Longitude: -117.896587
Case Type: Cleanup Program Site
Case Worker: GJH
Local Agency: Not reported
RB Case Number: 105.0031
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Region: STATE
Facility Status: Completed - Case Closed
Status Date: 11/04/2005
Global Id: SL603798663
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 33.998281
Longitude: -117.896587
Case Type: Cleanup Program Site
Case Worker: ACJ
Local Agency: Not reported
RB Case Number: 105.0129
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Not reported
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

WIP:

Region: 4
File Number: 105.0031
File Status: Backlog
Staff: ACASTANE
Facility Suite: Not reported

Region: 4
File Number: 105.0074
File Status: Historical
Staff: UNIDENTIFIED
Facility Suite: Not reported

Region: 4
File Number: 105.0129
File Status: Active
Staff: ACASTANE
Facility Suite: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

46
NE
1/4-1/2
0.291 mi.
1537 ft.

KEYSTONE TRUCKING SERVICE
19047 SAN JOSE
INDUSTRY, CA 91748

HIST CORTESE S104160217
LUST N/A
SWEEPS UST

Relative:
Lower

CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-23006

Actual:
448 ft.

LUST:

Region: STATE
Global Id: T0603705378
Latitude: 33.9994132
Longitude: -117.8867589
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/22/1996
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: YR
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-23006
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603705378
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Global Id: T0603705378
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Status History:

Global Id: T0603705378
Status: Completed - Case Closed
Status Date: 07/22/1996

Global Id: T0603705378
Status: Open - Case Begin Date
Status Date: 01/20/1989

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KEYSTONE TRUCKING SERVICE (Continued)

S104160217

Global Id: T0603705378
Status: Open - Site Assessment
Status Date: 01/20/1989

Regulatory Activities:

Global Id: T0603705378
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Global Id: T0603705378
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603705378
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-23006
Status: Case Closed
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: Not reported
Global ID: T0603705378
W Global ID: W0603700090
Staff: UNK
Local Agency: 19000
Cross Street: NOGALES STREET
Enforcement Type: Not reported
Date Leak Discovered: 1/20/1989
Date Leak First Reported: 5/26/1989
Date Leak Record Entered: 2/10/1990
Date Confirmation Began: Not reported
Date Leak Stopped: 1/20/1989
Date Case Last Changed on Database: 8/30/1996
Date the Case was Closed: 7/22/1996
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: OLD DPW#13753-14178
Water System: SKYLINE MUTUAL
Well Name: Not reported
Approx. Dist To Production Well (ft): 10919.885934544237703210202222
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 1/20/1989

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

KEYSTONE TRUCKING SERVICE (Continued)

S104160217

Pollution Characterization Began: 1/20/1989
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: INDUSTRY PROPERTY INVESTMENTS
RP Address: 828 NOGALES ST S, CITY OF INDUSTRY, 91748-1308
Program: LUST
Lat/Long: 33.9994132 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900090-001GEN
Summary: SOIL CONTANIMATION CLOSED BY DPW; REFERRAL TO CRWQCB FOR WATER
CLEANUP 5/31/96 CASE
GIVEN TO NA 08/30/96 MONITOR WELL
DESTRUCTION REPORT

SWEEPS UST:

Status: Active
Comp Number: 14178
Number: 9
Board Of Equalization: Not reported
Referral Date: 06-30-89
Action Date: Not reported
Created Date: 06-30-89
Tank Status: Not reported
Owner Tank Id: Not reported
Swrcb Tank Id: Not reported
Actv Date: Not reported
Capacity: Not reported
Tank Use: Not reported
Stg: Not reported
Content: Not reported
Number Of Tanks: Not reported

47
NW
1/4-1/2
0.370 mi.
1952 ft.

710 SOUTH EPPERSON DRIVE
CITY OF INDUSTRY, CA 91748

HIST CORTESE S102056777
LUST N/A
CHMIRS
LOS ANGELES CO. HMS

Relative:
Lower

CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-21922

Actual:
433 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S102056777

LUST:

Region: STATE
Global Id: T0603705344
Latitude: 34.0021569
Longitude: -117.897774
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 04/08/1998
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-21922
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Aviation
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603705344
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Global Id: T0603705344
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Status History:

Global Id: T0603705344
Status: Completed - Case Closed
Status Date: 04/08/1998

Global Id: T0603705344
Status: Open - Case Begin Date
Status Date: 04/08/1998

Regulatory Activities:

Global Id: T0603705344
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S102056777

LUST REG 4:
Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-21922
Status: Case Closed
Substance: 1
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603705344
W Global ID: W0603700090
Staff: UNK
Local Agency: 19000
Cross Street: Not reported
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 4/8/1998
Date Leak Record Entered: 4/21/1998
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 4/8/1998
Date the Case was Closed: 4/8/1998
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: SKYLINE MUTUAL
Well Name: Not reported
Approx. Dist To Production Well (ft): 13830.865547402039202166543859
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: NESTLE U.S.A.
RP Address: 800 S. BRAND BL., GLENDALE, CA 91203
Program: LUST
Lat/Long: 34.0017581 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

S102056777

Assigned Name: 1900090-001GEN
Summary: LACO CLOSURE APPLICATION #205286

CHMIRS:

OES Incident Number: '10-3136
OES notification: 05/20/2010
OES Date: Not reported
OES Time: Not reported
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agncy Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: No
Waterway: Not reported
Spill Site: Industrial Plant
Cleanup By: Contractor
Containment: Not reported
What Happened: Not reported
Type: Not reported
Measure: Lbs.
Other: Not reported
Date/Time: 1100
Year: 2010
Agency: Seacatch Sea Foods
Incident Date: 5/20/2010
Admin Agency: LACoFD Health Haz-Mat
Amount: Not reported
Contained: Yes

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

S102056777

Site Type:	Not reported
E Date:	Not reported
Substance:	Ammonia
Quantity Released:	10
BBLS:	Not reported
Cups:	Not reported
CUFT:	Not reported
Gallons:	Not reported
Grams:	Not reported
Pounds:	Not reported
Liters:	Not reported
Ounces:	Not reported
Pints:	Not reported
Quarts:	Not reported
Sheen:	Not reported
Tons:	Not reported
Unknown:	Not reported
Evacuations:	Not reported
Number of Injuries:	Not reported
Number of Fatalities:	Not reported
Description:	A shaft seal leaked on a compressor.

LOS ANGELES CO. HMS:

Region:	LA
Facility Id:	014459-021922
Facility Type:	T0
Facility Status:	Removed
Area:	6H
Permit Number:	000102438
Permit Status:	Removed

48
West
1/4-1/2
0.375 mi.
1981 ft.

UNOCAL SS# 4590
1111 JELLYCK
INDUSTRY, CA 91748

HIST CORTESE **S105024206**
N/A

Relative:
Lower

CORTESE:	
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	3173

Actual:
432 ft.

K49
SSE
1/4-1/2
0.407 mi.
2149 ft.

LA CO FIRE STATION #145
1525 NOGALES
ROWLAND HEIGHTS, CA 91748

HIST CORTESE **S103632457**
N/A

Site 1 of 2 in cluster K

Relative:
Higher

CORTESE:	
Region:	CORTESE
Facility County Code:	19
Reg By:	LTNKA
Reg Id:	R-12538

Actual:
478 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

K50 LA CO FIRE STATION #145
SSE 1525 NOGALES ST S
1/4-1/2 ROWLAND HEIGHTS, CA 91748
0.408 mi.
2156 ft. Site 2 of 2 in cluster K

LUST S103281793
N/A

Relative:
Higher

LUST:

Actual:
478 ft.

Region: STATE
Global Id: T0603705141
Latitude: 33.989183
Longitude: -117.88958
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 07/28/1997
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-12538
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Other Solvent or Non-Petroleum Hydrocarbon
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603705141
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603705141
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:

Global Id: T0603705141
Status: Completed - Case Closed
Status Date: 07/28/1997

Global Id: T0603705141
Status: Open - Case Begin Date
Status Date: 06/18/1997

Regulatory Activities:

Global Id: T0603705141
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

LA CO FIRE STATION #145 (Continued)

S103281793

Global Id: T0603705141
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603705141
Action Type: Other
Date: 01/01/1950
Action: Leak Stopped

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-12538
Status: Case Closed
Substance: Hydrocarbons
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Excavate and Dispose
Global ID: T0603705141
W Global ID: W0603700090
Staff: UNK
Local Agency: 19000
Cross Street: DAISSETTA ST
Enforcement Type: Not reported
Date Leak Discovered: 7/21/1997
Date Leak First Reported: 7/28/1997
Date Leak Record Entered: 10/1/1997
Date Confirmation Began: Not reported
Date Leak Stopped: 6/18/1997
Date Case Last Changed on Database: 7/28/1997
Date the Case was Closed: 7/28/1997
How Leak Discovered: Tank Closure
How Leak Stopped: Not reported
Cause of Leak: Overfill
Leak Source: UNK
Operator: CAPTAIN HENRY SANCHEZ
Water System: SKYLINE MUTUAL
Well Name: Not reported
Approx. Dist To Production Well (ft): 9484.934697420193585532145735
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

LA CO FIRE STATION #145 (Continued)

S103281793

Organization: Not reported
 Owner Contact: Not reported
 Responsible Party: LA COUNTY FIRE DEPT.
 RP Address: 1320 N. EASTERN AVE., LOS ANGELES, CA 90063
 Program: LUST
 Lat/Long: 33.9904344 / -1
 Local Agency Staff: Not reported
 Beneficial Use: Not reported
 Priority: Not reported
 Cleanup Fund Id: Not reported
 Suspended: Not reported
 Assigned Name: 1900090-001GEN
 Summary: CONTAMINATION WAS CREATED AS THE RESULTS OF OVERFILLING. ALL THE CONTAMINATED SOIL, WERE PROPERLY DISPOSED ON IN LEGAL POINT OF DISPOSAL. L-196989

L51
East
1/4-1/2
0.412 mi.
2174 ft.

SIGMA PLATING CO.
1040 S. OTTERBEIN AVENUE
LA PUENTE, CA 91748
Site 1 of 4 in cluster L

NPDES S104573905
SLIC N/A
ENVIROSTOR

Relative:
Lower

NPDES:
 Npdes Number: CAS000001
 Facility Status: Active
 Agency Id: 0
 Region: 4
 Regulatory Measure Id: 189711
 Order No: 97-03-DWQ
 Regulatory Measure Type: Enrollee
 Place Id: Not reported
 WDID: 4 19I007316
 Program Type: Industrial
 Adoption Date Of Regulatory Measure: Not reported
 Effective Date Of Regulatory Measure: 11/18/1992
 Expiration Date Of Regulatory Measure: Not reported
 Termination Date Of Regulatory Measure: Not reported
 Discharge Name: Sigma Plating Co
 Discharge Address: 1040 S Otterbein Ave
 Discharge City: La Puente
 Discharge State: California
 Discharge Zip: 91748

Actual:
462 ft.

SLIC:
 Region: STATE
Facility Status: Open - Site Assessment
 Status Date: 12/20/2006
 Global Id: SL603798678
 Lead Agency: DEPARTMENT OF TOXIC SUBSTANCES CONTROL
 Lead Agency Case Number: 71002457
 Latitude: 34.0316513869159
 Longitude: -117.953496248598
 Case Type: Cleanup Program Site
 Case Worker: Not reported
 Local Agency: Not reported
 RB Case Number: 105.6250
 File Location: DTSC

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA PLATING CO. (Continued)

S104573905

Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Not reported
Site History: Case transferred to DTSC on December 20, 2006.

[Click here to access the California GeoTracker records for this facility:](#)

ENVIROSTOR:

Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Facility ID: 71002457
Site Code: Not reported
Assembly: 57
Senate: 29
Special Program: Not reported
Status: Refer: Other Agency
Status Date: Not reported
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Not reported
Latitude: 33.99633
Longitude: -117.8838
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED
Confirmed COC: NONE SPECIFIED, NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD053866166
Alias Type: EPA Identification Number
Alias Name: 110000478046
Alias Type: EPA (FRS #)
Alias Name: SL603798678
Alias Type: GeoTracker Global ID
Alias Name: 71002457
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase I Verification
Completed Date: 05/07/1998
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA PLATING CO. (Continued)

S104573905

Schedule Revised Date: Not reported

L52
East
1/4-1/2
0.413 mi.
2181 ft.

1040 SOUTH OTTERBEIN AVE
LA PUENTE, CA

Site 2 of 4 in cluster L

HIST CORTESE **1000726008**
CHMIRS **N/A**
ENF
EMI

Relative:
Lower

CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LNTKA
Reg Id: I-05426

Actual:
462 ft.

CHMIRS:
OES Incident Number: 11-4985
OES notification: 08/22/2011
OES Date: Not reported
OES Time: Not reported
Incident Date: Not reported
Date Completed: Not reported
Property Use: Not reported
Agency Id Number: Not reported
Agency Incident Number: Not reported
Time Notified: Not reported
Time Completed: Not reported
Surrounding Area: Not reported
Estimated Temperature: Not reported
Property Management: Not reported
Special Studies 1: Not reported
Special Studies 2: Not reported
Special Studies 3: Not reported
Special Studies 4: Not reported
Special Studies 5: Not reported
Special Studies 6: Not reported
More Than Two Substances Involved?: Not reported
Resp Agency Personel # Of Decontaminated: Not reported
Responding Agency Personel # Of Injuries: Not reported
Responding Agency Personel # Of Fatalities: Not reported
Others Number Of Decontaminated: Not reported
Others Number Of Injuries: Not reported
Others Number Of Fatalities: Not reported
Vehicle Make/year: Not reported
Vehicle License Number: Not reported
Vehicle State: Not reported
Vehicle Id Number: Not reported
CA/DOT/PUC/ICC Number: Not reported
Company Name: Not reported
Reporting Officer Name/ID: Not reported
Report Date: Not reported
Comments: Not reported
Facility Telephone: Not reported
Waterway Involved: Yes
Waterway: storm drain
Spill Site: Industrial Plant
Cleanup By: Contractor
Containment: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1000726008

What Happened: Not reported
Type: Not reported
Measure: Gal(s)
Other: Not reported
Date/Time: 500
Year: 2011
Agency: Sigma Plating
Incident Date: 8/22/2011
Admin Agency: LACoFD Health Haz-Mat
Amount: Not reported
Contained: Yes
Site Type: storm drain
E Date: Not reported
Substance: Nickel solution
Quantity Released: 300
BBLs: Not reported
Cups: Not reported
CUFT: Not reported
Gallons: Not reported
Grams: Not reported
Pounds: Not reported
Liters: Not reported
Ounces: Not reported
Pints: Not reported
Quarts: Not reported
Sheen: Not reported
Tons: Not reported
Unknown: Not reported
Evacuations: Not reported
Number of Injuries: Not reported
Number of Fatalities: Not reported
Description: Plating bath flows through a nickel filter which had an 1/8 inch pinhole under pressure which shot the solution outside the containment area and into the city storm drain.

ENF:

Region: 4
Facility Id: 257016
Agency Name: SIGMA PLATING COMPANY, INC.
Place Type: Facility
Place Subtype: Not reported
Facility Type: Not reported
Agency Type: Privately-Owned Business
Of Agencies: 1
Place Latitude: 33.996216
Place Longitude: -117.883938
SIC Code 1: Not reported
SIC Desc 1: Not reported
SIC Code 2: Not reported
SIC Desc 2: Not reported
SIC Code 3: Not reported
SIC Desc 3: Not reported
NAICS Code 1: Not reported
NAICS Desc 1: Not reported
NAICS Code 2: Not reported
NAICS Desc 2: Not reported
NAICS Code 3: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1000726008

NAICS Desc 3:	Not reported
# Of Places:	1
Source Of Facility:	Reg Meas
Design Flow:	Not reported
Threat To Water Quality:	Not reported
Complexity:	Not reported
Pretreatment:	Not reported
Facility Waste Type:	Not reported
Facility Waste Type 2:	Not reported
Facility Waste Type 3:	Not reported
Facility Waste Type 4:	Not reported
Program:	WIP
Program Category1:	MONITORING
Program Category2:	MONITORING
# Of Programs:	1
WDID:	4WIP1056250
Reg Measure Id:	157089
Reg Measure Type:	Unregulated
Region:	4
Order #:	Not reported
Npdes# CA#:	Not reported
Major-Minor:	Not reported
Npdes Type:	Not reported
Reclamation:	Not reported
Dredge Fill Fee:	Not reported
301H:	Not reported
Application Fee Amt Received:	Not reported
Status:	Never Active
Status Date:	02/20/2013
Effective Date:	Not reported
Expiration/Review Date:	Not reported
Termination Date:	Not reported
WDR Review - Amend:	Not reported
WDR Review - Revise/Renew:	Not reported
WDR Review - Rescind:	Not reported
WDR Review - No Action Required:	Not reported
WDR Review - Pending:	Not reported
WDR Review - Planned:	Not reported
Status Enrollee:	N
Individual/General:	I
Fee Code:	Not reported
Direction/Voice:	Passive
Enforcement Id(EID):	229296
Region:	4
Order / Resolution Number:	UNKNOWN
Enforcement Action Type:	Staff Enforcement Letter
Effective Date:	09/28/1999
Adoption/Issuance Date:	Not reported
Achieve Date:	Not reported
Termination Date:	09/28/1999
ACL Issuance Date:	Not reported
EPL Issuance Date:	Not reported
Status:	Historical
Title:	Enforcement - 4WIP1056250
Description:	Level 1 enforcement letter sent 9/28/99 for FTS report for a work plan.
Program:	WIP

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1000726008

Latest Milestone Completion Date:	Not reported
# Of Programs1:	1
Total Assessment Amount:	0
Initial Assessed Amount:	0
Liability \$ Amount:	0
Project \$ Amount:	0
Liability \$ Paid:	0
Project \$ Completed:	0
Total \$ Paid/Completed Amount:	0

EMI:

Year:	1987
County Code:	19
Air Basin:	SC
Facility ID:	48323
Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	8
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	0
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0

Year:	1990
County Code:	19
Air Basin:	SC
Facility ID:	48323
Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0

Year:	1995
County Code:	19
Air Basin:	SC
Facility ID:	48323
Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1000726008

NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	1996
County Code:	19
Air Basin:	SC
Facility ID:	48323
Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	2
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	48323
Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	48323
Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	0
Reactive Organic Gases Tons/Yr:	0
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	1999

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1000726008

County Code: 19
Air Basin: SC
Facility ID: 48323
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2000
County Code: 19
Air Basin: SC
Facility ID: 48323
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2001
County Code: 19
Air Basin: SC
Facility ID: 48323
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Y
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2002
County Code: 19
Air Basin: SC
Facility ID: 48323
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1000726008

Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 16
Part. Matter 10 Micrometers & Smlr Tons/Yr: 3

Year: 2003
County Code: 19
Air Basin: SC
Facility ID: 48323
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0
Reactive Organic Gases Tons/Yr: 0
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 16
Part. Matter 10 Micrometers & Smlr Tons/Yr: 3

Year: 2004
County Code: 19
Air Basin: SC
Facility ID: 48323
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Y
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 0.0875
Reactive Organic Gases Tons/Yr: 0.04
Carbon Monoxide Emissions Tons/Yr: 0.4953
NOX - Oxides of Nitrogen Tons/Yr: 0.673
SOX - Oxides of Sulphur Tons/Yr: 0.004089
Particulate Matter Tons/Yr: 15.88843
Part. Matter 10 Micrometers & Smlr Tons/Yr: 3.06

Year: 2005
County Code: 19
Air Basin: SC
Facility ID: 48323
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .03312
Reactive Organic Gases Tons/Yr: .013983264
Carbon Monoxide Emissions Tons/Yr: .4351
NOX - Oxides of Nitrogen Tons/Yr: .604

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

(Continued)

1000726008

SOX - Oxides of Sulphur Tons/Yr: .003445
Particulate Matter Tons/Yr: .067745
Part. Matter 10 Micrometers & Smlr Tons/Yr: .04783015

Year: 2006
County Code: 19
Air Basin: SC
Facility ID: 48323
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0757934628138323069
Reactive Organic Gases Tons/Yr: .032
Carbon Monoxide Emissions Tons/Yr: .412
NOX - Oxides of Nitrogen Tons/Yr: .576
SOX - Oxides of Sulphur Tons/Yr: .004
Particulate Matter Tons/Yr: .05
Part. Matter 10 Micrometers & Smlr Tons/Yr: .04236

Year: 2007
County Code: 19
Air Basin: SC
Facility ID: 48323
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0757934628138323069
Reactive Organic Gases Tons/Yr: .032
Carbon Monoxide Emissions Tons/Yr: .412
NOX - Oxides of Nitrogen Tons/Yr: .576
SOX - Oxides of Sulphur Tons/Yr: .004
Particulate Matter Tons/Yr: .05
Part. Matter 10 Micrometers & Smlr Tons/Yr: .04236

Year: 2008
County Code: 19
Air Basin: SC
Facility ID: 48323
Air District Name: SC
SIC Code: 3471
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: .0620440549502605400
Reactive Organic Gases Tons/Yr: .026195
Carbon Monoxide Emissions Tons/Yr: .45
NOX - Oxides of Nitrogen Tons/Yr: .61
SOX - Oxides of Sulphur Tons/Yr: .003537
Particulate Matter Tons/Yr: .044562496
Part. Matter 10 Micrometers & Smlr Tons/Yr: .03781137424

Year: 2009
County Code: 19

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

(Continued)

1000726008

Air Basin:	SC
Facility ID:	48323
Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	6.1226906679298899E-2
Reactive Organic Gases Tons/Yr:	2.5850000000000001E-2
Carbon Monoxide Emissions Tons/Yr:	0.40999999999999998
NOX - Oxides of Nitrogen Tons/Yr:	0.56999999999999995
SOX - Oxides of Sulphur Tons/Yr:	3.3509999999999998E-3
Particulate Matter Tons/Yr:	3.8046000000000003E-2
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0.03628634
Year:	2010
County Code:	19
Air Basin:	SC
Facility ID:	48323
Air District Name:	SC
SIC Code:	3471
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	7.9227854097583997E-2
Reactive Organic Gases Tons/Yr:	3.3450000000000001E-2
Carbon Monoxide Emissions Tons/Yr:	0.4481
NOX - Oxides of Nitrogen Tons/Yr:	0.61075000000000002
SOX - Oxides of Sulphur Tons/Yr:	3.5000000000000001E-3
Particulate Matter Tons/Yr:	5.9429999999999997E-2
Part. Matter 10 Micrometers & Smlr Tons/Yr:	4.6871000000000003E-2

L53
East
1/4-1/2
0.413 mi.
2181 ft.

SIGMA PLATING COMPANY
1040 OTTERBEIN AVE S
INDUSTRY, CA 91748
Site 3 of 4 in cluster L

LUST S103891171
SLIC N/A

Relative:
Lower

LUST REG 4:	
Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	I-05426
Status:	Leak being confirmed
Substance:	Lead
Substance Quantity:	Not reported
Local Case No:	Not reported
Case Type:	Soil
Abatement Method Used at the Site:	Not reported
Global ID:	T0603703072
W Global ID:	W0603700090
Staff:	ACJ
Local Agency:	19000
Cross Street:	Not reported
Enforcement Type:	Not reported
Date Leak Discovered:	Not reported
Date Leak First Reported:	3/23/1990
Date Leak Record Entered:	5/13/1990

Actual:
462 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA PLATING COMPANY (Continued)

S103891171

Date Confirmation Began: 3/23/1990
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 5/13/1996
Date the Case was Closed: Not reported
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: SKYLINE MUTUAL
Well Name: Not reported
Approx. Dist To Production Well (ft): 9575.237626905027614771429425
Source of Cleanup Funding: S
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported
Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: SIGMA PLATING COMPANY
RP Address: 1040 S OTTERBEIN AVE, LA PUENTE, CA 91748
Program: SLIC
Lat/Long: 33.9966123 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900090-001GEN
Summary: CASE REFERRED WITH 1 LETTER ATTACHED ONLY. (NO REPORTS) SOLVENTS

SLIC:

Region: STATE
Facility Status: **Open - Site Assessment**
Status Date: 03/23/1990
Global Id: T0603703072
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 33.9966123
Longitude: -117.8838548
Case Type: Cleanup Program Site
Case Worker: WIP
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-05426
File Location: Not reported
Potential Media Affected: Soil
Potential Contaminants of Concern: Lead
Site History: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

SIGMA PLATING COMPANY (Continued)

S103891171

[Click here to access the California GeoTracker records for this facility:](#)

L54
East
1/4-1/2
0.417 mi.
2204 ft.

TRANS DEPT
1010 OTTERBEIN AVE
ROWLAND HEIGHTS, CA 91748

NPDES **S106103370**
LUST **N/A**
WDS

Site 4 of 4 in cluster L

Relative:
Lower

NPDES:

Npdes Number: CAS000001
Facility Status: Active
Agency Id: 0
Region: 4
Regulatory Measure Id: 191598
Order No: 97-03-DWQ
Regulatory Measure Type: Enrollee
Place Id: Not reported
WDID: 4 19I018377
Program Type: Industrial
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 09/26/2003
Expiration Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: Not reported
Discharge Name: Rowland Unified School District
Discharge Address: 1010 Otterbein Ave
Discharge City: Rowland Heights
Discharge State: California
Discharge Zip: 91748

Actual:
461 ft.

LUST:

Region: STATE
Global Id: T0603742144
Latitude: 33.997153
Longitude: -117.88385
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 03/20/2007
Lead Agency: LOS ANGELES COUNTY
Case Worker: TS
Local Agency: LOS ANGELES COUNTY
RB Case Number: Not reported
LOC Case Number: 9448-9255
File Location: Not reported
Potential Media Affect: Under Investigation
Potential Contaminants of Concern: Waste Oil / Motor / Hydraulic / Lubricating, Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603742144
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRANS DEPT (Continued)

S106103370

Phone Number: Not reported

Global Id: T0603742144
Contact Type: Local Agency Caseworker
Contact Name: TIM SMITH
Organization Name: LOS ANGELES COUNTY
Address: 900 S. FREMONT AVE.
City: ALHAMBRA
Email: tsmith@dpw.lacounty.gov
Phone Number: Not reported

Status History:
Global Id: T0603742144
Status: Completed - Case Closed
Status Date: 03/20/2007

Global Id: T0603742144
Status: Open - Case Begin Date
Status Date: 04/06/1999

Regulatory Activities:
Global Id: T0603742144
Action Type: ENFORCEMENT
Date: 03/20/2007
Action: Closure/No Further Action Letter - #C515256 & C515253

Global Id: T0603742144
Action Type: REMEDIATION
Date: 01/01/1950
Action: Other (Use Description Field)

Global Id: T0603742144
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603742144
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

CA WDS:
Facility ID: 4 19I018377
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.
Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board
Subregion: 4
Facility Telephone: 6269655719

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

TRANS DEPT (Continued)

S106103370

Facility Contact: Bob Wigginton
Agency Name: ROWLAND UNIFIED SCH DIST
Agency Address: 1010 Otterbein Ave
Agency City,St,Zip: Rowland Heights 91748
Agency Contact: Bob Wigginton
Agency Telephone: 6269655719
Agency Type: ?
SIC Code: 4151
SIC Code 2: Not reported
Primary Waste: Not reported
Primary Waste Type: Not reported
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0
Baseline Flow: 0
Reclamation: Not reported
POTW: Not reported
Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.

Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

Facility ID: 4 19118377
Facility Type: Industrial - Facility that treats and/or disposes of liquid or semisolid wastes from any servicing, producing, manufacturing or processing operation of whatever nature, including mining, gravel washing, geothermal operations, air conditioning, ship building and repairing, oil production, storage and disposal operations, water pumping.

Facility Status: Active - Any facility with a continuous or seasonal discharge that is under Waste Discharge Requirements.
NPDES Number: CAS000001 The 1st 2 characters designate the state. The remaining 7 are assigned by the Regional Board

Subregion: 4
Facility Telephone: 6269655719
Facility Contact: Bob Wigginton
Agency Name: ROWLAND UNIFIED SCH DIST
Agency Address: 1010 Otterbein Ave
Agency City,St,Zip: Rowland Heights 917481408
Agency Contact: Bob Wigginton
Agency Telephone: 6269655719
Agency Type: ?
SIC Code: 0
SIC Code 2: Not reported
Primary Waste: Not reported
Primary Waste Type: Not reported
Secondary Waste: Not reported
Secondary Waste Type: Not reported
Design Flow: 0

Map ID
 Direction
 Distance
 Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
 EPA ID Number

TRANS DEPT (Continued)

S106103370

Baseline Flow: 0
 Reclamation: Not reported
 POTW: Not reported
 Treat To Water: Minor Threat to Water Quality. A violation of a regional board order should cause a relatively minor impairment of beneficial uses compared to a major or minor threat. Not: All nurds without a TTWQ will be considered a minor threat to water quality unless coded at a higher Level. A Zero (0) may be used to code those NURDS that are found to represent no threat to water quality.
 Complexity: Category C - Facilities having no waste treatment systems, such as cooling water dischargers or those who must comply through best management practices, facilities with passive waste treatment and disposal systems, such as septic systems with subsurface disposal, or dischargers having waste storage systems with land disposal such as dairy waste ponds.

55
 NNE
 1/4-1/2
 0.452 mi.
 2389 ft.

**MARQUEZ SHELL #7
 2701 VALLEY BLVD. E.
 WEST COVINA, CA 91792**

**LUST S106116326
 N/A**

**Relative:
 Lower**

LUST:

Region: STATE
 Global Id: T0603728091
 Latitude: 34.003273
 Longitude: -117.887237
 Case Type: LUST Cleanup Site
 Status: Completed - Case Closed
 Status Date: 02/07/2005
 Lead Agency: LOS ANGELES RWQCB (REGION 4)
 Case Worker: JLC
 Local Agency: LOS ANGELES COUNTY
 RB Case Number: R-26434
 LOC Case Number: 10973-26434
 File Location: Regional Board
 Potential Media Affect: Soil
 Potential Contaminants of Concern: Gasoline
 Site History: Not reported

**Actual:
 457 ft.**

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603728091
 Contact Type: Local Agency Caseworker
 Contact Name: CARL SJOBERG
 Organization Name: LOS ANGELES COUNTY
 Address: 900 SOUTH FREMONT AVENUE
 City: ALHAMBRA
 Email: Not reported
 Phone Number: 6264585100

Status History:

Global Id: T0603728091
 Status: Completed - Case Closed
 Status Date: 02/07/2005

Global Id: T0603728091

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARQUEZ SHELL #7 (Continued)

S106116326

Status: Open - Case Begin Date
Status Date: 07/10/2002

Global Id: T0603728091
Status: Open - Site Assessment
Status Date: 09/25/2002

Global Id: T0603728091
Status: Open - Site Assessment
Status Date: 01/09/2004

Regulatory Activities:

Global Id: T0603728091
Action Type: ENFORCEMENT
Date: 07/22/2003
Action: Staff Letter

Global Id: T0603728091
Action Type: ENFORCEMENT
Date: 07/22/2003
Action: Meeting

Global Id: T0603728091
Action Type: RESPONSE
Date: 10/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603728091
Action Type: RESPONSE
Date: 10/31/2003
Action: Soil and Water Investigation Workplan

Global Id: T0603728091
Action Type: RESPONSE
Date: 01/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603728091
Action Type: RESPONSE
Date: 07/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603728091
Action Type: RESPONSE
Date: 12/31/2003
Action: Soil and Water Investigation Workplan

Global Id: T0603728091
Action Type: RESPONSE
Date: 08/15/2003
Action: Other Report / Document

Global Id: T0603728091
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARQUEZ SHELL #7 (Continued)

S106116326

Global Id:	T0603728091
Action Type:	ENFORCEMENT
Date:	01/09/2004
Action:	Staff Letter
Global Id:	T0603728091
Action Type:	ENFORCEMENT
Date:	07/01/2003
Action:	Staff Letter
Global Id:	T0603728091
Action Type:	REMEDIATION
Date:	01/01/1950
Action:	Excavation
Global Id:	T0603728091
Action Type:	RESPONSE
Date:	07/16/2004
Action:	Soil and Water Investigation Report
Global Id:	T0603728091
Action Type:	ENFORCEMENT
Date:	02/07/2005
Action:	Closure/No Further Action Letter
Global Id:	T0603728091
Action Type:	ENFORCEMENT
Date:	12/11/2003
Action:	Staff Letter
Global Id:	T0603728091
Action Type:	ENFORCEMENT
Date:	01/20/2005
Action:	Site Visit / Inspection / Sampling
Global Id:	T0603728091
Action Type:	ENFORCEMENT
Date:	01/24/2005
Action:	Notification - Preclosure
Global Id:	T0603728091
Action Type:	Other
Date:	01/01/1950
Action:	Leak Discovery

LUST REG 4:

Region:	4
Regional Board:	04
County:	Los Angeles
Facility Id:	R-26434
Status:	Pollution Characterization
Substance:	Gasoline
Substance Quantity:	Not reported
Local Case No:	10973-26434
Case Type:	Soil
Abatement Method Used at the Site:	Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MARQUEZ SHELL #7 (Continued)

S106116326

Global ID: T0603728091
W Global ID: Not reported
Staff: JLC
Local Agency: 19000
Cross Street: NOGALES ST.
Enforcement Type: SEL
Date Leak Discovered: 7/10/2002
Date Leak First Reported: 9/25/2002
Date Leak Record Entered: Not reported
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: Not reported
Date the Case was Closed: Not reported
How Leak Discovered: Subsurface Monitoring
How Leak Stopped: Other Means
Cause of Leak: UNK
Leak Source: UNK
Operator: Not reported
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): Not reported
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 9/25/2002
Pollution Characterization Began: 12/23/2003
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: 1/13/2003
Hist Max MTBE Conc in Groundwater: 40
Hist Max MTBE Conc in Soil: 20000
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: =
Soil Qualifier: =
Organization: Not reported
Owner Contact: Not reported
Responsible Party: DEBORAH PRYOR
RP Address: 2255 N. ONTARIO ST.
Program: LUST
Lat/Long: 0 / 0
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

M56
South
1/4-1/2
0.471 mi.
2489 ft.
COLIMA COMMERCIAL CENTER
18811 COLIMA ROAD
ROWLAND HEIGHTS, CA 91790
Site 1 of 2 in cluster M

NPDES **S101297895**
HIST CORTESE **N/A**
LUST

Relative:
Higher

NPDES:

Actual:
481 ft.

Npdes Number: CAS000002
Facility Status: Active
Agency Id: 0
Region: 4
Regulatory Measure Id: 407789
Order No: 2009-0009-DWQ
Regulatory Measure Type: Enrollee
Place Id: Not reported
WDID: 4 19C359606
Program Type: Construction
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 09/28/2010
Expiration Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: Not reported
Discharge Name: Joseph & Susan Liu
Discharge Address: 1014 S Glendora Avenue
Discharge City: West Covina
Discharge State: California
Discharge Zip: 91790

CORTESE:

Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: I-05066

LUST:

Region: STATE
Global Id: T0603703026
Latitude: 33.988213256
Longitude: -117.893869405
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 05/23/2007
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Case Worker: JFL
Local Agency: LOS ANGELES COUNTY
RB Case Number: I-05066
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Aquifer used for drinking water supply
Potential Contaminants of Concern: Gasoline
Site History: Not reported

[Click here to access the California GeoTracker records for this facility:](#)

Contact:

Global Id: T0603703026
Contact Type: Regional Board Caseworker
Contact Name: JOE F. LUERA
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH STREET, SUITE 200

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COLIMA COMMERCIAL CENTER (Continued)

S101297895

City: LOS ANGELES
Email: jluera@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603703026
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:

Global Id: T0603703026
Status: Completed - Case Closed
Status Date: 05/23/2007

Global Id: T0603703026
Status: Open - Case Begin Date
Status Date: 12/04/1991

Global Id: T0603703026
Status: Open - Remediation
Status Date: 06/23/1995

Global Id: T0603703026
Status: Open - Remediation
Status Date: 03/31/1997

Global Id: T0603703026
Status: Open - Site Assessment
Status Date: 12/04/1991

Global Id: T0603703026
Status: Open - Site Assessment
Status Date: 12/16/1993

Global Id: T0603703026
Status: Open - Site Assessment
Status Date: 04/12/2007

Regulatory Activities:

Global Id: T0603703026
Action Type: ENFORCEMENT
Date: 06/27/2002
Action: Staff Letter

Global Id: T0603703026
Action Type: ENFORCEMENT
Date: 10/21/2003
Action: Staff Letter

Global Id: T0603703026
Action Type: RESPONSE
Date: 04/15/2003

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COLIMA COMMERCIAL CENTER (Continued)

S101297895

Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 01/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 07/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 10/15/2003
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 12/15/2003
Action: Soil and Water Investigation Report

Global Id: T0603703026
Action Type: ENFORCEMENT
Date: 02/07/2007
Action: Staff Letter

Global Id: T0603703026
Action Type: RESPONSE
Date: 01/15/2006
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: ENFORCEMENT
Date: 09/30/2003
Action: Staff Letter

Global Id: T0603703026
Action Type: Other
Date: 01/01/1950
Action: Leak Discovery

Global Id: T0603703026
Action Type: RESPONSE
Date: 01/02/2008
Action: Unknown

Global Id: T0603703026
Action Type: RESPONSE
Date: 07/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 04/15/2005
Action: Monitoring Report - Quarterly

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COLIMA COMMERCIAL CENTER (Continued)

S101297895

Global Id:	T0603703026
Action Type:	Other
Date:	01/01/1950
Action:	Leak Reported
Global Id:	T0603703026
Action Type:	RESPONSE
Date:	09/05/2006
Action:	Request for Closure
Global Id:	T0603703026
Action Type:	RESPONSE
Date:	07/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603703026
Action Type:	RESPONSE
Date:	04/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603703026
Action Type:	RESPONSE
Date:	07/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603703026
Action Type:	RESPONSE
Date:	10/15/2006
Action:	Monitoring Report - Quarterly
Global Id:	T0603703026
Action Type:	RESPONSE
Date:	01/15/2005
Action:	Monitoring Report - Quarterly
Global Id:	T0603703026
Action Type:	RESPONSE
Date:	10/15/2004
Action:	Monitoring Report - Quarterly
Global Id:	T0603703026
Action Type:	ENFORCEMENT
Date:	04/19/2007
Action:	Notification - Preclosure
Global Id:	T0603703026
Action Type:	ENFORCEMENT
Date:	04/19/2007
Action:	Site Visit / Inspection / Sampling
Global Id:	T0603703026
Action Type:	ENFORCEMENT
Date:	05/23/2007
Action:	Closure/No Further Action Letter
Global Id:	T0603703026
Action Type:	REMEDIATION

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COLIMA COMMERCIAL CENTER (Continued)

S101297895

Date: 01/01/1950
Action: Soil Vapor Extraction (SVE)

Global Id: T0603703026
Action Type: RESPONSE
Date: 04/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 07/31/2002
Action: Other Report / Document

Global Id: T0603703026
Action Type: RESPONSE
Date: 01/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 11/15/2003
Action: Soil and Water Investigation Workplan

Global Id: T0603703026
Action Type: RESPONSE
Date: 04/15/2004
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: ENFORCEMENT
Date: 03/31/1997
Action: Staff Letter

Global Id: T0603703026
Action Type: RESPONSE
Date: 10/11/2002
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 10/15/2005
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 04/15/2007
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 07/15/2002
Action: Monitoring Report - Quarterly

Global Id: T0603703026
Action Type: RESPONSE
Date: 01/15/2007
Action: Monitoring Report - Quarterly

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COLIMA COMMERCIAL CENTER (Continued)

S101297895

Global Id: T0603703026
Action Type: RESPONSE
Date: 03/30/2007
Action: Soil and Water Investigation Workplan

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: I-05066
Status: Pollution Characterization
Substance: Gasoline
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Groundwater
Abatement Method Used at the Site: FP VE
Global ID: T0603703026
W Global ID: Not reported
Staff: JFL
Local Agency: 19000
Cross Street: PASO REAL AVE
Enforcement Type: SEL
Date Leak Discovered: 12/4/1991
Date Leak First Reported: 12/4/1991
Date Leak Record Entered: 12/20/1991
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 7/15/2002
Date the Case was Closed: Not reported
How Leak Discovered: OM
How Leak Stopped: Not reported
Cause of Leak: UNK
Leak Source: UNK
Operator: SCHIEDOW, DALE & CARL
Water System: Not reported
Well Name: Not reported
Approx. Dist To Production Well (ft): 10265.663327924945329385748099
Source of Cleanup Funding: UNK
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: 12/4/1991
Pollution Characterization Began: 10/15/2003
Remediation Plan Submitted: 6/23/1995
Remedial Action Underway: 3/31/1997
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: 2/8/2000
Hist Max MTBE Conc in Groundwater: 3400
Hist Max MTBE Conc in Soil: .043
Significant Interim Remedial Action Taken: Yes
GW Qualifier: Not reported
Soil Qualifier: =
Organization: Not reported
Owner Contact: Not reported
Responsible Party: WILLARD GARRET
RP Address: P.O. BOX 5077
Program: LUST

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

COLIMA COMMERCIAL CENTER (Continued)

S101297895

Lat/Long: 33.98788705 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: Not reported
Summary: DURING A SITE ASSESSMENT FOR POSSIBLE TANK REPLACEMENT, CONTAMINATED SOIL WAS FOUND IN BORING @ DEPTH 30-34'. AS OF 12/16/97, MW-7 STILL COVERED BY DEBRIS.; 10/15/00 3RD QTR GW MON RPT 2000; 1/15/01 4TH QTR GW MON RPT 2000;

57
East
1/4-1/2
0.476 mi.
2514 ft.

NEWTON HEAT TREATING CO., INC.
19235 E. WALNUT DR.
CITY OF INDUSTRY, CA 91748

SLIC S106484502
WIP N/A

Relative:
Higher

SLIC:
Region: STATE
Facility Status: Open - Site Assessment
Status Date: 10/23/1996
Global Id: SL603798680
Lead Agency: LOS ANGELES RWQCB (REGION 4)
Lead Agency Case Number: Not reported
Latitude: 33.995411
Longitude: -117.882704
Case Type: Cleanup Program Site
Case Worker: AHS
Local Agency: Not reported
RB Case Number: 105.6252
File Location: Not reported
Potential Media Affected: Aquifer used for drinking water supply
Potential Contaminants of Concern: Not reported
Site History: Not reported

Actual:
465 ft.

Click here to access the California GeoTracker records for this facility:

WIP:
Region: 4
File Number: 105.6252
File Status: Active
Staff: AHSU
Facility Suite: Not reported

58
West
1/4-1/2
0.476 mi.
2515 ft.

ACROMILL
18421 RAILROAD ST.
CITY OF INDUSTRY, CA 91748

CERCLIS 1000707564
FINDS CAD008339863
NPDES
LOS ANGELES CO. HMS

Relative:
Lower

CERCLIS:
Site ID: 0904523
EPA ID: CAD008339863
Facility County: LOS ANGELES
Short Name: ACROMILL

Actual:
430 ft.

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ACROMILL (Continued)

1000707564

Congressional District: 33
IFMS ID: Not reported
SMSA Number: 4480
USGC Hydro Unit: 18070106
Federal Facility: Not a Federal Facility
DMNSN Number: 0.00000
Site Orphan Flag: N
RCRA ID: Y
USGS Quadrangle: Not reported
Site Init By Prog: Not reported
NFRAP Flag: Not reported
Parent ID: 0902091
RST Code: Not reported
EPA Region: 09
Classification: Not reported
Site Settings Code: Not reported
NPL Status: Site is Part of NPL Site
DMNSN Unit Code: Not reported
RBRAC Code: Not reported
RResp Fed Agency Code: Not reported
Non NPL Status: Not reported
Non NPL Status Date: / /
Site Fips Code: 06037
CC Concurrence Date: / /
CC Concurrence FY: Not reported
Alias EPA ID: Not reported
Site FUDS Flag: Not reported

CERCLIS Site Contact Name(s):

Contact ID: 9271184.00000
Contact Name: Not reported
Contact Tel: Not reported
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

Contact ID: 13003854.00000
Contact Name: Not reported
Contact Tel: Not reported
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

Contact ID: 13003858.00000
Contact Name: Not reported
Contact Tel: Not reported
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

Contact ID: 13004003.00000
Contact Name: Not reported
Contact Tel: Not reported
Contact Title: Site Assessment Manager (SAM)
Contact Email: Not reported

Alias Comments: Not reported

Site Description: Hi Matt, I am the RPM for the SGV Area 4 (Puente Valley OU), of which Acromil is a PRP. I spoke to Cheryl with Roy F. Weston this morning to let her know that Acromil is indeed a part of the Puente Valley OU Superfund Site, and that

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ACROMILL (Continued)

1000707564

they are not a separate superfund site. If you have any other questions, please give me a call. Thanks, Penny McDaniel Puente Valley OU Project Manager ph.: (415) 972-3178 fax: (415) 947-3526

CERCLIS Assessment History:

Action Code: 001
Action: DISCOVERY
Date Started: / /
Date Completed: 07/23/92
Priority Level: Not reported
Operable Unit: SITEWIDE
Primary Responsibility: EPA Fund-Financed
Planning Status: Not reported
Urgency Indicator: Not reported
Action Anomaly: Not reported

FINDS:

Registry ID: 110009332926

Environmental Interest/Information System

CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System) is the Superfund database that is used to support management in all phases of the Superfund program. The system contains information on all aspects of hazardous waste sites, including an inventory of sites, planned and actual site activities, and financial information.

NPDES:

Npdes Number: CAS000002
Facility Status: Terminated
Agency Id: 0
Region: 4
Regulatory Measure Id: 188025
Order No: 2009-0009-DWQ
Regulatory Measure Type: Enrollee
Place Id: Not reported
WDID: 4 19C326210
Program Type: Construction
Adoption Date Of Regulatory Measure: Not reported
Effective Date Of Regulatory Measure: 03/05/2004
Expiration Date Of Regulatory Measure: Not reported
Termination Date Of Regulatory Measure: 08/23/2010
Discharge Name: Nizbiz Realty
Discharge Address: 8840 W Russell Rd Ste 200
Discharge City: Las Vegas
Discharge State: Nevada
Discharge Zip: 89169

LOS ANGELES CO. HMS:

Region: LA
Facility Id: 015246-016358
Facility Type: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

ACROMILL (Continued)

1000707564

Facility Status: OPEN
Area: 6H
Permit Number: Not reported
Permit Status: Not reported

M59
South
1/4-1/2
0.477 mi.
2521 ft.

MOUNTAIN VIEW TIRE & SRVICE
18837 E COLIMA RD
UNINCORPORATED, CA
Site 2 of 2 in cluster M

HIST CORTESE **U002280391**
LUST **N/A**
LOS ANGELES CO. HMS

Relative:
Higher

CORTESE:
Region: CORTESE
Facility County Code: 19
Reg By: LTNKA
Reg Id: R-06103

Actual:
482 ft.

LUST:
Region: STATE
Global Id: T0603704721
Latitude: 33.988188
Longitude: -117.893127
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 12/27/1990
Lead Agency: LOS ANGELES COUNTY
Case Worker: JOA
Local Agency: LOS ANGELES COUNTY
RB Case Number: R-06103
LOC Case Number: Not reported
File Location: Not reported
Potential Media Affect: Soil
Potential Contaminants of Concern: Aviation
Site History: Not reported

Click here to access the California GeoTracker records for this facility:

Contact:

Global Id: T0603704721
Contact Type: Regional Board Caseworker
Contact Name: YUE RONG
Organization Name: LOS ANGELES RWQCB (REGION 4)
Address: 320 W. 4TH ST., SUITE 200
City: Los Angeles
Email: yrong@waterboards.ca.gov
Phone Number: Not reported

Global Id: T0603704721
Contact Type: Local Agency Caseworker
Contact Name: JOHN AWUJO
Organization Name: LOS ANGELES COUNTY
Address: 900 S FREMONT AVE
City: ALHAMBRA
Email: jawujo@dpw.lacounty.gov
Phone Number: 6264583507

Status History:

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOUNTAIN VIEW TIRE & SRVICE (Continued)

U002280391

Global Id: T0603704721
Status: Completed - Case Closed
Status Date: 12/27/1990

Global Id: T0603704721
Status: Open - Case Begin Date
Status Date: 12/27/1990

Regulatory Activities:

Global Id: T0603704721
Action Type: Other
Date: 01/01/1950
Action: Leak Reported

LUST REG 4:

Region: 4
Regional Board: 04
County: Los Angeles
Facility Id: R-06103
Status: Case Closed
Substance: 1
Substance Quantity: Not reported
Local Case No: Not reported
Case Type: Soil
Abatement Method Used at the Site: Not reported
Global ID: T0603704721
W Global ID: W0603700090
Staff: UNK
Local Agency: 19000
Cross Street: NOGALES ST
Enforcement Type: Not reported
Date Leak Discovered: Not reported
Date Leak First Reported: 12/27/1990
Date Leak Record Entered: 5/3/1996
Date Confirmation Began: Not reported
Date Leak Stopped: Not reported
Date Case Last Changed on Database: 12/27/1990
Date the Case was Closed: 12/27/1990
How Leak Discovered: Not reported
How Leak Stopped: Not reported
Cause of Leak: Not reported
Leak Source: Not reported
Operator: Not reported
Water System: SKYLINE MUTUAL
Well Name: Not reported
Approx. Dist To Production Well (ft): 9982.173340636743711210714209
Source of Cleanup Funding: Not reported
Preliminary Site Assessment Workplan Submitted: Not reported
Preliminary Site Assessment Began: Not reported
Pollution Characterization Began: Not reported
Remediation Plan Submitted: Not reported
Remedial Action Underway: Not reported
Post Remedial Action Monitoring Began: Not reported
Enforcement Action Date: Not reported
Historical Max MTBE Date: Not reported

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

MOUNTAIN VIEW TIRE & SRVICE (Continued)

U002280391

Hist Max MTBE Conc in Groundwater: Not reported
Hist Max MTBE Conc in Soil: Not reported
Significant Interim Remedial Action Taken: Not reported
GW Qualifier: Not reported
Soil Qualifier: Not reported
Organization: Not reported
Owner Contact: Not reported
Responsible Party: GOODYEAR TIRE & RUBBER CO
RP Address: 18837 COLIMA RD E ROWLAND HEIGHTS CA 91748
Program: LUST
Lat/Long: 33.9877645 / -1
Local Agency Staff: Not reported
Beneficial Use: Not reported
Priority: Not reported
Cleanup Fund Id: Not reported
Suspended: Not reported
Assigned Name: 1900090-001GEN
Summary: Not reported

LOS ANGELES CO. HMS:

Region: LA
Facility Id: 005889-044212
Facility Type: SS5
Facility Status: Permit
Area: 6
Permit Number: 000529470
Permit Status: PREM

Region: LA
Facility Id: 005889-024252
Facility Type: I01
Facility Status: Permit
Area: 6
Permit Number: 000220717
Permit Status: PREM

Region: LA
Facility Id: 005889-I06103
Facility Type: I01
Facility Status: Closed
Area: 6
Permit Number: 000003223
Permit Status: Closed

Region: LA
Facility Id: 005889-006103
Facility Type: T0
Facility Status: Removed
Area: 6
Permit Number: 00000258T
Permit Status: Removed

MAP FINDINGS

Map ID			EDR ID Number
Direction			EPA ID Number
Distance			
Elevation	Site	Database(s)	

60 South 1/4-1/2 0.499 mi. 2633 ft.	LAUR METALS CO 18901 COLIMA RD ROWLAND HEIGHTS, CA 91748	SWRCY	S107137217 N/A
--	---	--------------	--------------------------

Relative: Higher	SWRCY: Reg Id: 28010 Cert Id: RC6371 Mailing Address: P O Box 226907 Mailing City: Los Angeles Mailing State: CA Mailing Zip Code: 90022 Website: Not reported Phone Number: (213) 240-5054 Grand Father: N Rural: N Operation Begin Date: 05/01/1995 Aluminium: Y Glass: Y Plastic: Y Bimetal: Y Agency: N/A Monday Hours Of Operation: 10:00 am - 4:00 pm Tuesday Hours Of Operation: 10:00 am - 4:00 pm Wednesday Hours Of Operation: CLOSED Thursday Hours Of Operation: 10:00 am - 4:00 pm Friday Hours Of Operation: 10:00 am - 4:00 pm Saturday Hours Of Operation: 10:00 am - 4:00 pm Sunday Hours Of Operation: 10:00 am - 4:00 pm Cert Status: Operational Organization ID: 19291 Organization Name: Laur Metals Co Agency Reg ID: N/A Operation End Date: Not reported
Actual: 484 ft.	

61 NW 1/2-1 0.590 mi. 3116 ft.	NATIONAL SERV IND INC, LITHONI 18401 E ARENTH AVE INDUSTRY, CA 91748	LA Co. Site Mitigation EMI ENVIROSTOR	S105938781 N/A
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Relative: Lower	LA Co. Site Mitigation: Facility ID: Not reported Site ID: SD0000450 Jurisdiction: County Case ID: RO0001451 Abated: No Assigned To: Shahin Nourishad Entered Date: 10/12/2011
Actual: 403 ft.	

EMI:	Year: 1987 County Code: 19 Air Basin: SC Facility ID: 14580 Air District Name: SC SIC Code: 3444 Air District Name: SOUTH COAST AQMD
-------------	--

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NATIONAL SERV IND INC, LITHONI (Continued)

S105938781

Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 16
Reactive Organic Gases Tons/Yr: 15
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1990
County Code: 19
Air Basin: SC
Facility ID: 14580
Air District Name: SC
SIC Code: 3444
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 25
Reactive Organic Gases Tons/Yr: 23
Carbon Monoxide Emissions Tons/Yr: 3
NOX - Oxides of Nitrogen Tons/Yr: 4
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1995
County Code: 19
Air Basin: SC
Facility ID: 14580
Air District Name: SC
SIC Code: 3444
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 15
Reactive Organic Gases Tons/Yr: 14
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 1996
County Code: 19
Air Basin: SC
Facility ID: 14580
Air District Name: SC
SIC Code: 3444
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 2

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NATIONAL SERV IND INC, LITHONI (Continued)

S105938781

SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	1997
County Code:	19
Air Basin:	SC
Facility ID:	14580
Air District Name:	SC
SIC Code:	3444
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	1998
County Code:	19
Air Basin:	SC
Facility ID:	14580
Air District Name:	SC
SIC Code:	3444
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	1999
County Code:	19
Air Basin:	SC
Facility ID:	14580
Air District Name:	SC
SIC Code:	3444
Air District Name:	SOUTH COAST AQMD
Community Health Air Pollution Info System:	Not reported
Consolidated Emission Reporting Rule:	Not reported
Total Organic Hydrocarbon Gases Tons/Yr:	1
Reactive Organic Gases Tons/Yr:	1
Carbon Monoxide Emissions Tons/Yr:	0
NOX - Oxides of Nitrogen Tons/Yr:	1
SOX - Oxides of Sulphur Tons/Yr:	0
Particulate Matter Tons/Yr:	0
Part. Matter 10 Micrometers & Smlr Tons/Yr:	0
Year:	2000
County Code:	19

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NATIONAL SERV IND INC, LITHONI (Continued)

S105938781

Air Basin: SC
Facility ID: 14580
Air District Name: SC
SIC Code: 3444
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

Year: 2001
County Code: 19
Air Basin: SC
Facility ID: 14580
Air District Name: SC
SIC Code: 3444
Air District Name: SOUTH COAST AQMD
Community Health Air Pollution Info System: Not reported
Consolidated Emission Reporting Rule: Not reported
Total Organic Hydrocarbon Gases Tons/Yr: 1
Reactive Organic Gases Tons/Yr: 1
Carbon Monoxide Emissions Tons/Yr: 0
NOX - Oxides of Nitrogen Tons/Yr: 1
SOX - Oxides of Sulphur Tons/Yr: 0
Particulate Matter Tons/Yr: 0
Part. Matter 10 Micrometers & Smlr Tons/Yr: 0

ENVIROSTOR:

Site Type: Tiered Permit
Site Type Detailed: Tiered Permit
Acres: Not reported
NPL: NO
Regulatory Agencies: NONE SPECIFIED
Lead Agency: NONE SPECIFIED
Program Manager: Not reported
Supervisor: Not reported
Division Branch: Cleanup Chatsworth
Facility ID: 71002402
Site Code: Not reported
Assembly: 57
Senate: 22
Special Program: Not reported
Status: Refer: Other Agency
Status Date: Not reported
Restricted Use: NO
Site Mgmt. Req.: NONE SPECIFIED
Funding: Not reported
Latitude: 34.00364
Longitude: -117.9016
APN: NONE SPECIFIED
Past Use: NONE SPECIFIED
Potential COC: NONE SPECIFIED

Map ID
Direction
Distance
Elevation

MAP FINDINGS

Site

Database(s)

EDR ID Number
EPA ID Number

NATIONAL SERV IND INC, LITHONI (Continued)

S105938781

Confirmed COC: NONE SPECIFIED, NONE SPECIFIED
Potential Description: NONE SPECIFIED
Alias Name: CAD045194404
Alias Type: EPA Identification Number
Alias Name: 71002402
Alias Type: Envirostor ID Number

Completed Info:

Completed Area Name: PROJECT WIDE
Completed Sub Area Name: Not reported
Completed Document Type: Phase 1 Non-Submittal
Completed Date: 06/23/2000
Comments: Not reported

Future Area Name: Not reported
Future Sub Area Name: Not reported
Future Document Type: Not reported
Future Due Date: Not reported
Schedule Area Name: Not reported
Schedule Sub Area Name: Not reported
Schedule Document Type: Not reported
Schedule Due Date: Not reported
Schedule Revised Date: Not reported

62
WSW
1/2-1
0.956 mi.
5049 ft.

MR. KONGAIKA
1449 ALMINA
ROWLAND HEIGHTS, CA 91748

Notify 65 S100178748
N/A

Relative:
Lower

Notify 65:

Date Reported: Not reported
Staff Initials: Not reported
Board File Number: Not reported
Facility Type: Not reported
Discharge Date: Not reported
Incident Description: 91748-1803

Actual:
452 ft.

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
CITY OF INDUSTRY	1007271821	CAMCO CHEMICAL CO INC	1838 E RAILROAD ST	91748	FTTS,HIST FTTS
CITY OF INDUSTRY (CO	S106764798	ARMIN PLASTICS CORPORATION	1890 E RAILROAD ST	91748	WIP
	S107532211		28.15 MI.MARKER ON ANGELES CRE		CDL
WALNUT	S109433875	10 NEW SINGLE FAMILY HOUSE	APN 8709 009 003 004 005 GARTE	91789	NPDES
CITY OF INDUSTRY	S109434176	17525& 17537 & 17543 E GALE AVE BL	17525 17537 & 17543 E GALE AVE	91744	NPDES
INDUSTRY	S111214944	GALE AUTO MALL WEST JELICK ST IMP	GALE AVE	91744	NPDES
INDUSTRY	S111417831	CAL MODE INC	17425 RAILROAD ST	91744	SITE MIT LOS ANGELES
CITY OF INDUSTRY	S112842373	TOMEI INDUSTRIES (AMERICA), INC	19330 E SAN JOSE AVE	91748	HAZNET
CITY OF INDUSTRY	S112863422	TRAMMELL CROW COMPANY	18637 EAST GALE AVENUE	91748	HAZNET
CITY OF INDUSTRY	S112886658	ROWLAND MUSEUM	16021 E GALE AVE	91744	HAZNET
CITY OF INDUSTRY	S112886813	CORPLEY-INDUSTRY-GALE #1 ASSOCIATE	18725 E GALE AVE STE 120	91748	HAZNET
ROWLAND HEIGHTS	S112902103	SAIA MOTOR FREIGHT	STATE RTE 60 .25 MI W OF FAIRW	91748	HAZNET
THERMAL	S112924794	VERIZON INC	56189 HWY 111	91744	HAZNET
INDUSTRY	S112928803	REGENTS UNIVERSITY CALIFORNIA & JO	15251 E GALE AVE	91744	HAZNET
INDUSTRY	S112943933	RALPH'S #625	15233 E GALE AVE	91744	HAZNET
WALNUT	S112967259	KURARAY AMERICA INC	19465 E WALNUT DR N	91789	HAZNET
CITY OF INDUSTRY	S112969602	ECO LAB INC	18383 E RAILROAD ST	91748	HAZNET
CY OF INDUSTRY	S112999365	HAMILTON STANDARD CONTROLS	17070 E GALE AVE	91744	HAZNET
CITY OF INDUSTRY	S113000034	PACIFIC EQUIP & IRR	19515 E WALNUT DR N	91789	HAZNET
CITY OF INDUSTRY	S113000978	VALLEY VISTA SERVICES INC.	17445 E RAILROAD ST	91748	HAZNET
CITY OF INDUSTRY	S113010853	COVALENCE SPECIALTY MATERIALS CORP	18901 E RAILROAD ST	91748	HAZNET
INDUSTRY	S113011009	TURBO MASTER INC	17411 A E GALE AVE	91748	HAZNET
CITY OF INDUSTRY	S113019179	COAST CRANE CO	19062 E SAN JOSE AVE	91748	HAZNET
INDUSTRY	S113032127	BUCCOLA MANUFACTURING INC	16213 EAST GALE AVENUE	91744	HAZNET
INDUSTRY	S113040891	LB ENTERPRISES	17448 RAILROAD ST	91744	HAZNET
CITY OF INDUSTRY	S113055688	AB PHOTO	18215 EAST GALE AVE	91748	HAZNET
CITY OF INDUSTRY	S113056277	CHILDRENS DENTISTRY	18205 EAST GALE AVE	91748	HAZNET
CITY OF INDUSTRY	S113068601	SAMS CLUB #6611	17835 EAST GALE AVENUE	91748	HAZNET
CITY OF INDUSTRY	S113074765	MODEM GRAPHICS INC	18688 E SAN JOSE AVE	91748	HAZNET
CITY OF INDUSTRY	S113086437	FRIENDLY HILLS HEALTH CARE NETWORK	18605 E GALE AVE STE 140	91748	HAZNET
CITY OF INDUSTRY	S113097017	BROOK FURNITURE RENTAL	18960 E SAN JOSE AVE	91748	HAZNET
CITY OF INDUSTRY	S113112707	XTRA LEASE INC	19130 E SAN JOSE AVE	91748	HAZNET
CITY OF INDUSTRY	S113120428	MODEM GRAPHICS INC	18600 E SAN JOSE AVE	91748	HAZNET
INDUSTRY	S113125252	PUENTE HILLS TOYOTA	17070 E GALE AVE	91748	HAZNET
CITY OF INDUSTRY	S113140994	ARTHUR COX & SONS	18311 E RAILROAD ST	91748	HAZNET
CITY OF INDUSTRY	S113144574	SUPERIOR AUTO OF SGV LLC/DBA SUPER	17621 E GALE AVE	91748	HAZNET
CITY OF INDUSTRY	S113165197	FRIENDLY HILLS MEDICAL GROUP	18575 E GALE AVENUE #200	91748	HAZNET
INDUSTRY	S113169638	LOS ANGELES COUNTY FIRE DEPARTMENT	17056 GALE AVE - STATION 118	91748	HAZNET

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Federal NPL site list

NPL: National Priority List

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

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/09/2013	Telephone: N/A
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 10/11/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/09/2013	Telephone: N/A
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 10/11/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991	Source: EPA
Date Data Arrived at EDR: 02/02/1994	Telephone: 202-564-4267
Date Made Active in Reports: 03/30/1994	Last EDR Contact: 08/15/2011
Number of Days to Update: 56	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal Delisted NPL site list

DELISTED NPL: National Priority List Deletions

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

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/09/2013	Telephone: N/A
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 10/11/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

Federal CERCLIS list

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

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

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/29/2013	Telephone: 703-412-9810
Date Made Active in Reports: 08/09/2013	Last EDR Contact: 10/18/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Quarterly

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 07/31/2012	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/09/2012	Telephone: 703-603-8704
Date Made Active in Reports: 12/20/2012	Last EDR Contact: 10/11/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Varies

Federal CERCLIS NFRAP site List

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned

Archived sites are sites that have been removed and archived from the inventory of CERCLIS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Date of Government Version: 04/26/2013	Source: EPA
Date Data Arrived at EDR: 05/29/2013	Telephone: 703-412-9810
Date Made Active in Reports: 08/09/2013	Last EDR Contact: 10/18/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Quarterly

Federal RCRA CORRACTS facilities list

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Quarterly

Federal RCRA non-CORRACTS TSD facilities list

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Quarterly

Federal RCRA generators list

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Quarterly

RCRA-CESQG: RCRA - Conditionally Exempt Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 07/11/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 36

Source: Environmental Protection Agency
Telephone: (415) 495-8895
Last EDR Contact: 10/02/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Federal institutional controls / engineering controls registries

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 06/17/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2013	Telephone: 703-603-0695
Date Made Active in Reports: 10/03/2013	Last EDR Contact: 09/10/2013
Number of Days to Update: 104	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Varies

US INST CONTROL: Sites with Institutional Controls

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 06/17/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/21/2013	Telephone: 703-603-0695
Date Made Active in Reports: 10/03/2013	Last EDR Contact: 09/10/2013
Number of Days to Update: 104	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Varies

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 12/09/2005	Source: Department of the Navy
Date Data Arrived at EDR: 12/11/2006	Telephone: 843-820-7326
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 08/15/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 09/02/2013
	Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

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

Date of Government Version: 12/31/2012	Source: National Response Center, United States Coast Guard
Date Data Arrived at EDR: 01/17/2013	Telephone: 202-267-2180
Date Made Active in Reports: 02/15/2013	Last EDR Contact: 10/01/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Annually

State- and tribal - equivalent NPL

RESPONSE: State Response Sites

Identifies confirmed release sites where DTSC is involved in remediation, either in a lead or oversight capacity. These confirmed release sites are generally high-priority and high potential risk.

Date of Government Version: 09/05/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/05/2013	Telephone: 916-323-3400
Date Made Active in Reports: 10/10/2013	Last EDR Contact: 09/05/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 11/18/2013
	Data Release Frequency: Quarterly

State- and tribal - equivalent CERCLIS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ENVIROSTOR: EnviroStor Database

The Department of Toxic Substances Control's (DTSC's) Site Mitigation and Brownfields Reuse Program's (SMBRP's) EnviroStor database identifies sites that have known contamination or sites for which there may be reasons to investigate further. The database includes the following site types: Federal Superfund sites (National Priorities List (NPL)); State Response, including Military Facilities and State Superfund; Voluntary Cleanup; and School sites. EnviroStor provides similar information to the information that was available in CalSites, and provides additional site information, including, but not limited to, identification of formerly-contaminated properties that have been released for reuse, properties where environmental deed restrictions have been recorded to prevent inappropriate land uses, and risk characterization information that is used to assess potential impacts to public health and the environment at contaminated sites.

Date of Government Version: 09/05/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/05/2013	Telephone: 916-323-3400
Date Made Active in Reports: 10/10/2013	Last EDR Contact: 09/05/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 11/18/2013
	Data Release Frequency: Quarterly

State and tribal landfill and/or solid waste disposal site lists

SWF/LF (SWIS): Solid Waste Information System

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

Date of Government Version: 08/19/2013	Source: Department of Resources Recycling and Recovery
Date Data Arrived at EDR: 08/19/2013	Telephone: 916-341-6320
Date Made Active in Reports: 10/08/2013	Last EDR Contact: 08/19/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: 12/02/2013
	Data Release Frequency: Quarterly

State and tribal leaking storage tank lists

LUST REG 8: Leaking Underground Storage Tanks

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

Date of Government Version: 02/14/2005	Source: California Regional Water Quality Control Board Santa Ana Region (8)
Date Data Arrived at EDR: 02/15/2005	Telephone: 909-782-4496
Date Made Active in Reports: 03/28/2005	Last EDR Contact: 08/15/2011
Number of Days to Update: 41	Next Scheduled EDR Contact: 11/28/2011
	Data Release Frequency: Varies

LUST REG 7: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Imperial, Riverside, San Diego, Santa Barbara counties.

Date of Government Version: 02/26/2004	Source: California Regional Water Quality Control Board Colorado River Basin Region (7)
Date Data Arrived at EDR: 02/26/2004	Telephone: 760-776-8943
Date Made Active in Reports: 03/24/2004	Last EDR Contact: 08/01/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

LUST REG 6V: Leaking Underground Storage Tank Case Listing

Leaking Underground Storage Tank locations. Inyo, Kern, Los Angeles, Mono, San Bernardino counties.

Date of Government Version: 06/07/2005	Source: California Regional Water Quality Control Board Victorville Branch Office (6)
Date Data Arrived at EDR: 06/07/2005	Telephone: 760-241-7365
Date Made Active in Reports: 06/29/2005	Last EDR Contact: 09/12/2011
Number of Days to Update: 22	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST REG 6L: Leaking Underground Storage Tank Case Listing

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

Date of Government Version: 09/09/2003	Source: California Regional Water Quality Control Board Lahontan Region (6)
Date Data Arrived at EDR: 09/10/2003	Telephone: 530-542-5572
Date Made Active in Reports: 10/07/2003	Last EDR Contact: 09/12/2011
Number of Days to Update: 27	Next Scheduled EDR Contact: 12/26/2011
	Data Release Frequency: No Update Planned

LUST REG 5: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Alameda, Alpine, Amador, Butte, Colusa, Contra Costa, Calveras, El Dorado, Fresno, Glenn, Kern, Kings, Lake, Lassen, Madera, Mariposa, Merced, Modoc, Napa, Nevada, Placer, Plumas, Sacramento, San Joaquin, Shasta, Solano, Stanislaus, Sutter, Tehama, Tulare, Tuolumne, Yolo, Yuba counties.

Date of Government Version: 07/01/2008	Source: California Regional Water Quality Control Board Central Valley Region (5)
Date Data Arrived at EDR: 07/22/2008	Telephone: 916-464-4834
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 07/01/2011
Number of Days to Update: 9	Next Scheduled EDR Contact: 10/17/2011
	Data Release Frequency: No Update Planned

LUST REG 4: Underground Storage Tank Leak List

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

Date of Government Version: 09/07/2004	Source: California Regional Water Quality Control Board Los Angeles Region (4)
Date Data Arrived at EDR: 09/07/2004	Telephone: 213-576-6710
Date Made Active in Reports: 10/12/2004	Last EDR Contact: 09/06/2011
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/19/2011
	Data Release Frequency: No Update Planned

LUST REG 3: Leaking Underground Storage Tank Database

Leaking Underground Storage Tank locations. Monterey, San Benito, San Luis Obispo, Santa Barbara, Santa Cruz counties.

Date of Government Version: 05/19/2003	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/19/2003	Telephone: 805-542-4786
Date Made Active in Reports: 06/02/2003	Last EDR Contact: 07/18/2011
Number of Days to Update: 14	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: No Update Planned

LUST REG 2: Fuel Leak List

Leaking Underground Storage Tank locations. Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Solano, Sonoma counties.

Date of Government Version: 09/30/2004	Source: California Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-622-2433
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

LUST REG 1: Active Toxic Site Investigation

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

Date of Government Version: 02/01/2001	Source: California Regional Water Quality Control Board North Coast (1)
Date Data Arrived at EDR: 02/28/2001	Telephone: 707-570-3769
Date Made Active in Reports: 03/29/2001	Last EDR Contact: 08/01/2011
Number of Days to Update: 29	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

LUST: Geotracker's Leaking Underground Fuel Tank Report

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state. For more information on a particular leaking underground storage tank sites, please contact the appropriate regulatory agency.

Date of Government Version: 09/16/2013	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/17/2013	Telephone: see region list
Date Made Active in Reports: 10/16/2013	Last EDR Contact: 10/17/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Quarterly

LUST REG 9: Leaking Underground Storage Tank Report

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

Date of Government Version: 03/01/2001	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 04/23/2001	Telephone: 858-637-5595
Date Made Active in Reports: 05/21/2001	Last EDR Contact: 09/26/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 01/09/2012
	Data Release Frequency: No Update Planned

SLIC: Statewide SLIC Cases

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/16/2013	Source: State Water Resources Control Board
Date Data Arrived at EDR: 09/17/2013	Telephone: 866-480-1028
Date Made Active in Reports: 10/17/2013	Last EDR Contact: 10/17/2013
Number of Days to Update: 30	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Varies

SLIC REG 1: Active Toxic Site Investigations

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2003	Source: California Regional Water Quality Control Board, North Coast Region (1)
Date Data Arrived at EDR: 04/07/2003	Telephone: 707-576-2220
Date Made Active in Reports: 04/25/2003	Last EDR Contact: 08/01/2011
Number of Days to Update: 18	Next Scheduled EDR Contact: 11/14/2011
	Data Release Frequency: No Update Planned

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

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/30/2004	Source: Regional Water Quality Control Board San Francisco Bay Region (2)
Date Data Arrived at EDR: 10/20/2004	Telephone: 510-286-0457
Date Made Active in Reports: 11/19/2004	Last EDR Contact: 09/19/2011
Number of Days to Update: 30	Next Scheduled EDR Contact: 01/02/2012
	Data Release Frequency: Quarterly

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

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/18/2006	Source: California Regional Water Quality Control Board Central Coast Region (3)
Date Data Arrived at EDR: 05/18/2006	Telephone: 805-549-3147
Date Made Active in Reports: 06/15/2006	Last EDR Contact: 07/18/2011
Number of Days to Update: 28	Next Scheduled EDR Contact: 10/31/2011
	Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/17/2004
Date Data Arrived at EDR: 11/18/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 47

Source: Region Water Quality Control Board Los Angeles Region (4)
Telephone: 213-576-6600
Last EDR Contact: 07/01/2011
Next Scheduled EDR Contact: 10/17/2011
Data Release Frequency: Varies

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

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/01/2005
Date Data Arrived at EDR: 04/05/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 16

Source: Regional Water Quality Control Board Central Valley Region (5)
Telephone: 916-464-3291
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

SLIC REG 6V: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 05/24/2005
Date Data Arrived at EDR: 05/25/2005
Date Made Active in Reports: 06/16/2005
Number of Days to Update: 22

Source: Regional Water Quality Control Board, Victorville Branch
Telephone: 619-241-6583
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: Semi-Annually

SLIC REG 6L: SLIC Sites

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/07/2004
Date Data Arrived at EDR: 09/07/2004
Date Made Active in Reports: 10/12/2004
Number of Days to Update: 35

Source: California Regional Water Quality Control Board, Lahontan Region
Telephone: 530-542-5574
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

SLIC REG 7: SLIC List

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 11/24/2004
Date Data Arrived at EDR: 11/29/2004
Date Made Active in Reports: 01/04/2005
Number of Days to Update: 36

Source: California Regional Quality Control Board, Colorado River Basin Region
Telephone: 760-346-7491
Last EDR Contact: 08/01/2011
Next Scheduled EDR Contact: 11/14/2011
Data Release Frequency: No Update Planned

SLIC REG 8: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 04/03/2008
Date Data Arrived at EDR: 04/03/2008
Date Made Active in Reports: 04/14/2008
Number of Days to Update: 11

Source: California Region Water Quality Control Board Santa Ana Region (8)
Telephone: 951-782-3298
Last EDR Contact: 09/12/2011
Next Scheduled EDR Contact: 12/26/2011
Data Release Frequency: Semi-Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SLIC REG 9: Spills, Leaks, Investigation & Cleanup Cost Recovery Listing

The SLIC (Spills, Leaks, Investigations and Cleanup) program is designed to protect and restore water quality from spills, leaks, and similar discharges.

Date of Government Version: 09/10/2007	Source: California Regional Water Quality Control Board San Diego Region (9)
Date Data Arrived at EDR: 09/11/2007	Telephone: 858-467-2980
Date Made Active in Reports: 09/28/2007	Last EDR Contact: 08/08/2011
Number of Days to Update: 17	Next Scheduled EDR Contact: 11/21/2011
	Data Release Frequency: Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 02/05/2013	Source: EPA Region 10
Date Data Arrived at EDR: 02/06/2013	Telephone: 206-553-2857
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 65	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Quarterly

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land

A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 09/28/2012	Source: EPA Region 1
Date Data Arrived at EDR: 11/01/2012	Telephone: 617-918-1313
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 08/02/2013
Number of Days to Update: 162	Next Scheduled EDR Contact: 11/11/2013
	Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6271
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 10/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Quarterly

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 09/12/2011	Source: EPA Region 6
Date Data Arrived at EDR: 09/13/2011	Telephone: 214-665-6597
Date Made Active in Reports: 11/11/2011	Last EDR Contact: 10/28/2013
Number of Days to Update: 59	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 02/06/2013	Source: EPA Region 4
Date Data Arrived at EDR: 02/08/2013	Telephone: 404-562-8677
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Semi-Annually

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 12/31/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/28/2013	Telephone: 913-551-7003
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 43	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 03/01/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2013	Telephone: 415-972-3372
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Quarterly

State and tribal registered storage tank lists

UST: Active UST Facilities

Active UST facilities gathered from the local regulatory agencies

Date of Government Version: 09/16/2013	Source: SWRCB
Date Data Arrived at EDR: 09/17/2013	Telephone: 916-341-5851
Date Made Active in Reports: 10/16/2013	Last EDR Contact: 10/17/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Semi-Annually

AST: Aboveground Petroleum Storage Tank Facilities

A listing of aboveground storage tank petroleum storage tank locations.

Date of Government Version: 08/01/2009	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/10/2009	Telephone: 916-327-5092
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 10/07/2013
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 02/05/2013	Source: EPA Region 10
Date Data Arrived at EDR: 02/06/2013	Telephone: 206-553-2857
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 65	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Quarterly

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 02/21/2013	Source: EPA Region 9
Date Data Arrived at EDR: 02/26/2013	Telephone: 415-972-3368
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 45	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Quarterly

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 08/27/2012	Source: EPA Region 8
Date Data Arrived at EDR: 08/28/2012	Telephone: 303-312-6137
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 10/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 12/31/2012	Source: EPA Region 7
Date Data Arrived at EDR: 02/28/2013	Telephone: 913-551-7003
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 43	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 05/10/2011	Source: EPA Region 6
Date Data Arrived at EDR: 05/11/2011	Telephone: 214-665-7591
Date Made Active in Reports: 06/14/2011	Last EDR Contact: 10/28/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Semi-Annually

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 08/02/2012	Source: EPA Region 5
Date Data Arrived at EDR: 08/03/2012	Telephone: 312-886-6136
Date Made Active in Reports: 11/05/2012	Last EDR Contact: 10/28/2013
Number of Days to Update: 94	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 02/06/2013	Source: EPA Region 4
Date Data Arrived at EDR: 02/08/2013	Telephone: 404-562-9424
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 63	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Semi-Annually

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 09/28/2012	Source: EPA, Region 1
Date Data Arrived at EDR: 11/07/2012	Telephone: 617-918-1313
Date Made Active in Reports: 04/12/2013	Last EDR Contact: 08/02/2013
Number of Days to Update: 156	Next Scheduled EDR Contact: 11/11/2013
	Data Release Frequency: Varies

FEMA UST: Underground Storage Tank Listing

A listing of all FEMA owned underground storage tanks.

Date of Government Version: 01/01/2010	Source: FEMA
Date Data Arrived at EDR: 02/16/2010	Telephone: 202-646-5797
Date Made Active in Reports: 04/12/2010	Last EDR Contact: 10/17/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

State and tribal voluntary cleanup sites

INDIAN VCP R7: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008	Source: EPA, Region 7
Date Data Arrived at EDR: 04/22/2008	Telephone: 913-551-7365
Date Made Active in Reports: 05/19/2008	Last EDR Contact: 04/20/2009
Number of Days to Update: 27	Next Scheduled EDR Contact: 07/20/2009
	Data Release Frequency: Varies

VCP: Voluntary Cleanup Program Properties

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

Date of Government Version: 09/05/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 09/05/2013	Telephone: 916-323-3400
Date Made Active in Reports: 10/10/2013	Last EDR Contact: 09/05/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 11/18/2013
	Data Release Frequency: Quarterly

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 09/28/2012	Source: EPA, Region 1
Date Data Arrived at EDR: 10/02/2012	Telephone: 617-918-1102
Date Made Active in Reports: 10/16/2012	Last EDR Contact: 10/01/2013
Number of Days to Update: 14	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Varies

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 06/24/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 06/25/2013	Telephone: 202-566-2777
Date Made Active in Reports: 08/09/2013	Last EDR Contact: 09/24/2013
Number of Days to Update: 45	Next Scheduled EDR Contact: 01/08/2014
	Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/09/2004	Telephone: 800-424-9346
Date Made Active in Reports: 09/17/2004	Last EDR Contact: 06/09/2004
Number of Days to Update: 39	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: No Update Planned

WMUDS/SWAT: Waste Management Unit Database

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

Date of Government Version: 04/01/2000
Date Data Arrived at EDR: 04/10/2000
Date Made Active in Reports: 05/10/2000
Number of Days to Update: 30

Source: State Water Resources Control Board
Telephone: 916-227-4448
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: No Update Planned

SWRCY: Recycler Database

A listing of recycling facilities in California.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/19/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 28

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

HAULERS: Registered Waste Tire Haulers Listing

A listing of registered waste tire haulers.

Date of Government Version: 04/26/2013
Date Data Arrived at EDR: 04/26/2013
Date Made Active in Reports: 05/16/2013
Number of Days to Update: 20

Source: Integrated Waste Management Board
Telephone: 916-341-6422
Last EDR Contact: 10/01/2013
Next Scheduled EDR Contact: 12/02/2013
Data Release Frequency: Varies

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 07/31/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US CDL: Clandestine Drug Labs

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/06/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 22

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 09/04/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: Quarterly

HIST CAL-SITES: Calsites Database

The Calsites database contains potential or confirmed hazardous substance release properties. In 1996, California EPA reevaluated and significantly reduced the number of sites in the Calsites database. No longer updated by the state agency. It has been replaced by ENVIROSTOR.

Date of Government Version: 08/08/2005
Date Data Arrived at EDR: 08/03/2006
Date Made Active in Reports: 08/24/2006
Number of Days to Update: 21

Source: Department of Toxic Substance Control
Telephone: 916-323-3400
Last EDR Contact: 02/23/2009
Next Scheduled EDR Contact: 05/25/2009
Data Release Frequency: No Update Planned

SCH: School Property Evaluation Program

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

Date of Government Version: 09/05/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 35

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/05/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Quarterly

TOXIC PITS: Toxic Pits Cleanup Act Sites

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

Date of Government Version: 07/01/1995
Date Data Arrived at EDR: 08/30/1995
Date Made Active in Reports: 09/26/1995
Number of Days to Update: 27

Source: State Water Resources Control Board
Telephone: 916-227-4364
Last EDR Contact: 01/26/2009
Next Scheduled EDR Contact: 04/27/2009
Data Release Frequency: No Update Planned

CDL: Clandestine Drug Labs

A listing of drug lab locations. Listing of a location in this database does not indicate that any illegal drug lab materials were or were not present there, and does not constitute a determination that the location either requires or does not require additional cleanup work.

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 09/03/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 37

Source: Department of Toxic Substances Control
Telephone: 916-255-6504
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Varies

US HIST CDL: National Clandestine Laboratory Register

A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 09/01/2007
Date Data Arrived at EDR: 11/19/2008
Date Made Active in Reports: 03/30/2009
Number of Days to Update: 131

Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Local Lists of Registered Storage Tanks

CA FID UST: Facility Inventory Database

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

Date of Government Version: 10/31/1994	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 09/05/1995	Telephone: 916-341-5851
Date Made Active in Reports: 09/29/1995	Last EDR Contact: 12/28/1998
Number of Days to Update: 24	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

UST MENDOCINO: Mendocino County UST Database

A listing of underground storage tank locations in Mendocino County.

Date of Government Version: 09/23/2009	Source: Department of Public Health
Date Data Arrived at EDR: 09/23/2009	Telephone: 707-463-4466
Date Made Active in Reports: 10/01/2009	Last EDR Contact: 09/03/2013
Number of Days to Update: 8	Next Scheduled EDR Contact: 12/16/2013
	Data Release Frequency: Annually

HIST UST: Hazardous Substance Storage Container Database

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

Date of Government Version: 10/15/1990	Source: State Water Resources Control Board
Date Data Arrived at EDR: 01/25/1991	Telephone: 916-341-5851
Date Made Active in Reports: 02/12/1991	Last EDR Contact: 07/26/2001
Number of Days to Update: 18	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

SWEEPS UST: SWEEPS UST Listing

Statewide Environmental Evaluation and Planning System. This underground storage tank listing was updated and maintained by a company contacted by the SWRCB in the early 1990's. The listing is no longer updated or maintained. The local agency is the contact for more information on a site on the SWEEPS list.

Date of Government Version: 06/01/1994	Source: State Water Resources Control Board
Date Data Arrived at EDR: 07/07/2005	Telephone: N/A
Date Made Active in Reports: 08/11/2005	Last EDR Contact: 06/03/2005
Number of Days to Update: 35	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Local Land Records

LIENS 2: CERCLA Lien Information

A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/06/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/25/2013	Telephone: 202-564-6023
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 07/24/2013
Number of Days to Update: 15	Next Scheduled EDR Contact: 11/11/2013
	Data Release Frequency: Varies

LIENS: Environmental Liens Listing

A listing of property locations with environmental liens for California where DTSC is a lien holder.

Date of Government Version: 06/14/2013	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 06/17/2013	Telephone: 916-323-3400
Date Made Active in Reports: 08/21/2013	Last EDR Contact: 09/23/2013
Number of Days to Update: 65	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

DEED: Deed Restriction Listing

Site Mitigation and Brownfields Reuse Program Facility Sites with Deed Restrictions & Hazardous Waste Management Program Facility Sites with Deed / Land Use Restriction. The DTSC Site Mitigation and Brownfields Reuse Program (SMBRP) list includes sites cleaned up under the program's oversight and generally does not include current or former hazardous waste facilities that required a hazardous waste facility permit. The list represents deed restrictions that are active. Some sites have multiple deed restrictions. The DTSC Hazardous Waste Management Program (HWMP) has developed a list of current or former hazardous waste facilities that have a recorded land use restriction at the local county recorder's office. The land use restrictions on this list were required by the DTSC HWMP as a result of the presence of hazardous substances that remain on site after the facility (or part of the facility) has been closed or cleaned up. The types of land use restriction include deed notice, deed restriction, or a land use restriction that binds current and future owners.

Date of Government Version: 09/11/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 09/11/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System

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

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 55

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 10/01/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Annually

CHMIRS: California Hazardous Material Incident Report System

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

Date of Government Version: 03/12/2013
Date Data Arrived at EDR: 05/01/2013
Date Made Active in Reports: 06/25/2013
Number of Days to Update: 55

Source: Office of Emergency Services
Telephone: 916-845-8400
Last EDR Contact: 10/30/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

LDS: Land Disposal Sites Listing

The Land Disposal program regulates of waste discharge to land for treatment, storage and disposal in waste management units.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 29

Source: State Water Quality Control Board
Telephone: 866-480-1028
Last EDR Contact: 10/17/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

MCS: Military Cleanup Sites Listing

The State Water Resources Control Board and nine Regional Water Quality Control Boards partner with the Department of Defense (DoD) through the Defense and State Memorandum of Agreement (DSMOA) to oversee the investigation and remediation of water quality issues at military facilities.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 29

Source: State Water Resources Control Board
Telephone: 866-480-1028
Last EDR Contact: 10/17/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

SPILLS 90: SPILLS90 data from FirstSearch

Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 06/06/2012	Source: FirstSearch
Date Data Arrived at EDR: 01/03/2013	Telephone: N/A
Date Made Active in Reports: 02/22/2013	Last EDR Contact: 01/03/2013
Number of Days to Update: 50	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 07/11/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/08/2013	Telephone: (415) 495-8895
Date Made Active in Reports: 09/13/2013	Last EDR Contact: 10/02/2013
Number of Days to Update: 36	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Varies

DOT OPS: Incident and Accident Data

Department of Transportation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 07/31/2012	Source: Department of Transportation, Office of Pipeline Safety
Date Data Arrived at EDR: 08/07/2012	Telephone: 202-366-4595
Date Made Active in Reports: 09/18/2012	Last EDR Contact: 08/05/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 11/18/2013
	Data Release Frequency: Varies

DOD: Department of Defense Sites

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

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 11/10/2006	Telephone: 888-275-8747
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/18/2013
Number of Days to Update: 62	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Semi-Annually

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/2011	Source: U.S. Army Corps of Engineers
Date Data Arrived at EDR: 02/26/2013	Telephone: 202-528-4285
Date Made Active in Reports: 03/13/2013	Last EDR Contact: 09/10/2013
Number of Days to Update: 15	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Varies

CONSENT: Superfund (CERCLA) Consent Decrees

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 08/07/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 57

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Varies

ROD: Records Of Decision

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

Date of Government Version: 12/18/2012
Date Data Arrived at EDR: 03/13/2013
Date Made Active in Reports: 04/12/2013
Number of Days to Update: 30

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 09/13/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Annually

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 09/14/2010
Date Data Arrived at EDR: 10/07/2011
Date Made Active in Reports: 03/01/2012
Number of Days to Update: 146

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/28/2013
Next Scheduled EDR Contact: 09/09/2013
Data Release Frequency: Varies

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/03/2013
Number of Days to Update: 28

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 09/05/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: Semi-Annually

TRIS: Toxic Chemical Release Inventory System

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

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/31/2013
Date Made Active in Reports: 09/13/2013
Number of Days to Update: 44

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 08/30/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Annually

TSCA: Toxic Substances Control Act

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

Date of Government Version: 12/31/2006
Date Data Arrived at EDR: 09/29/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 64

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 09/24/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: Every 4 Years

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

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

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

Date of Government Version: 04/09/2009	Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/22/2013
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Quarterly

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

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009	Source: EPA
Date Data Arrived at EDR: 04/16/2009	Telephone: 202-566-1667
Date Made Active in Reports: 05/11/2009	Last EDR Contact: 08/22/2013
Number of Days to Update: 25	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing

A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2007
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing

A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/01/2007	Telephone: 202-564-2501
Date Made Active in Reports: 04/10/2007	Last EDR Contact: 12/17/2008
Number of Days to Update: 40	Next Scheduled EDR Contact: 03/17/2008
	Data Release Frequency: No Update Planned

SSTS: Section 7 Tracking Systems

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

Date of Government Version: 12/31/2009	Source: EPA
Date Data Arrived at EDR: 12/10/2010	Telephone: 202-564-4203
Date Made Active in Reports: 02/25/2011	Last EDR Contact: 10/28/2013
Number of Days to Update: 77	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 07/20/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 11/10/2011	Telephone: 202-564-5088
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 10/09/2014
Number of Days to Update: 61	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Quarterly

PADS: PCB Activity Database System

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

Date of Government Version: 11/01/2012	Source: EPA
Date Data Arrived at EDR: 01/16/2013	Telephone: 202-566-0500
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 10/18/2013
Number of Days to Update: 114	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Annually

MLTS: Material Licensing Tracking System

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

Date of Government Version: 03/14/2013	Source: Nuclear Regulatory Commission
Date Data Arrived at EDR: 03/20/2013	Telephone: 301-415-7169
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 09/10/2013
Number of Days to Update: 112	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Quarterly

RADINFO: Radiation Information Database

The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 04/09/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 04/11/2013	Telephone: 202-343-9775
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 10/09/2013
Number of Days to Update: 29	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Quarterly

FINDS: Facility Index System/Facility Registry System

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

Date of Government Version: 03/08/2013	Source: EPA
Date Data Arrived at EDR: 03/21/2013	Telephone: (415) 947-8000
Date Made Active in Reports: 07/10/2013	Last EDR Contact: 09/11/2013
Number of Days to Update: 111	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Quarterly

RAATS: RCRA Administrative Action Tracking System

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 05/08/2012
Date Data Arrived at EDR: 05/25/2012
Date Made Active in Reports: 07/10/2012
Number of Days to Update: 46

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

BRS: Biennial Reporting System

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

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 02/26/2013
Date Made Active in Reports: 04/19/2013
Number of Days to Update: 52

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 08/26/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Biennially

CA BOND EXP. PLAN: Bond Expenditure Plan

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

Date of Government Version: 01/01/1989
Date Data Arrived at EDR: 07/27/1994
Date Made Active in Reports: 08/02/1994
Number of Days to Update: 6

Source: Department of Health Services
Telephone: 916-255-2118
Last EDR Contact: 05/31/1994
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

NPDES: NPDES Permits Listing

A listing of NPDES permits, including stormwater.

Date of Government Version: 08/19/2013
Date Data Arrived at EDR: 08/19/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 50

Source: State Water Resources Control Board
Telephone: 916-445-9379
Last EDR Contact: 08/19/2013
Next Scheduled EDR Contact: 12/02/2013
Data Release Frequency: Quarterly

UIC: UIC Listing

A listing of underground control injection wells.

Date of Government Version: 08/21/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 30

Source: Department of Conservation
Telephone: 916-445-2408
Last EDR Contact: 09/17/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CORTESE: "Cortese" Hazardous Waste & Substances Sites List

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

Date of Government Version: 07/05/2013	Source: CAL EPA/Office of Emergency Information
Date Data Arrived at EDR: 07/05/2013	Telephone: 916-323-3400
Date Made Active in Reports: 08/26/2013	Last EDR Contact: 10/01/2013
Number of Days to Update: 52	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Quarterly

HIST CORTESE: Hazardous Waste & Substance Site List

The sites for the list are designated by the State Water Resource Control Board [LUST], the Integrated Waste Board [SWF/LS], and the Department of Toxic Substances Control [CAL SITES]. This listing is no longer updated by the state agency.

Date of Government Version: 04/01/2001	Source: Department of Toxic Substances Control
Date Data Arrived at EDR: 01/22/2009	Telephone: 916-323-3400
Date Made Active in Reports: 04/08/2009	Last EDR Contact: 01/22/2009
Number of Days to Update: 76	Next Scheduled EDR Contact: N/A
	Data Release Frequency: No Update Planned

NOTIFY 65: Proposition 65 Records

Listings of all Proposition 65 incidents reported to counties by the State Water Resources Control Board and the Regional Water Quality Control Board. This database is no longer updated by the reporting agency.

Date of Government Version: 10/21/1993	Source: State Water Resources Control Board
Date Data Arrived at EDR: 11/01/1993	Telephone: 916-445-3846
Date Made Active in Reports: 11/19/1993	Last EDR Contact: 09/23/2013
Number of Days to Update: 18	Next Scheduled EDR Contact: 01/08/2014
	Data Release Frequency: No Update Planned

DRYCLEANERS: Cleaner Facilities

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

Date of Government Version: 09/10/2013	Source: Department of Toxic Substance Control
Date Data Arrived at EDR: 09/11/2013	Telephone: 916-327-4498
Date Made Active in Reports: 10/16/2013	Last EDR Contact: 09/10/2013
Number of Days to Update: 35	Next Scheduled EDR Contact: 12/24/2012
	Data Release Frequency: Annually

WIP: Well Investigation Program Case List

Well Investigation Program case in the San Gabriel and San Fernando Valley area.

Date of Government Version: 07/03/2009	Source: Los Angeles Water Quality Control Board
Date Data Arrived at EDR: 07/21/2009	Telephone: 213-576-6726
Date Made Active in Reports: 08/03/2009	Last EDR Contact: 09/30/2013
Number of Days to Update: 13	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Varies

ENF: Enforcement Action Listing

A listing of Water Board Enforcement Actions. Formal is everything except Oral/Verbal Communication, Notice of Violation, Expedited Payment Letter, and Staff Enforcement Letter.

Date of Government Version: 08/09/2013	Source: State Water Resources Control Board
Date Data Arrived at EDR: 08/13/2013	Telephone: 916-445-9379
Date Made Active in Reports: 10/08/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 56	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

HAZNET: Facility and Manifest Data

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

Date of Government Version: 12/31/2012	Source: California Environmental Protection Agency
Date Data Arrived at EDR: 07/16/2013	Telephone: 916-255-1136
Date Made Active in Reports: 08/26/2013	Last EDR Contact: 10/15/2013
Number of Days to Update: 41	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Annually

EMI: Emissions Inventory Data

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

Date of Government Version: 12/31/2010	Source: California Air Resources Board
Date Data Arrived at EDR: 06/25/2013	Telephone: 916-322-2990
Date Made Active in Reports: 08/22/2013	Last EDR Contact: 09/27/2013
Number of Days to Update: 58	Next Scheduled EDR Contact: 01/08/2014
	Data Release Frequency: Varies

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2005	Source: USGS
Date Data Arrived at EDR: 12/08/2006	Telephone: 202-208-3710
Date Made Active in Reports: 01/11/2007	Last EDR Contact: 10/18/2013
Number of Days to Update: 34	Next Scheduled EDR Contact: 01/27/2014
	Data Release Frequency: Semi-Annually

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 03/07/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/09/2011	Telephone: 615-532-8599
Date Made Active in Reports: 05/02/2011	Last EDR Contact: 10/21/2013
Number of Days to Update: 54	Next Scheduled EDR Contact: 02/03/2014
	Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 03/04/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 03/15/2013	Telephone: 202-566-1917
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 09/27/2013
Number of Days to Update: 56	Next Scheduled EDR Contact: 12/02/2013
	Data Release Frequency: Quarterly

PCB TRANSFORMER: PCB Transformer Registration Database

The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 02/01/2011	Source: Environmental Protection Agency
Date Data Arrived at EDR: 10/19/2011	Telephone: 202-566-0517
Date Made Active in Reports: 01/10/2012	Last EDR Contact: 08/02/2013
Number of Days to Update: 83	Next Scheduled EDR Contact: 11/11/2013
	Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PROC: Certified Processors Database

A listing of certified processors.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/19/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 28

Source: Department of Conservation
Telephone: 916-323-3836
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

MWMP: Medical Waste Management Program Listing

The Medical Waste Management Program (MWMP) ensures the proper handling and disposal of medical waste by permitting and inspecting medical waste Offsite Treatment Facilities (PDF) and Transfer Stations (PDF) throughout the state. MWMP also oversees all Medical Waste Transporters.

Date of Government Version: 08/29/2013
Date Data Arrived at EDR: 09/13/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 31

Source: Department of Public Health
Telephone: 916-558-1784
Last EDR Contact: 09/11/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Varies

COAL ASH DOE: Sleam-Electric Plan Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 08/07/2009
Date Made Active in Reports: 10/22/2009
Number of Days to Update: 76

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 10/15/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 08/17/2010
Date Data Arrived at EDR: 01/03/2011
Date Made Active in Reports: 03/21/2011
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 09/13/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Varies

HWT: Registered Hazardous Waste Transporter Database

A listing of hazardous waste transporters. In California, unless specifically exempted, it is unlawful for any person to transport hazardous wastes unless the person holds a valid registration issued by DTSC. A hazardous waste transporter registration is valid for one year and is assigned a unique registration number.

Date of Government Version: 07/15/2013
Date Data Arrived at EDR: 07/16/2013
Date Made Active in Reports: 08/12/2013
Number of Days to Update: 27

Source: Department of Toxic Substances Control
Telephone: 916-440-7145
Last EDR Contact: 10/15/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Quarterly

HWP: EnviroStor Permitted Facilities Listing

Detailed information on permitted hazardous waste facilities and corrective action ("cleanups") tracked in EnviroStor.

Date of Government Version: 08/28/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 44

Source: Department of Toxic Substances Control
Telephone: 916-323-3400
Last EDR Contact: 08/27/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Quarterly

Financial Assurance 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/12/2013
Date Data Arrived at EDR: 08/20/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 49

Source: California Integrated Waste Management Board
Telephone: 916-341-6066
Last EDR Contact: 08/15/2013
Next Scheduled EDR Contact: 12/02/2013
Data Release Frequency: Varies

Financial Assurance 1: Financial Assurance Information Listing Financial Assurance information

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 08/08/2013
Date Made Active in Reports: 08/27/2013
Number of Days to Update: 19

Source: Department of Toxic Substances Control
Telephone: 916-255-3628
Last EDR Contact: 10/25/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 01/29/2013
Date Data Arrived at EDR: 02/14/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 09/24/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931 and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2010
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 11/11/2011
Date Data Arrived at EDR: 05/18/2012
Date Made Active in Reports: 05/25/2012
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 08/16/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administered lands of the United States. Lands included are administered by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 12/31/2005
Date Data Arrived at EDR: 02/06/2006
Date Made Active in Reports: 01/11/2007
Number of Days to Update: 339

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: N/A

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 04/15/2013	Source: EPA
Date Data Arrived at EDR: 07/03/2013	Telephone: 202-564-6023
Date Made Active in Reports: 09/13/2013	Last EDR Contact: 10/04/2013
Number of Days to Update: 72	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Quarterly

WDS: Waste Discharge System

Sites which have been issued waste discharge requirements.

Date of Government Version: 06/19/2007	Source: State Water Resources Control Board
Date Data Arrived at EDR: 06/20/2007	Telephone: 916-341-5227
Date Made Active in Reports: 06/29/2007	Last EDR Contact: 08/22/2013
Number of Days to Update: 9	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Quarterly

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 01/23/2013	Source: EPA
Date Data Arrived at EDR: 01/30/2013	Telephone: 202-564-5962
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 09/30/2013
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 01/23/2013	Source: EPA
Date Data Arrived at EDR: 01/30/2013	Telephone: 202-564-5962
Date Made Active in Reports: 05/10/2013	Last EDR Contact: 09/30/2013
Number of Days to Update: 100	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Annually

EPA WATCH LIST: EPA WATCH LIST

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 06/30/2013	Source: Environmental Protection Agency
Date Data Arrived at EDR: 08/13/2013	Telephone: 617-520-3000
Date Made Active in Reports: 09/13/2013	Last EDR Contact: 08/07/2013
Number of Days to Update: 31	Next Scheduled EDR Contact: 11/25/2013
	Data Release Frequency: Quarterly

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR US Hist Auto Stat: EDR Exclusive Historic Gas Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Exclusive Historic Dry Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Cleaners: EDR Proprietary Historic Dry Cleaners - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR US Hist Auto Stat: EDR Proprietary Historic Gas Stations - Cole

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: N/A
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

COUNTY RECORDS

ALAMEDA COUNTY:

Contaminated Sites

A listing of contaminated sites overseen by the Toxic Release Program (oil and groundwater contamination from chemical releases and spills) and the Leaking Underground Storage Tank Program (soil and ground water contamination from leaking petroleum USTs).

Date of Government Version: 07/25/2013
Date Data Arrived at EDR: 07/26/2013
Date Made Active in Reports: 08/09/2013
Number of Days to Update: 14

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Semi-Annually

Underground Tanks

Underground storage tank sites located in Alameda county.

Date of Government Version: 07/25/2013
Date Data Arrived at EDR: 07/26/2013
Date Made Active in Reports: 08/20/2013
Number of Days to Update: 25

Source: Alameda County Environmental Health Services
Telephone: 510-567-6700
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Semi-Annually

AMADOR COUNTY:

CUPA Facility List

Cupa Facility List

Date of Government Version: 06/20/2013
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 08/21/2013
Number of Days to Update: 61

Source: Amador County Environmental Health
Telephone: 209-223-6439
Last EDR Contact: 09/10/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Varies

BUTTE COUNTY:

CUPA Facility Listing

Cupa facility list.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/02/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 20

Source: Public Health Department
Telephone: 530-538-7149
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: No Update Planned

CALVERAS COUNTY:

CUPA Facility Listing

Cupa Facility Listing

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 07/24/2013
Date Made Active in Reports: 08/09/2013
Number of Days to Update: 16

Source: Calveras County Environmental Health
Telephone: 209-754-6399
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Quarterly

COLUSA COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa facility list.

Date of Government Version: 06/20/2013
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 08/09/2013
Number of Days to Update: 39

Source: Health & Human Services
Telephone: 530-458-0396
Last EDR Contact: 10/04/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Varies

CONTRA COSTA COUNTY:

Site List

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

Date of Government Version: 08/20/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 46

Source: Contra Costa Health Services Department
Telephone: 925-646-2286
Last EDR Contact: 08/05/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Semi-Annually

DEL NORTE COUNTY:

CUPA Facility List

Cupa Facility list

Date of Government Version: 01/09/2013
Date Data Arrived at EDR: 01/10/2013
Date Made Active in Reports: 02/25/2013
Number of Days to Update: 46

Source: Del Norte County Environmental Health Division
Telephone: 707-465-0426
Last EDR Contact: 09/20/2013
Next Scheduled EDR Contact: 08/19/2013
Data Release Frequency: Varies

EL DORADO COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 08/20/2013
Date Data Arrived at EDR: 08/23/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 46

Source: El Dorado County Environmental Management Department
Telephone: 530-621-6623
Last EDR Contact: 08/05/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Varies

FRESNO COUNTY:

CUPA Resources List

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

Date of Government Version: 06/30/2013
Date Data Arrived at EDR: 07/16/2013
Date Made Active in Reports: 07/24/2013
Number of Days to Update: 8

Source: Dept. of Community Health
Telephone: 559-445-3271
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

HUMBOLDT COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

CUPA facility list.

Date of Government Version: 08/09/2013
Date Data Arrived at EDR: 08/09/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 13

Source: Humboldt County Environmental Health
Telephone: N/A
Last EDR Contact: 08/09/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

IMPERIAL COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 07/26/2013
Date Data Arrived at EDR: 08/09/2013
Date Made Active in Reports: 08/22/2013
Number of Days to Update: 13

Source: San Diego Border Field Office
Telephone: 760-339-2777
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

INYO COUNTY:

CUPA Facility List

Cupa facility list.

Date of Government Version: 09/10/2013
Date Data Arrived at EDR: 09/11/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 33

Source: Inyo County Environmental Health Services
Telephone: 760-878-0238
Last EDR Contact: 09/10/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

KERN COUNTY:

Underground Storage Tank Sites & Tank Listing Kern County Sites and Tanks Listing.

Date of Government Version: 08/31/2010
Date Data Arrived at EDR: 09/01/2010
Date Made Active in Reports: 09/30/2010
Number of Days to Update: 29

Source: Kern County Environment Health Services Department
Telephone: 661-862-8700
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Quarterly

KINGS COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 08/22/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 42

Source: Kings County Department of Public Health
Telephone: 559-584-1411
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

LAKE COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

Cupa facility list

Date of Government Version: 01/23/2013
Date Data Arrived at EDR: 01/25/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 33

Source: Lake County Environmental Health
Telephone: 707-263-1164
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Varies

LOS ANGELES COUNTY:

San Gabriel Valley Areas of Concern

San Gabriel Valley areas where VOC contamination is at or above the MCL as designated by region 9 EPA office.

Date of Government Version: 03/30/2009
Date Data Arrived at EDR: 03/31/2009
Date Made Active in Reports: 10/23/2009
Number of Days to Update: 206

Source: EPA Region 9
Telephone: 415-972-3178
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: No Update Planned

HMS: Street Number List

Industrial Waste and Underground Storage Tank Sites.

Date of Government Version: 03/28/2013
Date Data Arrived at EDR: 06/17/2013
Date Made Active in Reports: 08/21/2013
Number of Days to Update: 65

Source: Department of Public Works
Telephone: 626-458-3517
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

List of Solid Waste Facilities

Solid Waste Facilities in Los Angeles County.

Date of Government Version: 07/22/2013
Date Data Arrived at EDR: 07/22/2013
Date Made Active in Reports: 08/26/2013
Number of Days to Update: 35

Source: La County Department of Public Works
Telephone: 818-458-5185
Last EDR Contact: 10/22/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Varies

City of Los Angeles Landfills

Landfills owned and maintained by the City of Los Angeles.

Date of Government Version: 03/05/2009
Date Data Arrived at EDR: 03/10/2009
Date Made Active in Reports: 04/08/2009
Number of Days to Update: 29

Source: Engineering & Construction Division
Telephone: 213-473-7869
Last EDR Contact: 07/17/2013
Next Scheduled EDR Contact: 11/04/2013
Data Release Frequency: Varies

Site Mitigation List

Industrial sites that have had some sort of spill or complaint.

Date of Government Version: 01/30/2013
Date Data Arrived at EDR: 02/21/2013
Date Made Active in Reports: 03/25/2013
Number of Days to Update: 32

Source: Community Health Services
Telephone: 323-890-7806
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Annually

City of El Segundo Underground Storage Tank

Underground storage tank sites located in El Segundo city.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/31/2013
Date Data Arrived at EDR: 08/01/2013
Date Made Active in Reports: 08/27/2013
Number of Days to Update: 26

Source: City of El Segundo Fire Department
Telephone: 310-524-2236
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Semi-Annually

City of Long Beach Underground Storage Tank

Underground storage tank sites located in the city of Long Beach.

Date of Government Version: 03/28/2003
Date Data Arrived at EDR: 10/23/2003
Date Made Active in Reports: 11/26/2003
Number of Days to Update: 34

Source: City of Long Beach Fire Department
Telephone: 562-570-2563
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Annually

City of Torrance Underground Storage Tank

Underground storage tank sites located in the city of Torrance.

Date of Government Version: 07/15/2013
Date Data Arrived at EDR: 07/18/2013
Date Made Active in Reports: 08/20/2013
Number of Days to Update: 33

Source: City of Torrance Fire Department
Telephone: 310-618-2973
Last EDR Contact: 10/09/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Semi-Annually

MADERA COUNTY:

CUPA Facility List

A listing of sites included in the county's Certified Unified Program Agency database. California's Secretary for Environmental Protection established the unified hazardous materials and hazardous waste regulatory program as required by chapter 6.11 of the California Health and Safety Code. The Unified Program consolidates the administration, permits, inspections, and enforcement activities.

Date of Government Version: 09/20/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/18/2013
Number of Days to Update: 24

Source: Madera County Environmental Health
Telephone: 559-675-7823
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

MARIN COUNTY:

Underground Storage Tank Sites

Currently permitted USTs in Marin County.

Date of Government Version: 11/26/2012
Date Data Arrived at EDR: 11/28/2012
Date Made Active in Reports: 01/21/2013
Number of Days to Update: 54

Source: Public Works Department Waste Management
Telephone: 415-499-6647
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Semi-Annually

MERCED COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 08/23/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 42

Source: Merced County Environmental Health
Telephone: 209-381-1094
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

MONO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CUPA Facility List

CUPA Facility List

Date of Government Version: 09/04/2013
Date Data Arrived at EDR: 09/05/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 39

Source: Mono County Health Department
Telephone: 760-932-5580
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: Varies

MONTEREY COUNTY:

CUPA Facility Listing

CUPA Program listing from the Environmental Health Division.

Date of Government Version: 09/11/2013
Date Data Arrived at EDR: 09/12/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 32

Source: Monterey County Health Department
Telephone: 831-796-1297
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

NAPA COUNTY:

Sites With Reported Contamination

A listing of leaking underground storage tank sites located in Napa county.

Date of Government Version: 12/05/2011
Date Data Arrived at EDR: 12/06/2011
Date Made Active in Reports: 02/07/2012
Number of Days to Update: 63

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: No Update Planned

Closed and Operating Underground Storage Tank Sites

Underground storage tank sites located in Napa county.

Date of Government Version: 01/15/2008
Date Data Arrived at EDR: 01/16/2008
Date Made Active in Reports: 02/08/2008
Number of Days to Update: 23

Source: Napa County Department of Environmental Management
Telephone: 707-253-4269
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: No Update Planned

NEVADA COUNTY:

CUPA Facility List

CUPA facility list.

Date of Government Version: 05/29/2013
Date Data Arrived at EDR: 05/30/2013
Date Made Active in Reports: 07/15/2013
Number of Days to Update: 46

Source: Community Development Agency
Telephone: 530-265-1467
Last EDR Contact: 08/15/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Varies

ORANGE COUNTY:

List of Industrial Site Cleanups

Petroleum and non-petroleum spills.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 56

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Annually

List of Underground Storage Tank Cleanups

Orange County Underground Storage Tank Cleanups (LUST).

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 56

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Quarterly

List of Underground Storage Tank Facilities

Orange County Underground Storage Tank Facilities (UST).

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/13/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 56

Source: Health Care Agency
Telephone: 714-834-3446
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Quarterly

PLACER COUNTY:

Master List of Facilities

List includes aboveground tanks, underground tanks and cleanup sites.

Date of Government Version: 08/22/2013
Date Data Arrived at EDR: 08/22/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 49

Source: Placer County Health and Human Services
Telephone: 530-745-2363
Last EDR Contact: 08/20/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Semi-Annually

RIVERSIDE COUNTY:

Listing of Underground Tank Cleanup Sites

Riverside County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 07/18/2013
Date Data Arrived at EDR: 07/18/2013
Date Made Active in Reports: 07/24/2013
Number of Days to Update: 6

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: Quarterly

Underground Storage Tank Tank List

Underground storage tank sites located in Riverside county.

Date of Government Version: 07/18/2013
Date Data Arrived at EDR: 07/18/2013
Date Made Active in Reports: 08/20/2013
Number of Days to Update: 33

Source: Department of Environmental Health
Telephone: 951-358-5055
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 01/08/2014
Data Release Frequency: Quarterly

SACRAMENTO COUNTY:

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Toxic Site Clean-Up List

List of sites where unauthorized releases of potentially hazardous materials have occurred.

Date of Government Version: 05/03/2013
Date Data Arrived at EDR: 07/08/2013
Date Made Active in Reports: 07/24/2013
Number of Days to Update: 16

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

Master Hazardous Materials Facility List

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

Date of Government Version: 05/03/2013
Date Data Arrived at EDR: 07/08/2013
Date Made Active in Reports: 08/23/2013
Number of Days to Update: 46

Source: Sacramento County Environmental Management
Telephone: 916-875-8406
Last EDR Contact: 10/07/2013
Next Scheduled EDR Contact: 01/20/2014
Data Release Frequency: Quarterly

SAN BERNARDINO COUNTY:

Hazardous Material Permits

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

Date of Government Version: 09/03/2013
Date Data Arrived at EDR: 09/03/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 37

Source: San Bernardino County Fire Department Hazardous Materials Division
Telephone: 909-387-3041
Last EDR Contact: 08/08/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Quarterly

SAN DIEGO COUNTY:

Hazardous Materials Management Division Database

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

Date of Government Version: 09/23/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 23

Source: Hazardous Materials Management Division
Telephone: 619-338-2268
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 12/23/2013
Data Release Frequency: Quarterly

Solid Waste Facilities

San Diego County Solid Waste Facilities.

Date of Government Version: 10/31/2012
Date Data Arrived at EDR: 11/06/2012
Date Made Active in Reports: 11/30/2012
Number of Days to Update: 24

Source: Department of Health Services
Telephone: 619-338-2209
Last EDR Contact: 10/28/2013
Next Scheduled EDR Contact: 02/11/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Environmental Case Listing

The listing contains all underground tank release cases and projects pertaining to properties contaminated with hazardous substances that are actively under review by the Site Assessment and Mitigation Program.

Date of Government Version: 03/23/2010	Source: San Diego County Department of Environmental Health
Date Data Arrived at EDR: 06/15/2010	Telephone: 619-338-2371
Date Made Active in Reports: 07/09/2010	Last EDR Contact: 09/10/2013
Number of Days to Update: 24	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: No Update Planned

SAN FRANCISCO COUNTY:

Local Oversight Facilities

A listing of leaking underground storage tank sites located in San Francisco county.

Date of Government Version: 09/19/2008	Source: Department Of Public Health San Francisco County
Date Data Arrived at EDR: 09/19/2008	Telephone: 415-252-3920
Date Made Active in Reports: 09/29/2008	Last EDR Contact: 08/07/2013
Number of Days to Update: 10	Next Scheduled EDR Contact: 11/25/2013
	Data Release Frequency: Quarterly

Underground Storage Tank Information

Underground storage tank sites located in San Francisco county.

Date of Government Version: 11/29/2010	Source: Department of Public Health
Date Data Arrived at EDR: 03/10/2011	Telephone: 415-252-3920
Date Made Active in Reports: 03/15/2011	Last EDR Contact: 08/07/2013
Number of Days to Update: 5	Next Scheduled EDR Contact: 11/25/2013
	Data Release Frequency: Quarterly

SAN JOAQUIN COUNTY:

San Joaquin Co. UST

A listing of underground storage tank locations in San Joaquin county.

Date of Government Version: 09/25/2013	Source: Environmental Health Department
Date Data Arrived at EDR: 09/27/2013	Telephone: N/A
Date Made Active in Reports: 10/18/2013	Last EDR Contact: 09/23/2013
Number of Days to Update: 21	Next Scheduled EDR Contact: 01/08/2014
	Data Release Frequency: Semi-Annually

SAN LUIS OBISPO COUNTY:

CUPA Facility List

Cupa Facility List.

Date of Government Version: 08/26/2013	Source: San Luis Obispo County Public Health Department
Date Data Arrived at EDR: 08/27/2013	Telephone: 805-781-5596
Date Made Active in Reports: 10/10/2013	Last EDR Contact: 08/22/2013
Number of Days to Update: 44	Next Scheduled EDR Contact: 12/09/2013
	Data Release Frequency: Varies

SAN MATEO COUNTY:

Business Inventory

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

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 07/02/2013
Date Data Arrived at EDR: 07/05/2013
Date Made Active in Reports: 08/23/2013
Number of Days to Update: 49

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 06/13/2013
Next Scheduled EDR Contact: 09/30/2013
Data Release Frequency: Annually

Fuel Leak List

A listing of leaking underground storage tank sites located in San Mateo county.

Date of Government Version: 09/16/2013
Date Data Arrived at EDR: 09/17/2013
Date Made Active in Reports: 10/16/2013
Number of Days to Update: 29

Source: San Mateo County Environmental Health Services Division
Telephone: 650-363-1921
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Semi-Annually

SANTA BARBARA COUNTY:

CUPA Facility Listing

CUPA Program Listing from the Environmental Health Services division.

Date of Government Version: 09/08/2011
Date Data Arrived at EDR: 09/09/2011
Date Made Active in Reports: 10/07/2011
Number of Days to Update: 28

Source: Santa Barbara County Public Health Department
Telephone: 805-686-8167
Last EDR Contact: 09/23/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

SANTA CLARA COUNTY:

Cupa Facility List

Cupa facility list

Date of Government Version: 09/03/2013
Date Data Arrived at EDR: 09/04/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 36

Source: Department of Environmental Health
Telephone: 408-918-1973
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: Varies

HIST LUST - Fuel Leak Site Activity Report

A listing of open and closed leaking underground storage tanks. This listing is no longer updated by the county. Leaking underground storage tanks are now handled by the Department of Environmental Health.

Date of Government Version: 03/29/2005
Date Data Arrived at EDR: 03/30/2005
Date Made Active in Reports: 04/21/2005
Number of Days to Update: 22

Source: Santa Clara Valley Water District
Telephone: 408-265-2600
Last EDR Contact: 03/23/2009
Next Scheduled EDR Contact: 06/22/2009
Data Release Frequency: No Update Planned

LOP Listing

A listing of leaking underground storage tanks located in Santa Clara county.

Date of Government Version: 09/03/2013
Date Data Arrived at EDR: 09/06/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 38

Source: Department of Environmental Health
Telephone: 408-918-3417
Last EDR Contact: 09/03/2013
Next Scheduled EDR Contact: 12/16/2013
Data Release Frequency: Annually

Hazardous Material Facilities

Hazardous material facilities, including underground storage tank sites.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: 08/14/2013
Date Data Arrived at EDR: 08/16/2013
Date Made Active in Reports: 10/08/2013
Number of Days to Update: 53

Source: City of San Jose Fire Department
Telephone: 408-535-7694
Last EDR Contact: 08/08/2013
Next Scheduled EDR Contact: 11/25/2013
Data Release Frequency: Annually

SANTA CRUZ COUNTY:

CUPA Facility List
CUPA facility listing.

Date of Government Version: 08/22/2013
Date Data Arrived at EDR: 08/27/2013
Date Made Active in Reports: 10/10/2013
Number of Days to Update: 44

Source: Santa Cruz County Environmental Health
Telephone: 831-464-2761
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

SHASTA COUNTY:

CUPA Facility List
Cupa Facility List.

Date of Government Version: 09/09/2013
Date Data Arrived at EDR: 09/10/2013
Date Made Active in Reports: 10/14/2013
Number of Days to Update: 34

Source: Shasta County Department of Resource Management
Telephone: 530-225-5789
Last EDR Contact: 08/22/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Varies

SOLANO COUNTY:

Leaking Underground Storage Tanks

A listing of leaking underground storage tank sites located in Solano county.

Date of Government Version: 09/18/2013
Date Data Arrived at EDR: 09/20/2013
Date Made Active in Reports: 10/17/2013
Number of Days to Update: 27

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

Underground Storage Tanks

Underground storage tank sites located in Solano county.

Date of Government Version: 09/18/2013
Date Data Arrived at EDR: 09/24/2013
Date Made Active in Reports: 10/18/2013
Number of Days to Update: 24

Source: Solano County Department of Environmental Management
Telephone: 707-784-6770
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Quarterly

SONOMA COUNTY:

Cupa Facility List
Cupa Facility list

Date of Government Version: 07/05/2013
Date Data Arrived at EDR: 07/05/2013
Date Made Active in Reports: 08/21/2013
Number of Days to Update: 47

Source: County of Sonoma Fire & Emergency Services Department
Telephone: 707-565-1174
Last EDR Contact: 09/30/2013
Next Scheduled EDR Contact: 01/13/2014
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Leaking Underground Storage Tank Sites

A listing of leaking underground storage tank sites located in Sonoma county.

Date of Government Version: 07/02/2013	Source: Department of Health Services
Date Data Arrived at EDR: 07/05/2013	Telephone: 707-565-6565
Date Made Active in Reports: 08/12/2013	Last EDR Contact: 09/30/2013
Number of Days to Update: 38	Next Scheduled EDR Contact: 01/13/2014
	Data Release Frequency: Quarterly

SUTTER COUNTY:

Underground Storage Tanks

Underground storage tank sites located in Sutter county.

Date of Government Version: 09/10/2013	Source: Sutter County Department of Agriculture
Date Data Arrived at EDR: 09/11/2013	Telephone: 530-822-7500
Date Made Active in Reports: 10/14/2013	Last EDR Contact: 09/10/2013
Number of Days to Update: 33	Next Scheduled EDR Contact: 12/23/2013
	Data Release Frequency: Semi-Annually

TUOLUMNE COUNTY:

CUPA Facility List

Cupa facility list

Date of Government Version: 01/14/2013	Source: Division of Environmental Health
Date Data Arrived at EDR: 01/16/2013	Telephone: 209-533-5633
Date Made Active in Reports: 02/27/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 42	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Varies

VENTURA COUNTY:

Business Plan, Hazardous Waste Producers, and Operating Underground Tanks

The BWT list indicates by site address whether the Environmental Health Division has Business Plan (B), Waste Producer (W), and/or Underground Tank (T) information.

Date of Government Version: 08/19/2013	Source: Ventura County Environmental Health Division
Date Data Arrived at EDR: 08/27/2013	Telephone: 805-654-2813
Date Made Active in Reports: 10/10/2013	Last EDR Contact: 08/19/2013
Number of Days to Update: 44	Next Scheduled EDR Contact: 12/02/2013
	Data Release Frequency: Quarterly

Inventory of Illegal Abandoned and Inactive Sites

Ventura County Inventory of Closed, Illegal Abandoned, and Inactive Sites.

Date of Government Version: 12/01/2011	Source: Environmental Health Division
Date Data Arrived at EDR: 12/01/2011	Telephone: 805-654-2813
Date Made Active in Reports: 01/19/2012	Last EDR Contact: 10/07/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 01/20/2014
	Data Release Frequency: Annually

Listing of Underground Tank Cleanup Sites

Ventura County Underground Storage Tank Cleanup Sites (LUST).

Date of Government Version: 05/29/2008	Source: Environmental Health Division
Date Data Arrived at EDR: 06/24/2008	Telephone: 805-654-2813
Date Made Active in Reports: 07/31/2008	Last EDR Contact: 08/19/2013
Number of Days to Update: 37	Next Scheduled EDR Contact: 12/02/2013
	Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Medical Waste Program List

To protect public health and safety and the environment from potential exposure to disease causing agents, the Environmental Health Division Medical Waste Program regulates the generation, handling, storage, treatment and disposal of medical waste throughout the County.

Date of Government Version: 05/28/2013	Source: Ventura County Resource Management Agency
Date Data Arrived at EDR: 06/24/2013	Telephone: 805-654-2813
Date Made Active in Reports: 08/12/2013	Last EDR Contact: 10/28/2013
Number of Days to Update: 49	Next Scheduled EDR Contact: 02/11/2014
	Data Release Frequency: Quarterly

Underground Tank Closed Sites List

Ventura County Operating Underground Storage Tank Sites (UST)/Underground Tank Closed Sites List.

Date of Government Version: 08/29/2013	Source: Environmental Health Division
Date Data Arrived at EDR: 09/18/2013	Telephone: 805-654-2813
Date Made Active in Reports: 10/16/2013	Last EDR Contact: 09/16/2013
Number of Days to Update: 28	Next Scheduled EDR Contact: 12/30/2013
	Data Release Frequency: Quarterly

YOLO COUNTY:

Underground Storage Tank Comprehensive Facility Report

Underground storage tank sites located in Yolo county.

Date of Government Version: 06/24/2013	Source: Yolo County Department of Health
Date Data Arrived at EDR: 06/26/2013	Telephone: 530-666-8646
Date Made Active in Reports: 08/20/2013	Last EDR Contact: 09/23/2013
Number of Days to Update: 55	Next Scheduled EDR Contact: 01/08/2014
	Data Release Frequency: Annually

YUBA COUNTY:

CUPA Facility List

CUPA facility listing for Yuba County.

Date of Government Version: 08/01/2013	Source: Yuba County Environmental Health Department
Date Data Arrived at EDR: 08/05/2013	Telephone: 530-749-7523
Date Made Active in Reports: 08/22/2013	Last EDR Contact: 07/31/2013
Number of Days to Update: 17	Next Scheduled EDR Contact: 11/18/2013
	Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 07/30/2013	Source: Department of Energy & Environmental Protection
Date Data Arrived at EDR: 08/19/2013	Telephone: 860-424-3375
Date Made Active in Reports: 10/03/2013	Last EDR Contact: 08/19/2013
Number of Days to Update: 45	Next Scheduled EDR Contact: 12/02/2013
	Data Release Frequency: Annually

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2011
Date Data Arrived at EDR: 07/19/2012
Date Made Active in Reports: 08/28/2012
Number of Days to Update: 40

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 10/18/2013
Next Scheduled EDR Contact: 01/27/2014
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 08/01/2013
Date Data Arrived at EDR: 08/07/2013
Date Made Active in Reports: 09/10/2013
Number of Days to Update: 34

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 08/07/2013
Next Scheduled EDR Contact: 11/18/2013
Data Release Frequency: Annually

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 07/24/2013
Date Made Active in Reports: 08/19/2013
Number of Days to Update: 26

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 10/21/2013
Next Scheduled EDR Contact: 02/03/2014
Data Release Frequency: Annually

RI MANIFEST: Manifest information

Hazardous waste manifest information

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 06/21/2013
Date Made Active in Reports: 08/05/2013
Number of Days to Update: 45

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 08/23/2013
Next Scheduled EDR Contact: 12/09/2013
Data Release Frequency: Annually

WI MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2012
Date Data Arrived at EDR: 08/09/2013
Date Made Active in Reports: 09/27/2013
Number of Days to Update: 49

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 09/16/2013
Next Scheduled EDR Contact: 12/30/2013
Data Release Frequency: Annually

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data

Source: Rextag Strategies Corp.

Telephone: (281) 769-2247

U.S. Electric Transmission and Power Plants Systems Digital GIS Data

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:

Source: American Hospital Association, Inc.

Telephone: 312-280-5991

The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Medical Centers: Provider of Services Listing

Source: Centers for Medicare & Medicaid Services

Telephone: 410-786-3000

A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes

Source: National Institutes of Health

Telephone: 301-594-6248

Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools

Source: National Center for Education Statistics

Telephone: 202-502-7300

The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Licensed Facilities

Source: Department of Social Services

Telephone: 916-657-4041

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

STREET AND ADDRESS INFORMATION

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GEOCHECK[®] - PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

VACANT LOT
18800 EAST GALE AVE.
ROWLAND HEIGHTS, CA 91748

TARGET PROPERTY COORDINATES

Latitude (North):	33.9962 - 33° 59' 46.32"
Longitude (West):	117.8925 - 117° 53' 33.00"
Universal Tranverse Mercator:	Zone 11
UTM X (Meters):	417572.8
UTM Y (Meters):	3761899.2
Elevation:	464 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	33117-H8 LA HABRA, CA
Most Recent Revision:	1981
North Map:	34117-A8 BALDWIN PARK, CA
Most Recent Revision:	1981

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principal investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

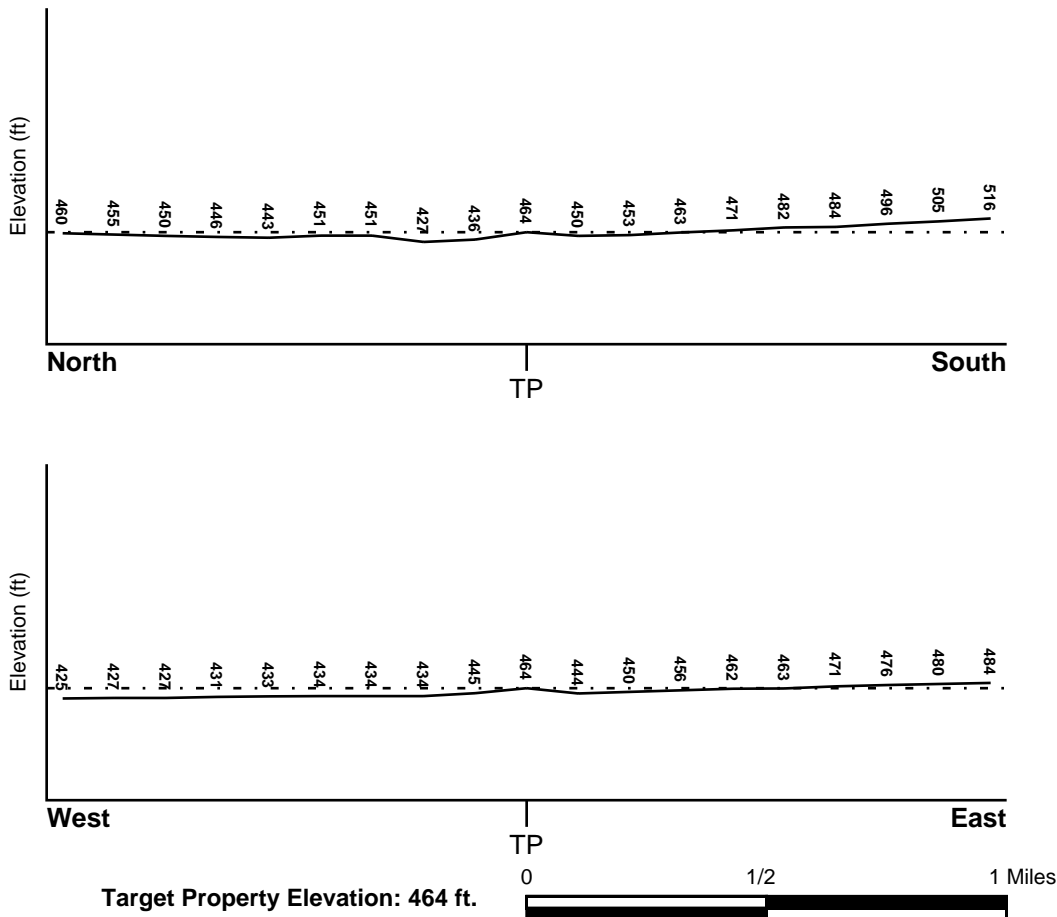
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General North

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

<u>Target Property County</u>	FEMA Flood
LOS ANGELES, CA	<u>Electronic Data</u>
	YES - refer to the Overview Map and Detail Map

Flood Plain Panel at Target Property: 06037C - FEMA DFIRM Flood data

Additional Panels in search area: Not Reported

NATIONAL WETLAND INVENTORY

<u>NWI Quad at Target Property</u>	NWI Electronic
LA HABRA	<u>Data Coverage</u>
	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Site-Specific Hydrogeological Data:*

Search Radius:	1.25 miles
Status:	Not found

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

<u>MAP ID</u>	<u>LOCATION FROM TP</u>	<u>GENERAL DIRECTION GROUNDWATER FLOW</u>
3	1/2 - 1 Mile South	Not Reported
4	1/2 - 1 Mile SW	NE
A6	1/2 - 1 Mile WSW	NE
A7	1/2 - 1 Mile WSW	NE

For additional site information, refer to Physical Setting Source Map Findings.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

Era: Cenozoic
System: Tertiary
Series: Miocene
Code: Tm (decoded above as Era, System & Series)

GEOLOGIC AGE IDENTIFICATION

Category: Stratified Sequence

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps. The following information is based on Soil Conservation Service STATSGO data.

Soil Component Name: URBAN LAND

Soil Surface Texture: variable

Hydrologic Group: Not reported

Soil Drainage Class: Not reported

Hydric Status: Soil does not meet the requirements for a hydric soil.

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 10 inches

Depth to Bedrock Max: > 10 inches

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Layer Information							
Layer	Boundary		Soil Texture Class	Classification		Permeability Rate (in/hr)	Soil Reaction (pH)
	Upper	Lower		AASHTO Group	Unified Soil		
1	0 inches	6 inches	variable	Not reported	Not reported	Max: 0.00 Min: 0.00	Max: 0.00 Min: 0.00

OTHER SOIL TYPES IN AREA

Based on Soil Conservation Service STATSGO data, the following additional subordinant soil types may appear within the general area of target property.

Soil Surface Textures: loam
 clay
 silt loam
 loamy sand
 sandy loam
 fine sand
 clay loam
 gravelly - sandy loam
 coarse sand
 gravelly - sand
 sand

Surficial Soil Types: loam
 clay
 silt loam
 loamy sand
 sandy loam
 fine sand
 clay loam
 gravelly - sandy loam
 coarse sand
 gravelly - sand
 sand

Shallow Soil Types: fine sandy loam
 gravelly - loam
 sand
 silty clay

Deeper Soil Types: stratified
 clay loam
 silty clay loam
 gravelly - sandy loam
 coarse sand
 sand
 weathered bedrock
 very fine sandy loam

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

<u>DATABASE</u>	<u>SEARCH DISTANCE (miles)</u>
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 0.001 miles
State Database	1.000

FEDERAL USGS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No Wells Found		

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
No PWS System Found		

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

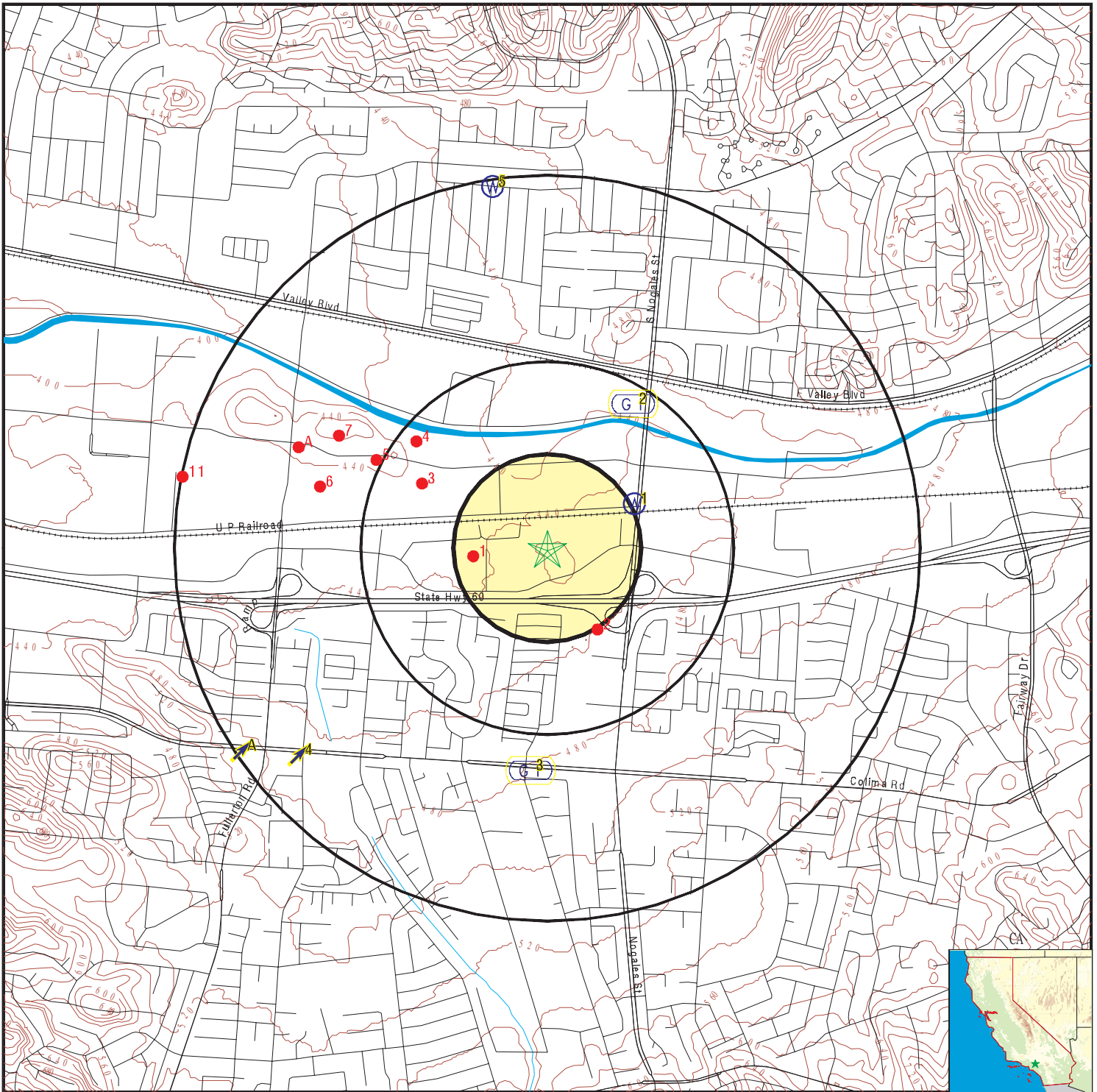
<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CADW50000003965	1/4 - 1/2 Mile ENE
5	CADW50000003983	1/2 - 1 Mile North

OTHER STATE DATABASE INFORMATION

STATE OIL/GAS WELL INFORMATION

<u>MAP ID</u>	<u>WELL ID</u>	<u>LOCATION FROM TP</u>
1	CAOG9A000029135	1/8 - 1/4 Mile West
2	CAOG9A000028914	1/4 - 1/2 Mile SSE
3	CAOG9A000029338	1/4 - 1/2 Mile WNW
4	CAOG9A000029477	1/4 - 1/2 Mile NW
5	CAOG9A000029410	1/2 - 1 Mile WNW
6	CAOG9A000029330	1/2 - 1 Mile WNW
7	CAOG9A000029490	1/2 - 1 Mile WNW
A8	CAOG9A000029435	1/2 - 1 Mile WNW
A9	CAOG9A000029482	1/2 - 1 Mile WNW
A10	CAOG9A000029449	1/2 - 1 Mile WNW
11	CAOG9A000029358	1/2 - 1 Mile West

PHYSICAL SETTING SOURCE MAP - 3773417.2s



- County Boundary
- Major Roads
- Contour Lines
- Earthquake Fault Lines
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons

- Groundwater Flow Direction
- Indeterminate Groundwater Flow at Location
- Groundwater Flow Varies at Location
- Closest Hydrogeological Data
- Oil, gas or related wells



SITE NAME: Vacant Lot
 ADDRESS: 18800 East Gale Ave.
 Rowland Heights CA 91748
 LAT/LONG: 33.9962 / 117.8925

CLIENT: Leymaster Env. Consulting
 CONTACT: Myrna Rangel
 INQUIRY #: 3773417.2s
 DATE: October 31, 2013 3:14 pm

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database EDR ID Number

1			
ENE		CA WELLS	CADW50000003965
1/4 - 1/2 Mile			
Lower			
Latitude :	33.997924		
Longitude :	117.888427		
Site code:	339979N1178884W001	Casgem sta:	02S10W13E001S
Local well:	1810B	Casgem s 1:	Irrigation
County id:	19		
Basin cd:	4-13	Basin desc:	San Gabriel Valley
Org unit n:	Southern Region Office	Site id:	CADW50000003965

2			
NNE	Site ID:	Not Reported	AQUIFLOW 5473
1/4 - 1/2 Mile	Groundwater Flow:	NOT REPORTED	
Lower	Shallow Water Depth:	Not Reported	
	Deep Water Depth:	Not Reported	
	Average Water Depth:	50	
	Date:	OCT. 23, 1	

3			
South	Site ID:	I-05066	AQUIFLOW 69696
1/2 - 1 Mile	Groundwater Flow:	Not Reported	
Higher	Shallow Water Depth:	Not Reported	
	Deep Water Depth:	Not Reported	
	Average Water Depth:	26	
	Date:	09/03/1991	

4			
SW	Site ID:	I-06812	AQUIFLOW 69711
1/2 - 1 Mile	Groundwater Flow:	NE	
Higher	Shallow Water Depth:	27.82	
	Deep Water Depth:	32.95	
	Average Water Depth:	Not Reported	
	Date:	04/08/1999	

5			
North		CA WELLS	CADW50000003983
1/2 - 1 Mile			
Lower			
Latitude :	34.010271		
Longitude :	117.895052		
Site code:	340103N1178951W001	Casgem sta:	02S10W11K001S
Local well:	3108	Casgem s 1:	Observation
County id:	19		
Basin cd:	4-13	Basin desc:	San Gabriel Valley
Org unit n:	Southern Region Office	Site id:	CADW50000003983

A6			
WSW	Site ID:	I-06812	AQUIFLOW 69712
1/2 - 1 Mile	Groundwater Flow:	NE	
Higher	Shallow Water Depth:	27.82	
	Deep Water Depth:	32.95	
	Average Water Depth:	Not Reported	
	Date:	04/08/1999	

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation

Database

EDR ID Number

A7
WSW
1/2 - 1 Mile
Higher

Site ID: I-06182
Groundwater Flow: NE
Shallow Water Depth: 16.0
Deep Water Depth: 26.2
Average Water Depth: Not Reported
Date: 07/27/1988

AQUIFLOW **69709**

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance

Database EDR ID Number

1

West
1/8 - 1/4 Mile

OIL_GAS CAOG9A000029135

Districtnu:	1	Apinumber:	03714601
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	N. O. Shively		
Countyname:	Los Angeles	Fieldname:	Rowland (ABD)
Areaname:	Any Area		
Section:	14		
Township:	02S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.995882		
Glong:	-117.895956		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Shively	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000029135

2

SSE
1/4 - 1/2 Mile

OIL_GAS CAOG9A000028914

Districtnu:	1	Apinumber:	03705584
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	Lomi Oil Corp.		
Countyname:	Los Angeles	Fieldname:	Any Field
Areaname:	Any Area		
Section:	14		
Township:	02S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.993033		
Glong:	-117.890156		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	John Rowland	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000028914

3

WNW
1/4 - 1/2 Mile

OIL_GAS CAOG9A000029338

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	03714602
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	The State Co.	Fieldname:	Rowland (ABD)
Countyname:	Los Angeles	Range:	10W
Areaname:	Any Area	Elevation:	Not Reported
Section:	14		
Township:	02S		
Basemeridi:	SB		
Locationde:	Not Reported		
Glat:	33.998713		
Glong:	-117.898352		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	W. Y. Rowland	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000029338

**4
NW
1/4 - 1/2 Mile**

OIL_GAS CAOG9A000029477

Districtnu:	1	Apinumber:	03714595
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	Ned Barmore, Trustee	Fieldname:	Rowland (ABD)
Countyname:	Los Angeles	Range:	10W
Areaname:	Any Area	Elevation:	Not Reported
Section:	14		
Township:	02S		
Basemeridi:	SB		
Locationde:	Not Reported		
Glat:	34.000351		
Glong:	-117.898615		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Lusti	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000029477

**5
WNW
1/2 - 1 Mile**

OIL_GAS CAOG9A000029410

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	03714597
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	Barry Oil Co., Inc.		
Countyname:	Los Angeles	Fieldname:	Rowland (ABD)
Areaname:	Any Area		
Section:	14		
Township:	02S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.999629		
Glong:	-117.900483		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Billy Rowland	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	POG	Site id:	CAOG9A000029410

6
WNW
1/2 - 1 Mile

OIL_GAS CAOG9A000029330

Districtnu:	1	Apinumber:	03714599
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	J. W. Dietzel		
Countyname:	Los Angeles	Fieldname:	Rowland (ABD)
Areaname:	Any Area		
Section:	14		
Township:	02S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	33.998597		
Glong:	-117.903117		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rowland	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000029330

7
WNW
1/2 - 1 Mile

OIL_GAS CAOG9A000029490

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	03714600
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	J. W. Dietzel	Fieldname:	Rowland (ABD)
Countyname:	Los Angeles	Range:	10W
Areaname:	Any Area	Elevation:	Not Reported
Section:	14		
Township:	02S		
Basemeridi:	SB	Wellnumber:	2
Locationde:	Not Reported	Hydraulica:	N
Glat:	34.000577	Spuddate:	12/30/1899
Glong:	-117.902233	Redrillfoo:	Not Reported
Gissourcec:	hud	Completion:	//
Comments:	Not Reported	Site id:	CAOG9A000029490
Leasename:	Rowland		
Epawell:	N		
Confidenti:	N		
Welldeptha:	Not Reported		
Abandonedd:	//		
Gissymbol:	PDH		

**A8
WNW
1/2 - 1 Mile**

OIL_GAS CAOG9A000029435

Districtnu:	1	Apinumber:	03714594
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	Alleghaney Petro. Corp.	Fieldname:	Rowland (ABD)
Countyname:	Los Angeles	Range:	10W
Areaname:	Any Area	Elevation:	Not Reported
Section:	14		
Township:	02S		
Basemeridi:	SB	Wellnumber:	1
Locationde:	Not Reported	Hydraulica:	N
Glat:	33.999923	Spuddate:	12/30/1899
Glong:	-117.903804	Redrillfoo:	Not Reported
Gissourcec:	hud	Completion:	//
Comments:	Not Reported	Site id:	CAOG9A000029435
Leasename:	Rowland		
Epawell:	N		
Confidenti:	N		
Welldeptha:	Not Reported		
Abandonedd:	//		
Gissymbol:	PDH		

**A9
WNW
1/2 - 1 Mile**

OIL_GAS CAOG9A000029482

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	03714596
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	Ned Barmore, Trustee		
Countyname:	Los Angeles	Fieldname:	Rowland (ABD)
Areaname:	Any Area		
Section:	14		
Township:	02S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	34.000411		
Glong:	-117.903763		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Lusty	Wellnumber:	2
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000029482

**A10
WNW
1/2 - 1 Mile**

OIL_GAS CAOG9A000029449

Districtnu:	1	Apinumber:	03714598
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	C. R. Butler		
Countyname:	Los Angeles	Fieldname:	Rowland (ABD)
Areaname:	Any Area		
Section:	14		
Township:	02S	Range:	10W
Basemeridi:	SB	Elevation:	Not Reported
Locationde:	Not Reported		
Glat:	34.000033		
Glong:	-117.904783		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Butler	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000029449

**11
West
1/2 - 1 Mile**

OIL_GAS CAOG9A000029358

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Districtnu:	1	Apinumber:	03705136
Blmwell:	N	Redrillcan:	Not Reported
Dryhole:	N	Wellstatus:	P
Operatorna:	Arden Oil Co., Ltd.	Fieldname:	Any Field
Countyname:	Los Angeles	Range:	10W
Areaname:	Any Area	Elevation:	Not Reported
Section:	15		
Township:	02S		
Basemeridi:	SB		
Locationde:	Not Reported		
Glat:	33.998976		
Glong:	-117.909542		
Gissourcec:	hud		
Comments:	Not Reported		
Leasename:	Rowland	Wellnumber:	1
Epawell:	N	Hydraulica:	N
Confidenti:	N	Spuddate:	12/30/1899
Welldeptha:	Not Reported	Redrillfoo:	Not Reported
Abandonedd:	//	Completion:	//
Gissymbol:	PDH	Site id:	CAOG9A000029358

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS RADON

AREA RADON INFORMATION

State Database: CA Radon

Radon Test Results

Zipcode	Num Tests	> 4 pCi/L
91748	20	0

Federal EPA Radon Zone for LOS ANGELES County: 2

- Note: Zone 1 indoor average level > 4 pCi/L.
 : Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
 : Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for LOS ANGELES COUNTY, CA

Number of sites tested: 63

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	0.711 pCi/L	98%	2%	0%
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	0.933 pCi/L	100%	0%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)

Source: United States Geologic Survey

EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Scanned Digital USGS 7.5' Topographic Map (DRG)

Source: United States Geologic Survey

A digital raster graphic (DRG) is a scanned image of a U.S. Geological Survey topographic map. The map images are made by scanning published paper maps on high-resolution scanners. The raster image is georeferenced and fit to the Universal Transverse Mercator (UTM) projection.

HYDROLOGIC INFORMATION

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 2003 & 2011 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 and 2005 from the U.S. Fish and Wildlife Service.

HYDROGEOLOGIC INFORMATION

AQUIFLOW^R Information System

Source: EDR proprietary database of groundwater flow information

EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit

Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services

The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database

Source: Department of Agriculture, Natural Resources Conservation Services (NRCS)

Telephone: 800-672-5559

SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Services, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data

Source: EPA/Office of Drinking Water

Telephone: 202-564-3750

Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)

This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Water Well Database

Source: Department of Water Resources

Telephone: 916-651-9648

California Drinking Water Quality Database

Source: Department of Health Services

Telephone: 916-324-2319

The database includes all drinking water compliance and special studies monitoring for the state of California since 1984. It consists of over 3,200,000 individual analyses along with well and water system information.

OTHER STATE DATABASE INFORMATION

California Oil and Gas Well Locations

Source: Department of Conservation

Telephone: 916-323-1779

Oil and Gas well locations in the state.

RADON

State Database: CA Radon

Source: Department of Health Services

Telephone: 916-324-2208

Radon Database for California

Area Radon Information

Source: USGS

Telephone: 703-356-4020

The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones

Source: EPA

Telephone: 703-356-4020

Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

California Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary fault lines, prepared in 1975 by the United State Geological Survey. Additional information (also from 1975) regarding activity at specific fault lines comes from California's Preliminary Fault Activity Map prepared by the California Division of Mines and Geology.

STREET AND ADDRESS INFORMATION

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APPENDIX C

EDR CITY DIRECTORY

Vacant Lot

18800 East Gale Ave.
Rowland Heights, CA 91748

Inquiry Number: 3773417.6
November 06, 2013

The EDR-City Directory Image Report

TABLE OF CONTENTS

SECTION

Executive Summary

Findings

City Directory Images

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

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

<u>Year</u>	<u>Target Street</u>	<u>Cross Street</u>	<u>Source</u>
2013	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2008	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
2003	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1999	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Cole Information Services
1995	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1991	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1986	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1980	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory
1975	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Haines Criss-Cross Directory

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FINDINGS

TARGET PROPERTY STREET

18800 East Gale Ave.
Rowland Heights, CA 91748

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

GALE AVE

2013	pg A1	Cole Information Services	
2008	pg A5	Cole Information Services	
2003	pg A9	Cole Information Services	
1999	pg A13	Cole Information Services	
1995	pg A16	Haines Criss-Cross Directory	
1991	pg A18	Haines Criss-Cross Directory	
1986	pg A20	Haines Criss-Cross Directory	
1980	pg A22	Haines Criss-Cross Directory	
1980	pg A23	Haines Criss-Cross Directory	
1975	-	Haines Criss-Cross Directory	Target and Adjoining not listed in Source

FINDINGS

CROSS STREETS

<u>Year</u>	<u>CD Image</u>	<u>Source</u>
-------------	-----------------	---------------

RAILROAD ST

2013	pg. A4	Cole Information Services
2008	pg. A8	Cole Information Services
2003	pg. A12	Cole Information Services
1999	pg. A15	Cole Information Services
1995	pg. A17	Haines Criss-Cross Directory
1991	pg. A19	Haines Criss-Cross Directory
1986	pg. A21	Haines Criss-Cross Directory
1980	pg. A24	Haines Criss-Cross Directory
1975	pg. A25	Haines Criss-Cross Directory

City Directory Images

GALE AVE 2013

18555 PEACE MUSICAL CO
 18557 MARUSON TECHNOLOGY CORP
 18558 AJI SUSHI
 AMERICA WEST INVESTMENT INC
 BEST STATE INSURANCE SERVICES INC
 D2 HAIR DESIGN
 FOUR SEASONS SEAFOOD RESTAURANT
 GMODA
 HALF & HALF TEAHOUSE INC
 JJ MAGIC KITCHEN CORP
 KARAOKE MUSIC BOX
 KING STON CULTURE PLAZA
 LA MIU
 MICHELLES PANCAKE HOUSE
 MONJA
 MR RESCUE PLUMBING & DRAIN CLEANING
 O VILLA MEDICAL GROUP
 PACIFIC INDEPENDENT PHYSICIAN ASSOCI
 PHONE2GO
 SHANGHAI SPRING INTERNATIONAL
 SOUTHERN CALIFORNIAN HEART CENTERS
 STAR COUTURE
 TEA STATION
 UNDERESTIMATE
 UNIQUE FAMILY COSMETICA DENTISTRY
 W & W MINING INC
 XMED HEALTHCARE PROFESSIONA
 18567 PPI CASTERS INC
 18571 KWA PERFORMANCE INDUSTRIES INC
 MEDICAL SPECIALTIES MEDICAL
 18575 ALLIED PHYSICIANS OF CALIFORNIA
 AROMA BEAUTY CENTER
 BEVERLY ONCOLOGY IMAGING
 CALIFORNIA VISION & VISAGE
 CENTRAL OCCUPATIONAL MEDICINE
 CHEN YUANFEI MD
 CHIA TENG
 CONCOURSE DIAGNOSTIC SURGERY CENTER
 CONCOURSE RX
 DIAGNOSTIC MEDICAL
 HO PETER
 HSU
 JOSEPH KEICHLINE
 KO GLORIA P MD
 MONIS SAYED
 PEOPLE PREPARED FOR SERVICES
 PETER HO WIN MD
 SAMUEL KAO DDS INC
 SAYED MONIS MD
 SHINE COSMETIC SURGERY

GALE AVE 2013 (Cont'd)

18575	TENG CHIA YU MD UNITED MULTICARE MEDICAL CORP YUAN CHEN
18588	JAZZ CAT RESTAURANT
18605	A & C BILLIARDS & BARSTOOLS ASHWILL ASSOCIATES BANK OF AMERICA BOLIDE INTERNATIONAL COMBINE BENEFITS DTE GRAND PROSPECTS FINANCIAL INS HOMELAND FINANCIAL HWANG TOM CPA KIMS PIANOBENJAMIN KIM MGR KINGER INDUSTRY INC LONGHENG USA INC TOM HWANG
18611	THOMSEN ENGINEERING INC
18617	CITY OF INDUSTRY EYE CLINIC WONG SUSIE Y MD
18621	NET WIRELESS THE
18623	NET WIRELESS THE PACIFIC CLINIC
18631	DRESS 4 LIFE UNIFORTUNE ENTERPRISE INC
18633	AMERICAN CARGO INC CLEAN MEDICAL SUPPLIES INC MODERN DESIGN CENTER INC TOP UNION COMPANY LTD TYCOON EXPRESS
18635	EFANG ACCOUNTANCY COR & CPA EVER SPRING
18637	QUICK PAY MERCHANT SERVICES QUICKPAY USA LLC
18645	CHINATRUST BANK USA CONCOURSE DENTAL DTE US CHINA DUKE SYSTEMS LOGISTICS INC EAST WEST BANK NO 29 GOLDEN ESCROW INC J M DIAZ INC LAW OFFICES OF GANG JIANSU LBA INDUSTRIAL FUNDCONCOURSE INC MANUFACTURERS BANK OPCIONES MORTGAGE
18725	C & H INTERNATIONAL C & H TRAVEL & TOURS CHAN & ZHANG LLP FIRST COMMERCIAL BANK USA FULCRUM INSURANCE CENTER LLC

GALE AVE 2013 (Cont'd)

- 18725 GLOBAL TRAVEL SERVICES
- GREENLAND CAPITAL CORP
- I Q MEDICAL CENTER
- INTERNATIONAL C & H
- OBI BRIDGE INTL INC
- PACIFIC MOTOR CARS INC
- PRESTIGE PERSONNEL SERVICE INC
- PROVIDENT BANK
- SINGULAR TRAVEL INC
- TRANSPACIFIC FINANCIAL INC
- UNITED SYSTEMS INC
- USA FINANCIAL GROUP
- Y & Z GROUP INC
- YAMATO CORP
- 18880 BEST WESTERN PLUS EXECUTIVE INN
- 18900 KINGS WOOD TEPPAN STEAKHOUSE
- ROWLAND PALACE
- 18902 THE BOILING CRAB
- 18904 MAXIM CAFE
- 18906 DIAMOND HOLIDAY TRAVEL
- FIRSTBANK
- 18908 LEUNG KEE CHINESE RESTURANT
- 18910 NG HING KEE OF LOS ANGELES
- PHO ROWLAND VIETNAMESE RESTAURANT
- 18912 KEE WAH BAKERY
- 18916 MENTOR HAIR STYLIST
- 18922 FASHION IMPRESSION
- GREEN VILLAGE CHINESE
- WEISHENG INTERNATIONAL GROUP
- YURI COSMETIC BOUTIQUE
- 18924 CHANG LONG GINSENG
- VIDEO 123
- 18928 FOUNTAIN OF HEALTH
- PHONE BOX
- 18930 LOCKSMITHS PROFESSIONAL
- Q NOODLE HOUSE

RAILROAD ST 2013

18227 VITAJoy
18233 ELEGANCE ENTERPRISE CORP
EXCELL RESTORATION
18311 ARTHUR COX & SONS
FULLERTON STONE INC
RDD FREIGHT INTERNATIONAL INC
18383 ECOLAB
18421 ACROMIL CORP
18455 OPTIONS STATE PRESCHOOL
18459 LOUIS PACKAGING INC
18461 FOOD FOR ALL INC
18463 APSIS IMPORT INC
MILTON GREENS STARS INC
18467 APEX COMPUTER TECHNOLOGIES
18525 EAST LION CORP
18581 CROWN PRINCE INC
18731 PLATO PRODUCTS INC
18751 FOREVER LINK INTL INC
FREMARC DESIGNS
18825 CWCi SUPPLY
18901 BERRY PLASTICS
18955 AMBSGPCIF

GALE AVE 2008

18555 PEACE MUSICAL CO
 PEACE MUSICAL INSTRUMENT CO
 18559 CRANE CO
 EASTCOM INC
 SAMTACK
 18563 NEFFUL USA INC
 18567 MAHA COMMUNICATIONS & ELECTRONICS IN
 RICAVISION INTERNATIONAL INC
 SUPER GOOD DEAL
 18571 MEDICAL SPECIALTIES DISTRIBUTORS INC
 18575 ANCHOR WEALTH MANAGEMENT
 CHIA TENG
 CHIRO 4 LIFE
 CONCORD MEDICAL EYE CENTER OPTOMETRY
 CONCOURSE RX
 DR YUANFEI CHEN
 GLORIA P KO FAMILY PRACTICE
 INTERNAL MEDICINE
 JAMES TSAI MD
 JORHWALIN ESTHER
 JOSEPH KEICHLINE
 ROYAL BEAUTY SLIMMING
 SHINE COSMETICS
 WU DR ROGER CONCORD MEDICAL EYE CENT
 18605 A & C BILLIARDS & BARSTOOLS FACTORY
 COUNTRYWIDE HOME LOANS
 GAME ROOM SPECIALISTS INC
 HWANG & CO ACCOUNTANCY
 IEF EDUCATION FOUNDATION
 METROPOLITAN LIFE INSURANCE
 TFC HOLDING CO
 TIANJIN GOUBULI RESTAURANTS
 TOM HWANG
 TOM HWANG CPA
 UNITED COMMERCIAL BANK
 18611 THOMSEN ENGINEERING INC
 18617 CITY OF INDUSTRY EYE CLINIC
 WONG SUSIE Y MD
 18621 ACCELUS REALTY INC
 THE NET WIRELESS
 18623 PACIFIC CLINIC
 18637 CREATIVE NETWORK INTL INC
 18645 ALLIANCE BANKCARD SERVICES
 CHINA TRUST BANK OF CALIFORNIA
 CHINATRUST BANK
 COMPUSA TRAINING CENTER
 CONCOURSE DENTAL OFFICE
 DIAMOND BROTHERS SIX PARTNERSHIP LP
 EAST WEST BANK
 FENB FINANCIAL SERVICE

GALE AVE 2008 (Cont'd)

18645	FENB SECURITIES GREENVILLE TECH INC J PHONE COMMUNICATIONS INC LBA INDUSTRIAL FUND CONCOURSE INC LVA REALTY MANUFACTURERS BANK OGUMA US LLC OPCIONES MORTGAGE THE LAW OFFICES OF GANG JIAN SHU
18725	AEROTEK INC AMERICAN TOP REAL ESTATE CO BBCA INC BRIGHT EAGLE INC CALMAX INVESTMENTS CORP CH FU & ASSOCIATES CPAS CHAN & ZHANG LLP CINGULAR WIRELESS CRESTVIEW HOMES INC CYCLE LINK INC DIAMOND ENTERTAINMENT CORP FAITH COSMETICS CO FIRST COMMERCIAL BANK FOUR SEASON INVESTMENT GROUP INC GCA & E LLC GLOBAL TARGET INTERNATIONAL INC GREENLAND CAPITAL CORP HABITANT CLASSIQUE INC I Q MEDICAL CENTER IQ LASER VISION ISLAND PACIFIC ENTERPRISES INC ITEA WIRELESS COMMUNICATION INC KIAYA INC LAW OFFICES OF ERIC K CHEN MEDIACONNECT INC MOBILE EAR INC NIC MANAGEMENT INC NIU WILLIAM LAW OFFICES OF OCEANBRIDGE INTERNATIONAL ONE HOUSE INC OSCAR SHOES INC PRESTIGE STAFFING SERVICES SINGULAR TRAVEL INC SUNSHINE HOLIDAY TOURS & TRAVEL TOP LINK INC VISION INSTITUTE SOUTHERN CAL
18880	BEST WESTERN EXECUTIVE INN
18900	KINGS PALACE RESTAURANT KINGSWOOD TEPPAN STEAK HOUSE KINGWOODS US ZHAO HUA INC

GALE AVE 2008 (Cont'd)

- 18902 KANPAI
YUMMY INC
- 18904 MAXIM CAFE
- 18906 DIAMOND HOLIDAY TRAVEL
STEVEN L CHIU DDS
- 18908 LEUNG KEE CHINESE RESTAURANT
ROWLAND HEIGHTS S W DIM SUM
SAM WOO CHINESE RESTAURANT
- 18910 PHO ROWLAND
S L C SHIPPING INC
- 18912 KEE WAH BAKERY
NG HING KEE OF LOS ANGELES
- 18916 HAIR IMAGE
HAIR IMAGING
SHINNY BEAUTY SALON
- 18918 ELLEL EUROPEAN COLLECTION
- 18920 PLAZA DELI
- 18922 A PLUS RESTAURANT ENTERPRISE INC
BLUE PHONE WIRELESS
DINGS GARDEN
FASHION IMPRESSION
JADE & CRYSTAL EXPERTS
ROWLAND HTS S W DIM SUM REST
SAMWOOM DIM SUM RESTAURANT
TAHA RUWAY
WEISHENG INTERNATIONAL GROUP
WOO SAM
YURI COSMETIC BOUTIQUE
YUS RESOURCE CO
- 18924 VIDEO 1 2 3
- 18926 C K CHAN OD
- 18928 FOUNTAIN OF HEALTH
TULIP CLEANERS
- 18930 Q NOODLE HOUSE

RAILROAD ST 2008

18227 VISION AUTODYNAMICS
18229 LEGENDS TOYS & HOBBIES
MERIT INTERNATIONAL LLC
18233 CONCORD INDUSTRIAL PRODUCTS
EXCELL RESTORATION
18311 ARTHUR COX & SONS
18383 ECOLAB INC
18455 OPTIONS A CHILD CARE & HUMAN SERVICE
S P X
18457 MAQUEDA FOODS DISTRIBUTORS INC
18463 ABCO PRODUCTS
AP SIS IMPORT INC
18467 APEX COMPUTER TECHNOLOGY INC
18525 SPLASH SHOES CO
18581 CROWN PRINCE INC
18625 WESTERN BLOWER CORP
18731 ULTIMATE PAPER BOX CO
18751 FREMARC INDUSTRIES
18901 ARMIN PLASTICS INC
TYCO INTERNATIONAL US INC

GALE AVE 2003

18559 NATIONAL VENDORS
 18563 NEFFUL U S A INC
 18567 EASTCOM INC
 PINE TECHNOLOGY USA
 18571 ASI
 MYRA NUNO
 18575 FRIENDLY HILLS MEDICAL GROUP
 GERALD WILLIAMS
 PRESTIGE PERSONNEL SERVICES
 18605 ALLIANCE BANKCARD SERVICES INC
 AMOISONIC ELECTRONICS INC
 AMPHION MEDIAWORKS INC
 BARGAINS2000 CO
 BILLIARDS & BRSTL FCTRY OTLT
 BOLIDE INTERNATIONAL
 CALIFORNIA STATE OF RHBLTTN
 COMBINED BENEFITS INC
 COMPTTEK PLUS INTERNATIONAL INC
 DONNY WOO
 HWANG CO
 INTERBUSINESS BANK
 MEDIA SOLUTIONS
 RIDER VISTA INC
 SECURITY & SPY OUTLET INC
 TOM HWANG CPA
 USCAMPUS INC
 18611 THOMSEN ENGINEERING INC
 18617 WONG SUSIE MD
 18623 BELL & HOWELL MAIL PROCESSING
 POWERZINC ELECTRIC INC
 18645 ALINA CHU
 CHINA TRUST BANK OF CALIFORNIA
 CHINA TRUST BANK USA
 COMPUSA TRAINING CTR
 CROW TRAMMELL
 ELISA HSIEH
 ELISA HSIEH
 GOLDEN ESCROW INC
 HAMUD GARRY LAW OFFICES
 MANUFACTURERS BANK
 SHU GANG LAW OFFICES
 18725 ANDREW HSU
 CH FU & ASSOCS CPA
 CHICAGO TITLE
 CINGULAR WIRELESS STORE
 DANNY KU
 E MIND N BODY
 EDWIN QUINTANILLA
 EXPURGEN
 FCB TAIWAN CALIFORNIA BANK

GALE AVE 2003 (Cont'd)

18725 FIRST STOP IMGRTN A PRFSNL
 FRED LIAO
 GLOBAL TRAVEL SERVICES
 GOOD HELPER DOMESTIC AGENCY
 GTS GLOBOTOURS
 HAZAMA DAVEE FINANCIAL
 JERRY RAAN
 JOANNA BOUTIQUE
 JUST PCS INC
 KATY TSENG
 NEOTEK CORP
 OVERLAND CO
 OVERLAND HOMES INC
 PACIFIC BELL PCS STORE
 PRIORITY SECURITIES CO
 SP NATURAL PRODUCTS
 STAVROS MEIMETIS
 TAJIMA & ASSOCS INC
 TONY LIN
 TWIG
 WEB IMAGE
 WU JACQULINE
 YAMATO CORP
 YANGS PENSION CONSULTANT

18880 EAST BAY HOTEL L P
 EXEC INN
 KEN MINARD

18900 KINGS PALACE RESTAURANT
 KINGS WOOD TEPPAN STEAKHOUSE

18902 THE LOOK SPORTS CAFE

18904 MAXIM CAFE
 OCCUPANT UNKNOWN

18906 DIAMOND HOLIDAY TRAVEL
 INTERNATIONAL BANK OF CLFRN
 STEVEN CHIU DDS
 WIRELESS EXPRESS

18908 ROWLAND HTS S W DIM SUM RST
 SAM WOO CHINESS RESTAURANT

18910 DIANA LUONG
 ROWLAND PHO
 SIMON EXPRESS INC
 UFO WIRLESS

18912 KEE WAH BAKERY
 NG HIGH KEE OF LOS ANGELES

18916 SHINNY BEAUTY SALON

18918 OCCUPANT UNKNOWN

18920 PLAZA DELI

18922 BEAN SPROUT BOUTIQUE INC
 GREEN VILLAGE CHINESE
 HAI WANG

GALE AVE 2003 (Cont'd)

- 18922 NACODY BOUTIQUE
NEW NON NO BOUTIQUE INC
PANS KITCHEN
ROWLAND HTS S W DIM SUM RST
SAM WOO RESTAURANT
WOO SAM
- 18924 HSIN HUNG LAI
OCCUPANT UNKNOWN
ROYAL VIDEO
- 18926 ARNOLD BUCKWITZ
CHAN C K DR OD INC
- 18928 PHONE BOX
TULIP CLEANERS
- 18930 Q NOODLE HOUSE

RAILROAD ST 2003

18311 ARTHUR COX
ARTHUR COX & SONS INC
18383 ECO LAB PASADENA
ECOLAB VEHICLE CARE
18457 MILTON GREENS STARS INC
18459 DAVID WONG
18461 A TOP TECHNOLOGY INC
18467 APEX COMPUTER TECHNOLOGY
18521 SAMICK MUSIC CORP
18525 EAST LION CORP
SPLASH SHOES
18581 CROWN PRINCE INC
18651 MARTIN LOVATO
18731 PLATO PRODUCTS INC
18751 FREMARC DESIGNS
FREMARC INDUSTRIES INC
18800 JOHN ROWLAND
18825 UTILITY TRAILER MFG CO
18901 CLIFFORD ROSEN
TYCO PLASTICS



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GALE AVE 1999

18555 NEOTEK CORPORATION
 18557 AMTRON INTERNATL INCORPORATED
 HANTEK INCORPORATED
 PANAVIEW INTERNATIONAL CORPORATION
 PL MEDIA INCORPORATED
 SAN YOU INDUSTRIAL INCORPORATED
 TINJO INTERNATIONAL LIMITED
 18559 NATIONAL VENDORS
 18563 4 Q TECHNOLOGIES
 ASAP DISTRIBUTORS
 MEDIA SHUTTLE
 18567 ASTRAL MICROELECTRONIC CORPORATION
 18571 MEDICAL SPECIALTIES DISTRIBUTORS
 18575 ADDONIZIO D J MD
 AMYS DENTAL OFFICE
 ARELLANO CECILIA S MD
 CHIA TENG
 CLARK CHARLES MD
 COMPUSA MAIN NUMBER
 COVITT GARY S DC
 DODSON JERRY MD
 FAHMY ROSALIND S MD
 FRIENDLY HILLS MEDICAL GROUP
 GREEN MICHAEL M DO
 HO JAMES C MD
 JOSEPH KEICHLINE
 KEICHLINE JOSEPH W MD
 LISING ALMA MD
 MANGUNE MARIANNE PA
 NGUYEN ANH H MD
 WILLIAMS GERALD PA
 18605 AMERICAN INTERNATIONAL BANK
 BILLIARDS & BARSTOOLS BY WORLD OF LEISURE
 CHEN & CHEN
 COLOMBIA EMERALD MINES
 J P FREIGHT INCORPORATED
 JAMES KOZONO
 METROPOLITAN LIFE INSURANCE COMPANY INTERNATIONAL
 PCI DATA INCORPORATED
 TOM HWANG
 TRANS-MEDIA EXPRESS INCORPORATED
 UNITED NATIONAL BANK
 W H PHARMACEUTICAL & MEDICAL INCORPORATED
 18611 ROMBAL R J COMPANY
 TEI
 THOMSEN SURVEYORS
 18617 CITY OF INDUSTRY EYE CLINIC
 WONG SUSIE Y MD
 18623 BELL & HOWELL
 BELL & HOWELL COMPANY

Target Street

Cross Street

Source

✓

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Cole Information Services

GALE AVE

1999

(Cont'd)

Target Street

Cross Street

Source

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✓

Cole Information Services

RAILROAD ST 1999

18800 JOHN ROWLAND



GALE AVE 1995

18611	★T E I	965-9350
	★THOMSEN ENGRG INC	965-9350
	★THOMSEN SURVEYORS	965-9350
18617	★CITY INDSTRY EYE	912-1871 +4
	★TARTAK DALEL MD	912-1871 +4
18623	★BELL&HOWELL CO	810-5458 2
18631	★WENDYS INTERNATL	913-4488 1
18645	★AMER INTL BANK	854-8600 1
	★AVANT INST CORP	810-0446 2
	★CAL SPAS	810-0508 1
	★DIAMOND BROS DVRSFD	912-0123 2
	★GOLDEN LAND MRTG	913-9168 2
	★K I S COMPUTER CNTR	913-7473 1
	★MICROAGE COMPUTER	913-7473 3
	★PENSION CONSULTANTS	854-5788 2
	★SHINE TOURS INC	854-1688 2
	★TRANS EASTERN INC	854-1113 +4
18657	★LIUSKI INC	912-8313 0
18725	★B I F INC	913-0300 3
18880	★BEST WSTRN EXEC INN	810-1818 8
	★EXECUTIVE INN	810-1818 0
18900	★KING WOOD TEPPANYKI	912-1382 3
	★LAKE SPRING RSTRNT	854-2838 3
18902	★TUNG LAI SHUN REST	912-6899 +4
18904	XXXX	00
18906	★CHIU STEVEN DDS	965-5618 3
	★INTL BANK OF CA	854-9861 +4
18908	★SAM WOO CHINSE REST	913-0213 2
18910	★GALAXY FURN&ART	912-1859 2
	★RIVER DVLP CO LTD	912-0100 +4
	★YUKO	913-2066 2
18912	CHIN Ling	912-1363 2
	★FAMOUS GIFT SHOP	810-3060 +4

RAILROAD ST 1995

18563	XXXX	00	
18625	★AQUARIUS MIRRORWRKS	964-8556	2
	★BACE INDUSTRIES INC	964-6425	
	★EL DORADO PAINTING	964-6425	
	★INDSTR L OVEN&EQUIP	964-6425	
	★WESTRN BLOWER CORP	964-6425	
18651	XXXX	00	
18731	★PLATO PRODUCTS	965-8044	3
18751	★A I R	912-4452	3
	★AUTOMTY INTL REFRIG	964-1234	3
18800	★ROWLAND J A JR	964-2181	
18825	★C&F FOODS	964-2496	8
	★C&F FOODS ORDERS	912-9012	8
	★C&F FOODS PRCHSNG	912-7512	8
18900	XXXX	00	
18901	★ARMIN PLASTICS CORP	965-0818	7
18955	★LYON METAL PROD INC	965-0680	
18975	XXXX	00	
	★ 72 BUS	19 RES	13 NEW

RAILROAD AV 91706 BALDWIN PARK

NOW KNOWN AS BOGART
AV AND ALDERSON AV

GALE AVE 1991

18268	★SOUP EXCHANGE	810-0085	8
18271	★JACK IN THE BOX	913-2172	9
18500	★TRAMMELL CROW	912-3812	9
18555	★ALTEC TECHNOLOGY	912-8688	+0
18605	★BILLIARDS&BARSTOOLS	810-1388	+0
18657	★LIUSKI INC	912-8313	+0
18880	★BEST WSTRN EXEC INN	810-1818	8
	DOSHIER Norma L	964-0948	+0
	★EXECUTIVE INN	810-1818	+0
18900	★SPOONS GRILL&BAR	810-3067	+0
18902	★OTOOLES RDHSE&RESTS	912-6899	+0
18904	★PIZZA HUT	964-5474	7
18906	★CENTURY 21 WOODSIDE	912-3389	9
	★WOODSIDE REALTY	961-9199	9
18910	★VOPELS FURNITURE	810-3994	8
18916	★SUNNY&SUNNY HAIR	965-6536	+0
18918	★DISSANAYAKE S M MD	965-1646	6
	★ROWLAND HGT URGT CR	965-1646	6
	★SPENCE CLARENCE MD	965-1646	6

RAILROAD ST 1991

18525	XXXX	00	
18563	JOHNSON Greg	913-3357	9
18625	★BACE INDUSTRIES INC	964-6425	
	★EL DORADO PAINTING	964-6425	1
	★INDSTR L OVEN&EQUIP	964-6425	1
	★WESTRN BLOWER CORP	964-6425	4
18651	XXXX	00	
18751	XXXX	00	
18800	★ROWLAND J A JR	964-2181	
18825	★C&F FOODS	964-2496	8
	★C&F FOODS FAX MACH	912-9100	8
	★C&F FOODS ORDERS	912-9012	8
	★C&F FOODS PRCHSNG	912-7512	8
18900	XXXX	00	
18901	★ARMIN PLASTICS CORP	965-0818	7
18955	★LYON METAL PRDS INC	283-7501	7
	★LYON METAL PRODUCTS	965-0680	
18975	★P F S	964-3488	9
	★PIZZA HUT DIST OFC	964-3246	7
	★ 61 BUS 16 RES 11 NEW		
RAILROAD AV 91706			
BALDWIN PARK			
NOW KNOWN AS BOGART AV AND ALDERSON AV			

GALE AVE 1986

17411	★CHOI JUNE YONG INS	964-8042 +6
	★ROSE FASHIONS	965-5600 0
	★THERMACOTE WELCO CO	912-5577 5
17421	★A N F DOG FOOD	964-0028 5
	★BEATRICE GROCERY PR	964-0028 5
	★CHESBRO MUSIC CO	964-1153 2
	★RYCO	912-4516 0
	B ★WEBER MARKING SYSTM	912-6484 +6
17431	XXXX	00
17435	★HALMARK DISTRIBUTOR	965-5016 9
	★HALMARK DSTRBTRS	964-3419 +6
	★MOORE&SONS CONSTR	965-9759 +6
17475	★GRAHAM CORP	964-9140 +6
	★GRAHAM PRINTING	964-7354 +6
17545	★SUTHERLANDS	965-1519
18900	★HERSHELS DELI&BKRY	810-3067 +6
18906	★OAK PLUS	913-2256 +6
18910	★POPELS FURNITURE	810-3994 +6
18918	★DISSANAYAKE S M MD	965-1646 +6
	★ROWLAND HGHTS MDCL	965-1646 +6
	★SPENCE CLARENCE MD	965-1646 +6
18920	★EXOTIC GARDEN FLWR	913-7745 +6
18922	★COLTON PIANO	965-0020 +6
18924	★DIAMOND INTERIORS	913-8112 +6

RAILROAD ST 1986

18525	★RAMCO INDUSTRIES	965-0951	0
18563	XXXX	00	
18625	★BACE INDUSTRIES INC	964-6425	
	★EL DORADO PAINTING	964-6425	1
	★INDSTR L OVEN&EQUIP	964-6425	1
	★WESTERN BLOWER CORP	964-6425	4
18651	XXXX	00	
18751	★TRIDENT CONSLTD IND	964-1201	8
18800	★ROWLAND J A JR	964-2181	
18825	★BERGEN BRUNSWIG	913-6383	+6
	★HOSPITAL SV&SUPPLY	965-0702	
	★KIT CO	965-0702	8
18900	XXXX	00	
18901	★ARMIN PLASTICS CORP	965-0817	5
18955	★LYON METAL PRODUCTS	965-0680	
18975	★FRANCHISE SERVICES	964-3488	
	★ 60 BUS	12 RES	10 NEW

RAILROAD AV 91706
BALDWIN PARK

NOW KNOWN AS BOGART
AV AND ALDERSON AV

GALE AVE 1980

17405	DYNAMIC ENGINEERING	912-4545+0
A	LIFE STYLE FURNITRE	912-3658+0
17411	ROSE FASHIONS	965-5600+0
17421	MARTIN TURBO SYSTEM	965-0781 9
	RYCO	912-4516+0
	SOUTHERN TEL SUPPLY	912-4521+0
17431	LITTLE FOLK SHOP	912-5302+0

GALE AVE 1980

GALE AV		91748 CONT	
17435	HALMARK DISTRIBTRS	965-5016	9
	TELE TECH SERVICE	964-3419	9
17545	SUTHERLAND LUMBER	965-1519	6
★	193 BUS 105 RES	70 NEW	
GALECREST 91744 LA			
PUENTE			
704	TYLER A	330-9740	+0
718	XXXX	00	
722	FRANKLIN FORREST	336-3076	
727	DURAN BRAULIO A	336-7205	
728	BADA FELICISIMA	961-6970	+0
815	BROWN DONALD	968-5497	9

RAILROAD ST 1980

18525	RAMCO INDUSTRIES	965-0951	0
18563	ROWLAND CHAS J	964-2444	9
18625	BACE INDUSTRIES INC	964-6425	7
	INDL OVEN&EQUIP CO	964-6425	4
	WESTERN BLOWER CORP	964-6425	7
18731	XXXX	00	
18751	TRIDENT CONSLTD IND	964-1201	8
18800	ROWLAND J A JR	964-2181	
18825	HOSPITAL SERV&SPLY	965-0702	7
	KIT CO	965-0702	8
	KITCO	965-0987	9
18865	XXXX	00	
18900	SAFEWAY R V STORAGE	964-7774	7
18901	XXXX	00	
18955	LYON METAL PRODUCTS	965-0680	7
18975	FRANCHISE SERVICES	964-3488	6
	★ 63 BUS	11 RES	18 NEW

RAILROAD AV 91706
BALDWIN PARK

NOW KNOWN AS BOGART
AV AND ALDERSON AV

RAILROAD ST 1975

18383*	ARWOOD CORP	965-1581
18421*	TORITE FILTER CO	965-2481
18563	ROWLAND CHAS J	964-2444
	ROWLAND DEANNA	964-2444
18625*	BACE INDUSTRIES	965-7202+5
	*DALTON MFG INC	965-3494+5
	*INDUSTRIAL VENGE QP	964-6425 4
	*WESTERN BLOWER CORP	965-7061+5
18731*	TRIDENT GLSS FRNSHG	964-1201+5
18800	ROWLAND J A JR	964-2181
	* 26 BUS	7 RES 10 NEW

RAILROAD AV 91706 BALDWIN PARK

NOW KNOWN AS HOGART
AV AND ALDERSON AV

RAILROAD AV E 91016 MONROVIA

111*	CHADWICK HELMUTH CO	358-4567
116*	VIRGINIA DSTRBING	358-4594
	*VIRGINIA HARDWOOD	358-4594
117*	INDSTRAL METAL SERV	359-1910
125*	MASTER CRAFT PLSTCS	357-2388 4

APPENDIX D

EDR LIEN REPORT

Vacant Lot

18800 East Gale Ave.
Rowland Heights, CA 91748

Inquiry Number: 3773417.7
November 04, 2013

EDR Environmental Lien and AUL Search

EDR Environmental Lien and AUL Search

The EDR Environmental Lien and AUL Search Report provides results from a search of available current land title records for environmental cleanup liens and other activity and use limitations, such as engineering controls and institutional controls.

A network of professional, trained researchers, following established procedures, uses client supplied address information to:

- search for parcel information and/or legal description;
- search for ownership information;
- research official land title documents recorded at jurisdictional agencies such as recorders' offices, registries of deeds, county clerks' offices, etc.;
- access a copy of the deed;
- search for environmental encumbering instrument(s) associated with the deed;
- provide a copy of any environmental encumbrance(s) based upon a review of key words in the instrument(s) (title, parties involved, and description); and
- provide a copy of the deed or cite documents reviewed.

Thank you for your business.

Please contact EDR at 1-800-352-0050
with any questions or comments.

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EDR Environmental Lien and AUL Search

TARGET PROPERTY INFORMATION

ADDRESS

18800 East Gale Ave.
Vacant Lot
Rowland Heights, CA 91748

RESEARCH SOURCE

Source 1:

LA Recorder
Los Angeles, CA

PROPERTY INFORMATION

Deed 1:

Type of Deed: deed
Title is vested in: Rowland Ranch Prop LLC
Title received from: Meridian Rowland Ranch LLC
Deed Dated: 7/16/2009
Deed Recorded: 9/3/2009
Book: NA
Page: na
Volume: na
Instrument: na
Docket: NA
Land Record Comments:
Miscellaneous Comments:

Legal Description: See Exhibit

Legal Current Owner: Rowland Ranch Prop LLC

Parcel # / Property Identifier: 8264-021-020, 8264-021-017

Comments: See Exhibit

ENVIRONMENTAL LIEN

Environmental Lien: Found Not Found

OTHER ACTIVITY AND USE LIMITATIONS (AULs)

AULs: Found Not Found

Deed Exhibit 1

This page is part of your document - DO NOT DISCARD



20091352674



Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/03/09 AT 08:20AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
PAID:	25.00



LEADSHEET



200909030080001

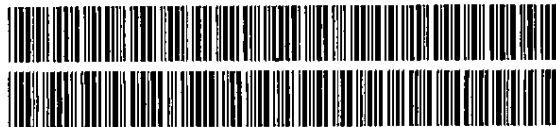
00001142525



002293083

SEQ:
01

DAR - Mail (Hard Copy)



THIS FORM IS NOT TO BE DUPLICATED

2

RECORDING REQUESTED BY

Richard L. Seide, CSB 94677
RICHARD L. SEIDE, APC RQRH-001
901 Dove Street, Ste. 120
Newport Beach, CA 92660

WHEN RECORDED MAIL TO

NAME Richard L. Seide

MAILING ADDRESS 901 Dove Street, Ste. 120

CITY, STATE ZIP CODE Newport Beach, CA 92660

09/03/2009



20091352674

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

TITLE(S)

QUIT CLAIM DEED

RECEIVED JUL 28 2009 3

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO

NAME Richard L. Seide
ADDRESS 901 Dove Street, Ste. 120
CITY Newport Beach
STATE & ZIP CA, 92660

TITLE ORDER NO. ESCROW OR LOAN NO. APN NO.

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) For Reconveyance and Termination of Memorandum of Lease DOCUMENTARY TRANSFER TAX is \$-0- CITY TAX \$-0- NONE

computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale, Unincorporated area: City of _____

This conveyance confirms title to the Garfee who continue to hold the same interest acquired on 6/28/07 and Document No. 20071552313 whereby \$0 Documentary transfer tax was paid

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Meridian Rowland Ranch, LLC a California limited liability company, fka Dynasty Plaza Holding, LLC

hereby remise, release and forever quitclaim to Rowland Ranch Properties, LLC

R&T 11911

the following described real property in the County of Los Angeles, State of California:

14 acre parcel of unimproved land located at 18800 E. Railroad Street, Rowland Heights, CA 91748 with assessor's parcel number 8264-021-020 and a .08 acre parcel of unimproved land with assessor's parcel number 8264-021-027 (which smaller parcel runs the entire length of the back side of the larger parcel), and legally described as set forth on Exhibit "A" attached hereto. This deed is intended to terminate, withdraw and cancel that certain Memorandum of Transfer and Assumption of Ground Lease pursuant to Reorganization recorded as Instrument No. 06-2759606 in Official Records of Los Angeles County and executed by The Matoria Group (USA), Inc., and Dynasty Plaza Holdings, LLC

Dated July 16, 2009

Meridian Rowland Ranch, LLC
Anthony S. Trear
By: Anthony S. Trear, Managing Member
Michael Colastorino
By: MICHAEL Colastorino, Managing Member
Scott J. Kohno
By: Scott, J. Kohno, Managing Member

State of California
County of LOS ANGELES

DANNY SIK YU, NOTARY PUBLIC

On July 16, 2009 before me, (here insert name and title of the officer), personally appeared ANTHONY S. TREAR, who proved to me on the basis of satisfactory evidence to be the person(x) whose name(x) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(x), or the entity upon behalf of which the person(x) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Danny Sik Yu*

(Seal)



California All-Purpose Acknowledgement

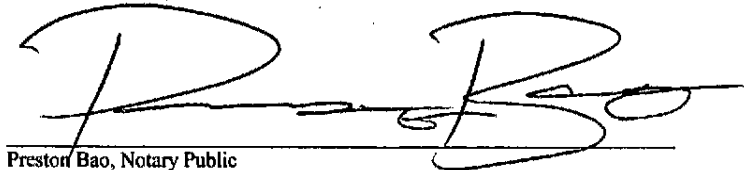
State of California }
County of Orange } SS.

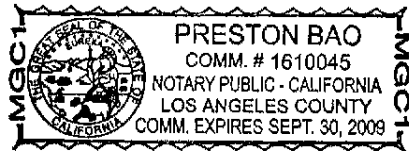
On JULY 27, 2009, before me, Preston Bao, Notary Public, personally appeared
MICHAEL COLASUONNO AND SCOTT JEFFREY KOHNO

who proved to me on the basis of satisfactory evidence to be the person(s) whose name is / are subscribed to the within instrument and acknowledged to me that he / she / they executed the same in his / her / their authorized capacity(ies), and that by his / her / their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Preston Bao, Notary Public



Description of Attached Document

Title or Type of Document: QUITCLAIM DEED

Document Date: 7/27/09

Number of Pages: 1

EXHIBIT "A"

350106803

LEGAL DESCRIPTION

The land referred to herein is situated in the State of California, County of Los Angeles, described as follows:

THAT PORTION OF THE RANCHO LA PUENTE, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS RECORDED IN BOOK 1, PAGES 43 AND 44 OF PATENTS, DESCRIBED AS A PORTION OF THE JOHN A. ROWLAND 166.64 ACRE ALLOTMENT OF THE PARTITION OF PART OF THE RANCHO LA PUENTE AS SHOWN ON MAP FILED IN LOS ANGELES COUNTY SUPERIOR COURT, CASE NO. 5800 AND A PORTION OF THE RAILROAD STREET 50 FEET WIDE VACATED BY THE CITY COUNCIL OF THE CITY OF INDUSTRY PER RESOLUTION NO. 1186, A COPY OF WHICH IS RECORDED MAY 2, 1983 AS INSTRUMENT NO. 83-486426 OF OFFICIAL RECORDS, RECORDS OF SAID COUNTY, SAID LAND IS BOUNDED AS FOLLOWS:

ON THE NORTH BY THE NORTH LINE OF THE SOUTH HALF OF VACATED RAILROAD STREET; ON THE SOUTH BY THE NORTHERLY LINE OF PARCEL MAP NO. 16732, FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS; ON THE EAST BY THE WESTERLY LINE AND ITS NORTHERLY PROLONGATION OF PARCEL MAP NO. 13106, FILED IN BOOK 193 PAGES 58 AND 59 OF PARCEL MAPS AND ON THE WEST BY THE EASTERLY LINE AND ITS NORTHERLY PROLONGATION OF PARCEL MAP NO. 198, FILED IN BOOK 158 PAGES 65 AND 66 OF PARCEL MAPS.

EXCEPTING THEREFROM THE "PRECIOUS METALS AND ORES THEREOF" AS EXCEPTED FROM THE PARTITION BETWEEN JOHN ROWLAND, SR. AND WILLIAM WORKMAN IN THE PARTITION DEED RECORDED IN BOOK 10, PAGE 39 OF DEEDS.

THIS LEGAL DESCRIPTION WAS PREPARED AS A CONVENIENCE ONLY AND IS NOT INTENDED TO BE USED IN THE DIVISION AND/OR CONVEYANCE OF LAND IN VIOLATION OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA.

End of Legal Description

Continued on next page

APPENDIX E

EDR SANBORN MAP



Vacant Lot

18800 East Gale Ave
Rowland Heights, CA 91748

Inquiry Number: 3773417.3
October 31, 2013



Certified Sanborn® Map Report

Certified Sanborn® Map Report

10/31/13

Site Name:

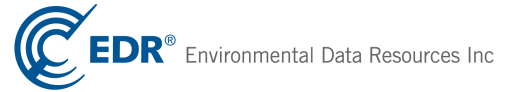
Vacant Lot
18800 East Gale Ave
Rowland Heights, CA 91748

Client Name:

Leymaster Env. Consulting
5500 East Atherton Street
Long Beach, CA 90815

EDR Inquiry # 3773417.3

Contact: Myrna Rangel



The complete Sanborn Library collection has been searched by EDR, and fire insurance maps covering the target property location provided by Leymaster Env. Consulting were identified for the years listed below. The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by Sanborn Library LLC, the copyright holder for the collection.

Certified Sanborn Results:

Site Name: Vacant Lot
Address: 18800 East Gale Ave
City, State, Zip: Rowland Heights, CA 91748
Cross Street:
P.O. # NA
Project: NA
Certification # 816E-42C8-BFD5



Sanborn® Library search results
Certification # 816E-42C8-BFD5

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

The Sanborn Library includes more than 1.2 million Sanborn fire insurance maps, which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- Library of Congress
- University Publications of America
- EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX F

SUPPLEMENTAL AGENCY REVIEW



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
9211 Oakdale Avenue
Chatsworth, California 91311



Edmund G. Brown Jr.
Governor

November 7, 2013

Ms. Myrna Rangel
Leymaster Environmental Consulting
5500 East Atherton Street, Suite 210
Long Beach, CA 90815

VARIOUS SITES
PR31104135

Dear Ms. Rangel:

We have received your Public Records Act Request for records from the Department of Toxic Substances Control.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced below.

- 18800 Railroad Street, Rowland Heights, CA 91748
APNs: 8264-021-020 and 8264-021-027
- 18800 Gale Ave., Rowland Heights, CA 91748

We would also like to inform you about Envirostor, a database that provides information and documents on over 5,000 DTSC cleanup sites. Envirostor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available in the Central Files of each DTSC Regional Office for use by community members to view Envirostor.

If you have any questions or would like further information regarding your request, please contact me at (818) 717-6522.

Sincerely,

Glenn Castillo/kg
Regional Records Coordinator



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

November 6, 2013

Ms. Myrna Rangel
Leymaster Environmental Consulting, LLC
5500 East Atherton Street, Suite 210
Long Beach, CA 90815

PLEASE SEE ATTACHED SHEET
PR#41101136

Dear Ms. Rangel:

The Department of Toxic Substances Control has received your request to review records under the Public Records Act.

After a thorough review of our files we have found that no such records exist at this office pertaining to the sites/facilities referenced on attached sheet.

We would like to inform you about EnviroStor, a database that provides information and documents on over 5,000 DTSC cleanup sites. EnviroStor can be accessed at: <http://www.envirostor.dtsc.ca.gov/public>. Also, a computer is available at each DTSC Regional File Room for use by community members to view EnviroStor.

If you have any questions or would like further information regarding your request, please contact our Regional Records Coordinators at (714) 484-5336.

Sincerely,

Jone Barrio
Regional Records Coordinator

Attachment

LEYMASTER ENVIRONMENTAL CONSULTING, LLC

5500 East Atherton Street, Suite 210

Long Beach, California 90815

Phone: (562) 799-9866

Fax: (562) 799-1963

To: DTSC
 Fax Number:
 From: Myrna Rangel
 Date:
 Regarding: Public Records Review
 Pages Including Cover: 1

Hello –

Do you have any files or records for the following addresses?

18800 Gale Ave., Rowland Heights, CA 91748

18800 Railroad St, "

Thanks very much for your assistance!

8264-021-020
8264-021-027

N/R

N/R

Best regards,

Myrna

Myrna Rangel
Project Manager

CYPRRESS

OCT 31 2013

DTSC

PR41101136#2



Facility Information Detail (FIND)

[Search Again](#)

Facility ID	Facility Name	Facility Address	RECLAIM	Title V	Facility Status
61562	BAN PRO OF CAL	17475 GALE AVE , CITY OF INDUSTRY, CA 91748			
64213	BURGER KING	18932 GALE AVE , ROWLAND HEIGHTS, CA 91748			ACTIVE
86308	COSTCO WHOLESALE	17301 E GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
83985	CROWN CITY CLEANERS	18215 GALE AVE , CITY OF INDUSTRY, CA 91748			
87161	CTR EMISS RESEARCH ANALYS&CERT INC,CERAC	18559 E GALE AVE , CITY OF INDUSTRY, CA 91748			
155472	DIAMOND HONDA	17525 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
109533	GREAT LAKES CHEMICAL CORP	18400 E GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
20743	H. P. SAFE MFG CO	16605 E GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
85915	HOME DEPOT, THE #607	18131 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
92777	IKEA INDUSTRY	17621 E GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
127375	IKEA CALIFORNIA LLC	17621 E GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
141440	KUO ZHANG	1802 E GALE AVE , ROWLAND HEIGHTS, CA 91748			ACTIVE
70413	LA CO., FIRE STA #118	17201 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
84307	LA CO., PUBLIC SOCIAL SVCS-INDUSTRY	17171 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
96139	LEO HOFFMAN CHEVROLET INC	17300 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
83727	PRICE SAVERS WAREHOUSE #409	17835 E GALE AVE , CITY OF INDUSTRY, CA 91748			
162589	PUENTE HILLS AUTO COLLISION CENTER	17621 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
104577	PUENTE HILLS FORD	17340 E GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
98313	PUENTE HILLS FORD	17280-17 GALE AVE , CITY OF INDUSTRY, CA 91748			
98432	PUENTE HILLS FORD 098313	17280 GALE AVE , CITY OF INDUSTRY, CA 91748			
163788	PUENTE HILLS HYUNDAI	17621 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
98312	PUENTE HILLS INFINITY-NISSAN	17320 GALE AVE , CITY OF INDUSTRY, CA 91748			
109055	PUENTE HILLS PONTIAC/BUICK/GMC	17280 E GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
90923	PUENTE HILLS RESOURCES	17320 E GALE AVE , CITY OF INDUSTRY, CA 91748			
128235	PUENTE HILLS TOYOTA, INC.	17070 E GALE , CITY OF INDUSTRY, CA 91748			ACTIVE



Facility Information Detail (FIND)

[Search Again](#)

Facility ID	Facility Name	Facility Address	RECLAIM	Title V	Facility Status
101331	PUREX POOL SYSTEMS INC	18400 GALE AVE , CITY OF INDUSTRY, CA 91748			
46635	RYCO MFG CORP	17421 E GALE , CITY OF INDUSTRY, CA 91748			
93366	SIGMA INTERSTATE AUTOMOTIVE	18537 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
157125	SMART & FINAL #472	18204 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
66726	SPOONS RESTAURANTS INC	18900 GALE AVE , ROWLAND HEIGHTS, CA 91748			
84798	STOR FURNISHINGS INTL	17621 E GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
130305	SUPERIOR NISSAN OF PUENTE HILLS	17320 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
94115	SWH CORPORATION/ MIMI'S CAFE	17919 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
96501	T-SHIRT WHOLESALE MART	17435 E GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
122745	THE HOME DEPOT U.S.A., INC.	18131 GALE , CITY OF INDUSTRY, CA 91748			ACTIVE
76324	THE HOP	17647 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
155517	WAL-MART STORES, INC DBA SAM'S CLUB 6611	17833 GALE AVE , CITY OF INDUSTRY, CA 91748			ACTIVE
59572	WINDSOR CLEANERS II	18215 GALE AVE , CITY OF INDUSTRY, CA 91748			

Page 2 of 2 (38 records)

 Page

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21865 Copley Dr, Diamond Bar, CA 91765 - (909) 396-2000 - (800) CUT-SMOG (288-7664)



Facility Information Detail (FIND)

[Search Again](#)

Facility ID	Facility Name	Facility Address	RECLAIM	Title V	Facility Status
121204	A&A ENTERPRISES	17200 RAILROAD ST , CITY OF INDUSTRY, CA 91748			
117941	AEROSPACE RIVET	17425 RAILROAD ST , CITY OF INDUSTRY, CA 91748			
161754	ALTA DENA CERTIFIED DAIRY, LLC	17851 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
119	ASTRO SPAR	18243 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			
171902	BAY INSULATION SUPPLY OF LA CWCI INSULAT	18825 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
144963	BAY VALLEY FOODS LLC	17380 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
6792	BESTEEL CO	18233 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
12479	CAL-MOLD INC	17425 RAILROAD ST , CITY OF INDUSTRY, CA 91748			
51390	CAMCO CHEMICAL CO, INC	18383 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			
69677	COLUMBIA PACIFIC ALUMINUM CORPORATION	18111 E RAILROAD ST , CITY OF INDUSTRY, CA 91748	RECLAIM		
147181	COVALENCE SPECIALTY MATERIALS CORP	18901 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
57423	DARNELL-ROSE	17915 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
126326	DEAN DIP & DRESSING CO	17380 RAILROAD ST , CITY OF INDUSTRY, CA 91748			
110476	ECOLAB, INC.	18383 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
133304	EDOKKO RESTAURANT	17200 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
79303	EIGHTY-EIGHT FOODS INC	17200 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
43429	EL DORADO PAINTING & SANDBLASTING INC	18625 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
32509	FAMILIAN PIPE & SUPPLY INC	17721 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
92795	FURNITURE DESIGN & MANUFACTURING	17440 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
13817	GABRIELE MACARONI PROD.	17651 RAILROAD ST , CITY OF INDUSTRY, CA 91748			
170618	HEART LAND FARMS	17851 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
15911	INDAL ALUMINUM	18111 RAILROAD ST , CITY OF INDUSTRY, CA 91748			
123087	INDALEX WEST INC	18111 E RAILROAD ST , CITY OF INDUSTRY, CA 91748	RECLAIM	TITLE V	
93072	MICRO UTILITY PARTNERS OF AMERICA LP	18001 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
126063	MORNINGSTAR FOODS A DIV. OF DEAN FOODS	17380 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE

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21865 Copley Dr, Diamond Bar, CA 91765 - (909) 396-2000 - (800) CUT-SMOG (288-7664)



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Facility ID	Facility Name	Facility Address	RECLAIM	Title V	Facility Status
105756	MOTORVATION INTL INC	17440 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
61118	PLATO PROD INC	18731 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			
6481	PRIME POWER	18457 RAILROAD ST , CITY OF INDUSTRY, CA 91748			
8820	REULAND ELECTRIC CO, H.BRITTON LEES	17969 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
107670	RIDGEWOOD/CAL POWER PARTNERS LP, SAFE PL	18001 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
108114	RIDGEWOOD/CALIFORNIA POWER PARTNER107677	18001 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			
42079	ROD'S FOOD PRODUCTS	17380 RAILROAD ST , CITY OF INDUSTRY, CA 91748	RECLAIM		
39965	SAFE PLATING INC	18001 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
98018	SAMICK MUSIC CORPORATION	18521 RAILROAD ST , CITY OF INDUSTRY, CA 91748			
113037	SANTEE DAIRIES, INC	17851 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			
161300	SAPA EXTRUDER, INC	18111 E RAILROAD ST , CITY OF INDUSTRY, CA 91748	RECLAIM	TITLE V	ACTIVE
9114	SOMITEX PRINTS OF CAL INC	17355 RAILROAD ST , CITY OF INDUSTRY, CA 91748	RECLAIM		
49206	TORITE FILTER	18421 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			
66757	TRAIN JOHNSON - SITE SAFE PLATING	1801 RAILROAD , CITY OF INDUSTRY, CA 91748			
13063	TRIDENT CONSOL IND	18731-18 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
50504	TYCO PLASTICS	18901 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			
46713	UTILITY TRAILER MFG CO	17295 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
171210	UTILITY TRAILER MFG. COMPANY	17295 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
136196	VALLEY VISTA DISPOSAL	17445 RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE
122601	VAPOR EXTRACTION TECHNOLOGY INC	17969 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			
51692	WEB MASTERS, INC	17300 RAILROAD ST , CITY OF INDUSTRY, CA 91748			
78451	ZENITH SPECIALTY BAG CO INC	17625 E RAILROAD ST , CITY OF INDUSTRY, CA 91748			ACTIVE

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LEYMASTER ENVIRONMENTAL CONSULTING, LLC

**5500 East Atherton Street, Suite 210
Long Beach, California 90815
Phone: (562) 799-9866
Fax: (562) 799-1963**

**To: Ali - LAC Public Works
Fax Number:
From: Myrna Rangel
Date: November 7, 2013
Regarding: Public Records Review
Pages Including Cover: 1**

Hello -

Do you have any files or records for the following addresses?

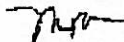
18800 E. Railroad Street
Rowland Heights, CA 91748

18800E. Gale Avenue
Rowland Heights, CA 91748

> No Files Found

Thanks very much for your assistance!

Best regards,



**Myrna Rangel
Project Manager**

	Date 11/14	# of pages 1
To Myrna Rangel	From	
Co./Dept. Leymaster	Co. LACoDPW	
Phone #	Phone # (626) 458-3517	
Fax # (562) 799-1963	Fax #	

Myrna Rangel

From: Hamilton, Charlene [CHamilton@lacsds.org]
Sent: Thursday, October 31, 2013 2:12 PM
To: Myrna Rangel
Subject: File review

No records found for 18800 Gale, Rowland Heights.

Charlene Hamilton
Phone-(562) 908-4288 Ext 2929
Fax -(562) 908-4224
E-Mail chamilton@lacsds.org

Myrna Rangel

From: Hamilton, Charlene [CHamilton@lacs.org]
Sent: Thursday, October 31, 2013 11:22 AM
To: Myrna Rangel
Subject: File review

No records found for 18800 Railroad, Rowland Heights.

Charlene Hamilton
Phone-(562) 908-4288 Ext 2929
Fax -(562) 908-4224
E-Mail chamilton@lacs.org

Myrna Rangel

From: Gallardo, Laura@Waterboards [Laura.Gallardo@waterboards.ca.gov]
Sent: Tuesday, November 19, 2013 4:39 PM
To: Myrna Rangel
Cc: Gallardo, Laura@Waterboards
Subject: File Review Request/Tracking No. 2013111901

******* Please submit future file review requests to the LARWQCB via e-mail to RB4-publicrecords@waterboards.ca.gov.*******

Thank you for your request to review Regional Board records concerning the property on 1880 Railroad Street, Rowland Heights, CA 91748/18800 Gale Avenue, Rowland Heights, CA 91748.

The Regional Board has reviewed its files and has concluded that it does not have any records that are responsive to your request.

APPENDIX G

AERIAL PHOTOGRAPHS



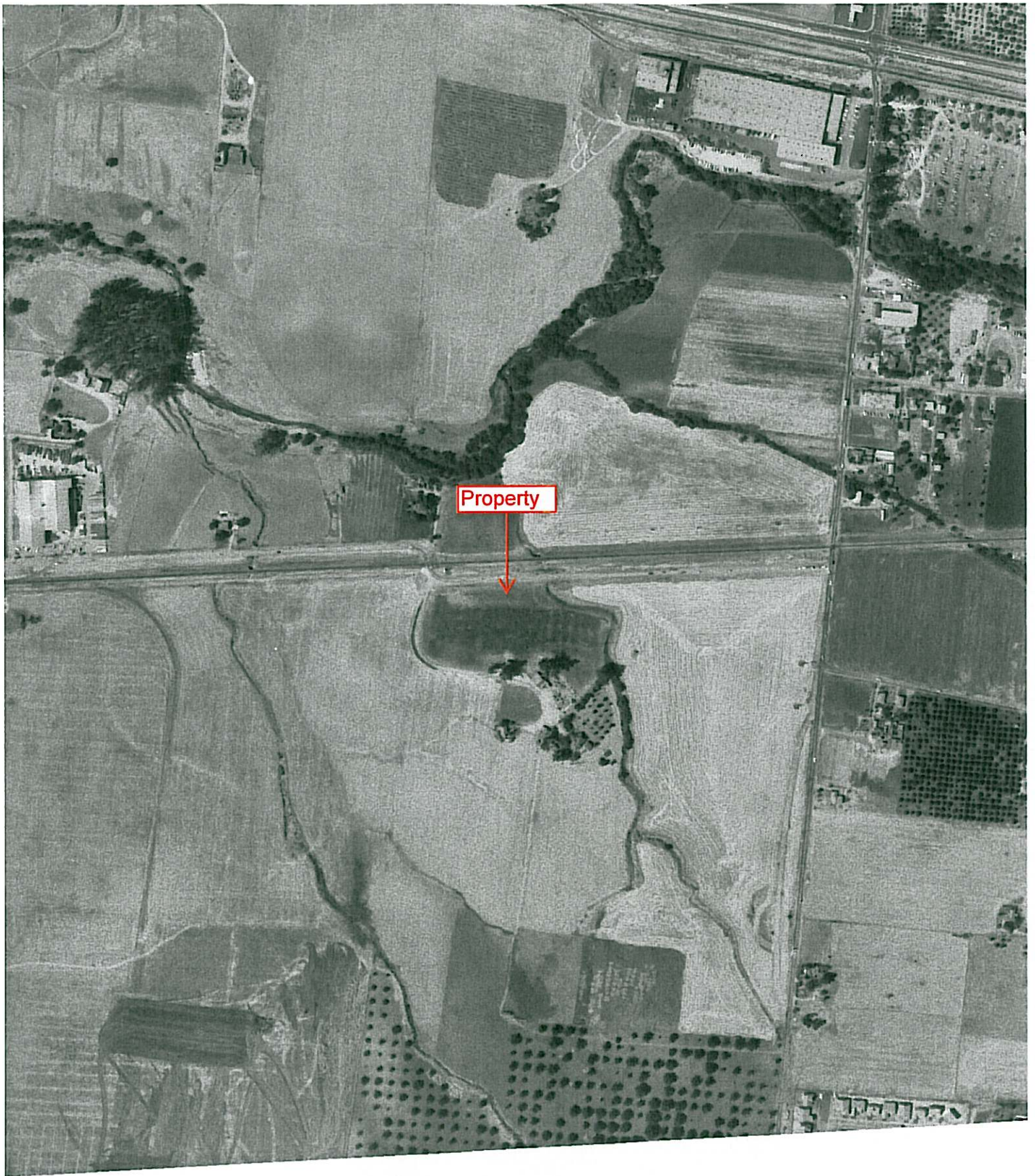
Property

INQUIRY #: 3773417.5

YEAR: 1928

| = 500'





Property

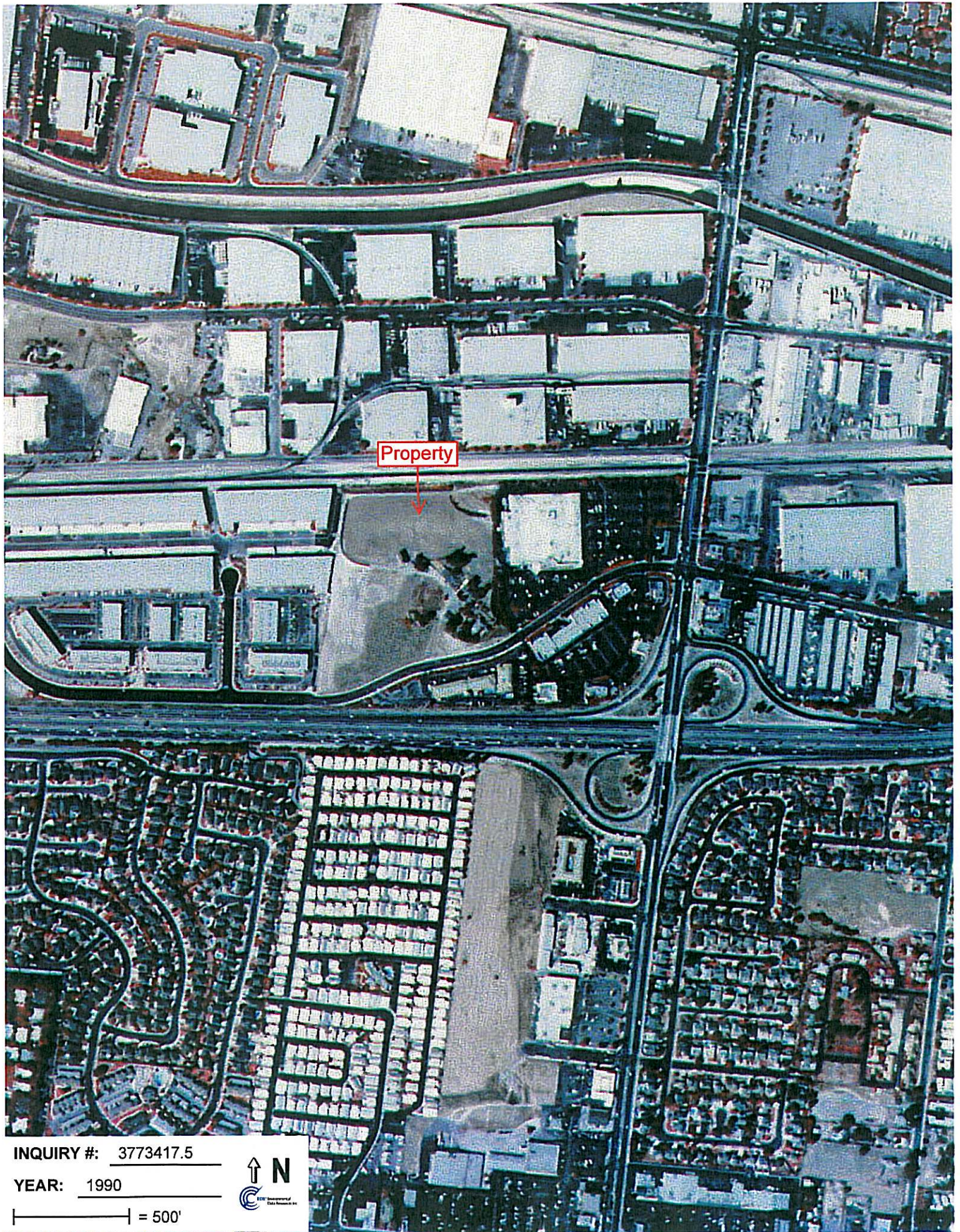
INQUIRY #: 3773417.5

YEAR: 1964

| = 500'



ESRI Environmental Data Services Inc.



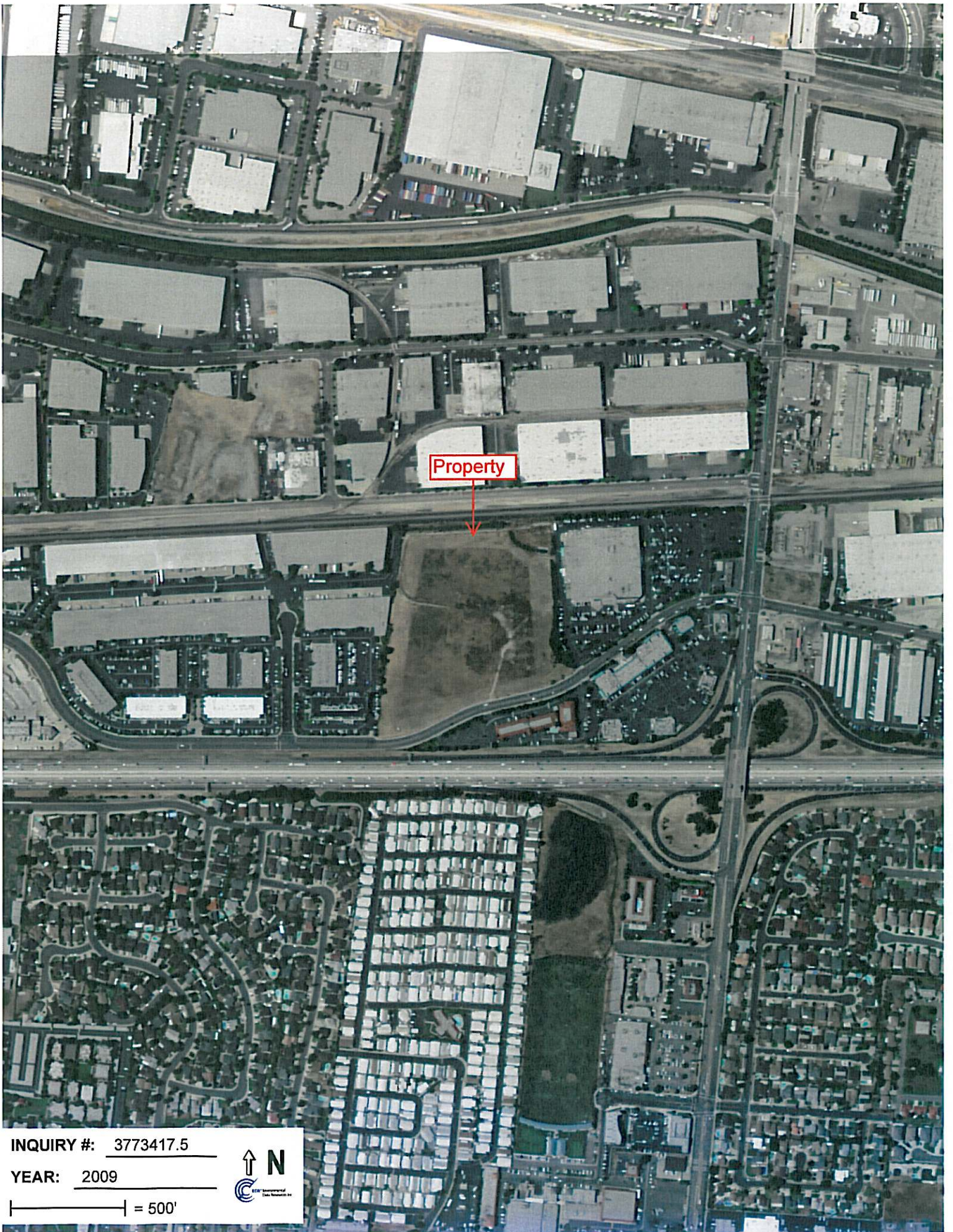
Property

INQUIRY #: 3773417.5

YEAR: 1990

— = 500'





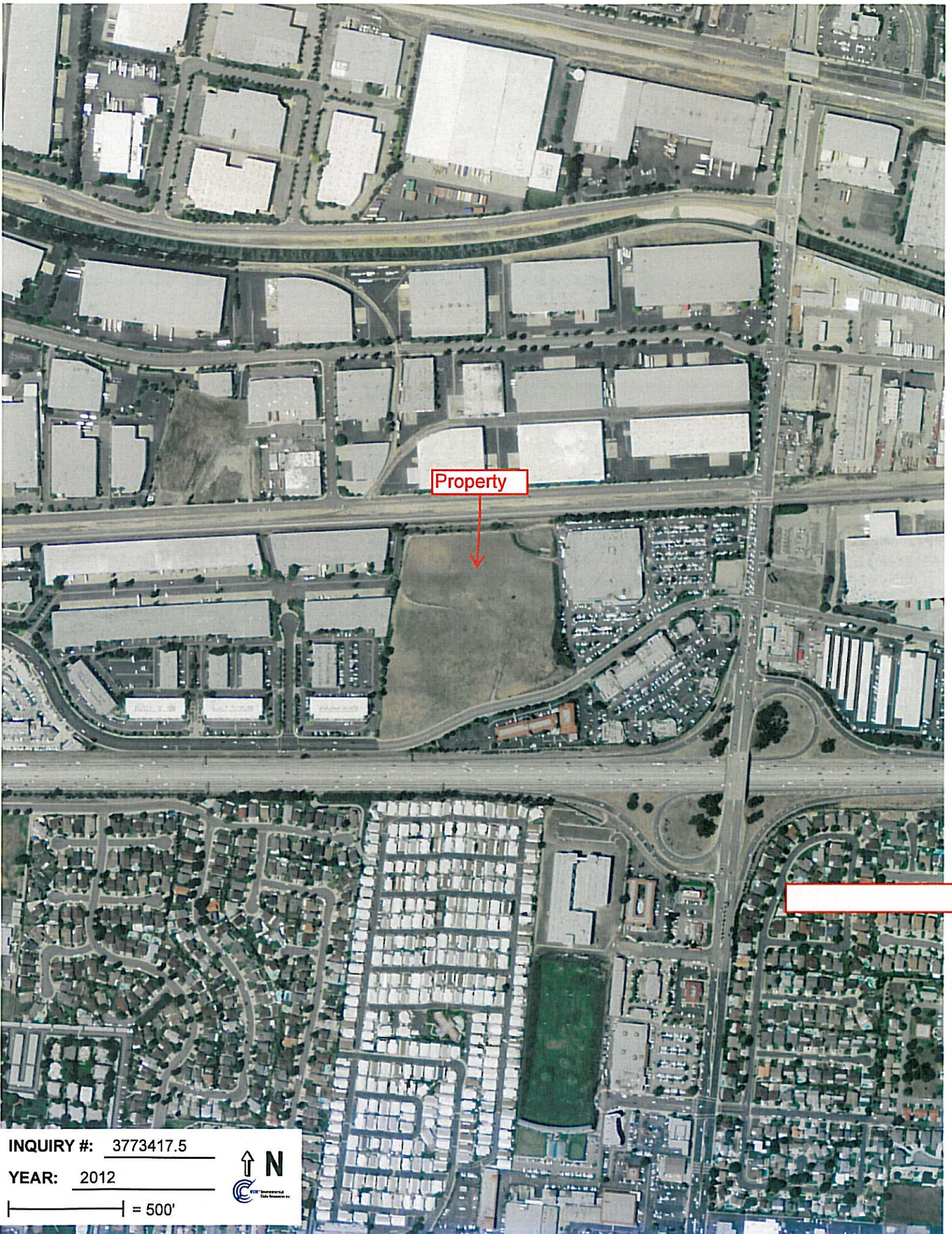
Property

INQUIRY #: 3773417.5

YEAR: 2009

|—————| = 500'





Property

[Redacted]

INQUIRY #: 3773417.5

YEAR: 2012

| = 500'



APPENDIX H

SITE PHOTOGRAPHS

**Site Photographs
18800 Gale Avenue
Rowland Heights, California**



Property facing southwest



Property facing northwest



Western side of Property facing north



Property facing east



Eastern side of Property facing west



Eastern side of Property facing east

APPENDIX I

**SPECIAL CONTRACTURAL CONDITIONS BETWEEN USER AND
ENVIRONMENTAL PROFESSIONAL**

LEYMASTER ENVIRONMENTAL CONSULTING, LLC

5500 East Atherton Street, Suite 210
Long Beach, California 90815
Phone (562) 799- 9866
Fax (562) 799-1963

October 11, 2013

Mr. Reinhard Stenzel
Thienes Engineering, Inc.
14349 Firestone Boulevard
La Mirada, CA 90638

Re: Phase I Environmental Assessment Proposal
14-Acre Undeveloped Parcel/Gale Avenue
Rowland Heights, California

Dear Mr. Stenzel:

Thank you for the opportunity to submit this Phase I Environmental Assessment Proposal. Based on our current understanding of the factual circumstances, cost of the proposed assessment and review will be **\$2,400**, exclusive of analytical services, if required. This proposal is valid for 30 calendar days. Client consultation and services beyond the Phase I outline will be charged at additional time and expense. A Chain-of-Title report for the property must be provided or will be obtained at an additional cost of \$180 per parcel.

The following is the scope of work involved with a Phase I Environmental Assessment following ASTM E 1527-05 and EPA Final All Appropriate Inquires (AAI) standard practices:

1. Prepare a history of the subject site development and land use based on data collected from local agency records, aerial photos, on-site inspection and individuals as appropriate.
2. Review pertinent records of local Building, Fire, Environmental and other departments that may have information regarding, or an official interest in, the site or its improvements.
3. Investigate the site and nearby properties with regard to information included in the EPA National Priorities List and CERCLIS List, the Department of Toxic Substances Control State Superfund List and CALSITES List, and listings of sites of environmental concern maintained by other regulatory agencies.
4. Review applicable records and files of the Department of Toxic Substances Control, Regional Water Quality Control Board, Integrated Waste Management Board, and other regulatory agencies for the subject site and for nearby properties that in the opinion of the assessor may affect the subject site.
5. Analyze available recent and historical aerial photographs to identify or verify past uses, developments, improvements or modifications made to the site, including ponds, tanks, oil wells, sumps,

or disposal areas on the site or adjacent properties.

6. Inspect the site and interiors of all buildings for potential environmental concerns resulting from the handling, use, storage, and disposal of hazardous chemicals, underground tanks, clarifiers, and liquid-filled electrical devices.

7. Identify the present use of all immediately adjacent properties and determine the current status of any environmental conditions or investigations of these properties that could impact the site.

8. All findings would be presented in a summary report, which would include the findings of our research and reconnaissance; our conclusions; opinions and any recommendations; and, qualifications information for the staff conducting the study. Our report would include a vicinity map: a plot map, ground level and aerial photographs of the property. If requested, we would provide one standard reliance letter referencing our Phase 1 report within 90 days of the date of our completed report.

9. If evidence of the presence or suspected presence of an area of environmental concern is found, the evidence and location will be described. If no evidence of the presence or suspected presence of an area of environmental concern is found, an appropriate conclusion will be provided.

When you decide to proceed on the environmental assessment on the above-referenced property, please sign and return one copy of this agreement along with a deposit check for **\$1,200**. Work will begin as soon as the agreement and check are returned to our office. An invoice for the unpaid balance will be mailed after the report is mailed to you. The report will be completed within 15 business days from receipt of the contract and check.

If an investigation for asbestos-containing building materials is desired, a United States Environmental Protection Agency/California Division of Occupational Health and Safety-Certified inspector is required to do this work. This highly regulated and specific survey will be covered under a separate proposal. We appreciate the opportunity to present our proposal to you. Please call us if you have any questions.

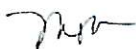
Agreement to above terms:

Client: Parallax Investments Corp.

Signature: 

Printed Name: Stubbard Lawson

Sincerely,



Myrna A. Rangel
Environmental Professional

APPENDIX J

QUESTIONNAIRES

LEYMASTER ENVIRONMENTAL CONSULTING, LLC

5500 East Atherton Street, Suite 210
Long Beach, California 90815
(562) 799-9866 phone
(562) 799-1963 fax

USER QUESTIONNAIRE

Per EPA 40 CFR Part 312 – Standards and Practices for All Appropriate Inquires, in order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the user must provide the following information (if available) to the *environmental professional*. Failure to provide this information could result in a determination that “*all appropriate inquiry*” is not complete.

1. Are you aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state or local law?

No

2. Are you aware of any AULs, such as engineering controls, land use restrictions or institutional controls that are in place at the site and/or have been filed or recorded in a registry under federal, tribal, state or local law?

No

3. As the user of this Environmental Site Assessment, do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

No

4. Does the purchase price being paid for this Property reasonable reflect the fair market value of the Property? If you conclude that, there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?

~~No~~ Yes

LEYMASTER ENVIRONMENTAL CONSULTING, LLC

**5500 East Atherton Street, Suite 210
Long Beach, California 90815
(562) 799-9866 phone
(562) 799-1963 fax**

5. Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,
- a. Do you know the past uses of the Property? *Land*
 - b. Do you know of specific chemicals that are present or once were present at the Property? *No*
 - c. Do you know of spills or other chemical releases that have taken place at the Property? *No*
 - d. Do you know of any environmental cleanups that have taken place at the Property? *No*
6. As the user of this Environmental Site Assessment, based on your knowledge and experience related to the Property are there any obvious indicators that point to the presence or likely presence of contamination at the Property?

No

Completed by:

Date:

Stephanie Lawson

Name and Title

VP, Parallax

02.28.2013

Appendix A-3 – Sewer Capacity Study

SEWER CAPACITY STUDY

FOR

HOTEL/RETAIL SITE

ON GALE AVE.

ROWLAND HEIGHTS, LA COUNTY, CA

TEI PROJECT #3090B

PM 072916

PC 12243AS

Owner:

PARALLAX INVESTMENT CORPORATION

247 DAVENPORT

TORONTO, ON M5R 1J9

CANADA

PHONE: (416) 944-0968

Prepared By:



Date:

Originally Issued: March 2014

Latest Revision: 02/02/15

Submitted To:

Parallax Investment Corporation

Los Angeles County Consolidated Sewer Maintenance District

CNC Engineering (Engineers for the City of Industry)

TABLE OF CONTENTS

1. INTRODUCTION
2. PROJECT DESCRIPTION
3. SEWER PIPE CAPACITY ANALYSIS
4. EXISTING SEWER SYSTEM DESCRIPTION
5. PROPOSED SEWER SYSTEM DESCRIPTION
6. CONCLUSION

LIST OF EXHIBITS

- Exhibit 1. Proposed Project Utility Plan
- Exhibit 2. Sewer Area Study Map

APPENDICES

- Appendix A. Table 1: Sewer Area Study Calculations
- Appendix B. Los Angeles County Regional Planning - Zoning Map
Los Angeles County Department of Public Works - Zoning Coefficients
Estimated Average Daily Sewage Flows for Various Occupancies
Flow Diagram for the Design of Circular Sanitary Sewers - County Standard S-C4
- Appendix C. E-2305 - Consolidated County Sewer Maintenance District (S.M.D.) Map
PC-6565 - Sanitary Sewer As-Built
PC-6565R - Sanitary Sewer As-Built
PC-7587 - Sanitary Sewer As-Built
PC-9836 - Sanitary Sewer As-Built

1. INTRODUCTION

The following study analyzes the capacity of sanitary sewer lines from the project site to the main trunk sewer. The boundary of the sewer area study begins just north of Colima Road and continues north and west to the northwest corner of the project site just north of the Union Pacific Railroad where the sewer system joins a Los Angeles County Sanitation District (LACSD) trunk sewer line. The study includes all tributary flow in the sewer system from upstream of the proposed development to downstream of the proposed development the full distance to the LACSD trunk line. The analysis will determine the impact of the proposed development on the existing sewer system.

2. PROJECT DESCRIPTION

The project site is located on the north side of Gale Avenue, south of Railroad Street, west of Nogales Street, and east of Fullerton Road. The majority of the Project Site, 14.06 acres, is within unincorporated Los Angeles County; the remaining 0.79 acres is within the City of Industry municipal boundary. The project site consists of three parcels. The easterly parcel (Parcel 1) will be used for commercial purposes. The westerly parcels (Parcel 2 to the south and Parcel 3 to the north) will be used for two hotels (Hotel "A" on Parcel 2 and Hotel "B" on Parcel 3). Each Parcel and portion of City of Industry vacation used for site purposes is described as follows:

Parcel 1 (Commercial Parcel):

Parcel 1 encompasses 8.75 acres (gross) with 0.57 acres to be dedicated to street right-of-way, due to Gale Avenue widening, yielding a net area of 8.18 acres. An additional 0.57 acres north of Parcel 1, located in the City of Industry, is a portion of vacated Railroad Street that will be used for surface parking and circulation, as well as undergrounding of an existing partially channelized storm drain. The total net site associated with Parcel 1 is 8.75 acres.

Proposed improvements to Parcel 1 include commercial condominium units to accommodate retail and restaurant uses. A total of four buildings will be arrayed around the perimeter of the Parcel, surrounding a central surface parking lot and open space. Buildings 1 and 4 are each two stories. The ground floor of Building 1 is 18,054 square feet (29,518 square feet including 2nd story) while the ground floor of Building 4 is 26,275 square feet (46,124 square feet including 2nd story). Buildings 2 and 3 are one story and encompass 37,430 square feet and 13,041 square feet respectively.

Parcel 2 (Hotel "A" Parcel):

Parcel 2 encompasses 3.38 acres (gross) with 0.16 acres to be dedicated to street right-of-way yielding a net area of 3.22 acres.

The Hotel "A" will be constructed as part of Phase I development. This hotel will be a full service hotel generally intended for business travelers and families. There will be a total of 275 guest rooms with approximately 189,950 square feet, as well as a hotel restaurant, bar, and meeting rooms.

Parcel 3 (Hotel "B" Parcel):

Parcel 3 encompasses 1.93 acres (gross). Similar to Parcel 1, there is additional area north of Parcel 2, in the City of Industry, that will be used for surface parking and circulation, as well as undergrounding of an existing partially channelized storm drain. This area is 0.20 acres yielding a total net site area associated with Parcel 2 of 2.13 acres.

Hotel "B" will be constructed as part of Phase II development. Hotel "B" would be an extended stay hotel, generally intended for travelers and families expecting longer stays, totaling 202 guest rooms and approximately 130,930 square feet.

The entire project site is designated as "M-1.5-BE", Restricted Heavy Manufacturing, by the current County Zoning Map. Surrounding areas to the south and east are similarly zoned and properties with "Commercial" and "I-C Overlay" are located to the immediate west of the site. Property is zoned "Industrial" to the north, across the Union Pacific Railroad Tracks. The overall study areas are as shown on the attached Map in Exhibit 2.

3. SEWER PIPE CAPACITY ANALYSIS

The existing sewer pipes were analyzed using the County of Los Angeles Department of Public Works (LADPW) Sewer Manual S-C4 chart for a maximum design capacity at half full for pipes less than 15" and at three quarters full for pipes 15" and greater. The chart is based on Kutter's Formula. The cumulative calculated flow for each segment was compared to the sewer capacity at each segment. The equation for the tributary sewer discharge is as follows:

$$Q=ZA$$

Where Q=Sewer discharge (cfs)

Z= Zoning coefficient (cfs/acre)

A=Area (acres)

Refer to Appendix A for Table 1: Sewer Area Study Calculations.

The tributary areas of the sewer study can be found in Exhibit 2. Sewer Study Area Map and Zoning information was obtained from the County of Los Angeles Regional Planning website. The corresponding zoning coefficients were obtained from the County of Los Angeles Department of Public Works. Refer to Appendix B for the zoning map, zoning coefficients Estimated Average Daily Sewage Flows For Various Occupancies and Flow Diagram for the Design of Circular Sanitary Sewers County Standard S-C4.

The Following LADPW as-builts were used in the sewer pipe capacity analysis:

1. E-2305 - Consolidated County Sewer Maintenance District (S.M.D.) Map
2. PC-6565 - As-Built
3. PC-6565R - Sanitary Sewer As-Built
4. PC-7587 - Sanitary Sewer As-Built
5. PC-9836 - Sanitary Sewer As-Built

Refer to Appendix C.

4. EXISTING SEWER SYSTEM DESCRIPTION

The upstream end of the sewer shed begins with an 8" Vitrified Clay Pipe (VCP) just north of the intersection of Colima Road and Nogales Street (MH# 250) and continues north to an 8" VCP just south of the 60 freeway (MH# 264). The 8" VCP continues north crossing the 60 Freeway to the intersection of Gale Avenue and Nogales Street (MH# 269). From MH# 269 the pipe up-sizes to a 10" VCP and continues north to the southerly right of way of the Metrolink Railway (MH#302). From MH# 302, the 10" VCP turns to the west and continues for approximately 1300 feet to MH# 280. From MH# 280, the pipe up-sizes to a 12" VCP and continues west to the northwesterly corner of the proposed project (MH# 281). From MH# 281, the 12" VCP turns north and crosses the Metrolink Railway to MH# 284. From MH# 284, the pipe changes to a 12" Cast Iron Pipe and continues to the north to connection to the 30" Sanitation District No. 21 Outfall Trunk Sewer.

Refer to Exhibit 2 for Sewer Area Study Map of existing sewer lines and flow direction for the study area and the proposed project site.

5. PROPOSED SEWER SYSTEM DESCRIPTION

The project site will discharge into the existing 12" VCP sewer line at the north end of the project at MH# 281. Since the project site is at the very end of the study area and all tributary areas also flow to MH# 281, the sewer study calculations only consider the effect of the proposed project on the 12" sewer line from MH# 281 to MH# 284 to the Trunk Sewer.

Refer to Exhibit 2 for Sewer Area Study Map for discharge to the proposed project site.

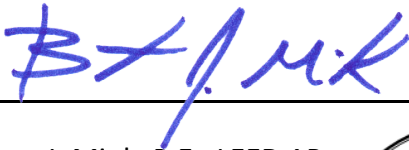
6. CONCLUSION

Based on the findings of this report, the downstream sewer system has adequate capacity to accommodate the proposed project. Calculations show that a portion of the existing sewer system exceeds 100% (at 50% full). However, the allowable flows for the sewer segment is up to 150% capacity.

The 12" VCP and Cast Iron Pipe from Manholes 281 to 284 to the Trunk sewer connection are at 119.0% capacity. Mitigation is not warranted for the segment because it does not exceed 150% capacity based on LACDPW design criteria.

Prepared by:

Thienes Engineering, Inc



Bart J. Mink, P.E., LEED AP

RCE 82953 Exp. 09/30/16



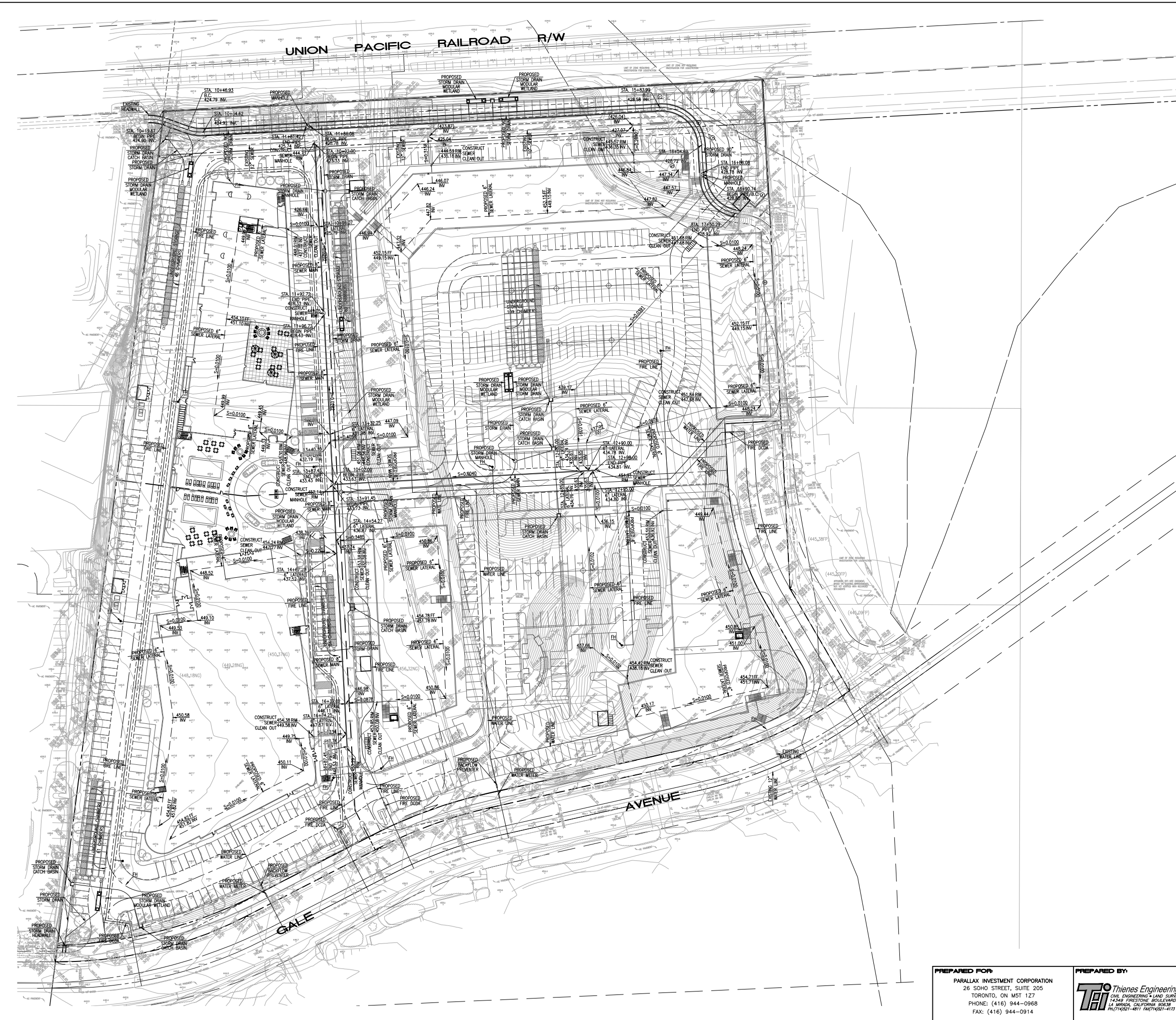
02/02/2015

Date



Exhibit 1

Proposed Project Utility Plan



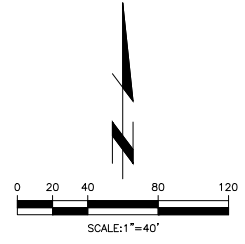
INSTRUCTION TO BIDDERS REF: EARTHWORK BALANCE-VALUE ENGINEERING.

THE CONSULTANT'S GRADING DESIGN IS INTENDED TO PROVIDE FOR A "BALANCED" SITE WITHIN AN ALLOWABLE TOLERANCE, BASED ON THE GEOTECHNICAL REPORT PROVIDED. THE CONSULTANT HAS COMPLETED AN EARTHWORK CALCULATION USING A SHRINKAGE FACTOR CALCULATED FROM THE IN PLACE DENSITIES SHOWN IN BORING LOGS AND MAY NOT AGREE WITH THE STATED SHRINKAGE GIVEN IN THE SOILS REPORT. IN ADDITION, SITE WORK MAY UNCOVER UNSUITABLE MATERIAL, ROCKS OR UNDESIRABLE FILL THAT WOULD NOT HAVE BEEN PART OF THE CALCULATIONS AND COULD AFFECT THE EARTHWORK BALANCE. THENES ENGINEERING WILL ADJUST THE PRECISE GRADING PLANS DURING THE GRADING OPERATIONS TO COMPENSATE FOR THESE VARIABLE CONDITIONS AS NECESSARY TO BALANCE THE EARTHWORK AND ELIMINATE NECESSITY TO IMPORT AND EXPORT EARTH. GIVEN THE RANGE OF POTENTIAL SHRINKAGE VALUES ALLOWED FOR IN THE GEOTECHNICAL REPORT AND THE POTENTIAL OF UNFORESEEN FIELD CONDITIONS, THE CONSULTANT WILL PROVIDE A GLOBAL (ENTIRE SITE) VERTICAL FIELD ADJUSTMENT TO FINISH GRADE ELEVATIONS AS REQUIRED TO ACHIEVE THE BALANCE INTENDED.

PROCEDURE:

THE FOLLOWING PROCEDURE WILL BE FOLLOWED TO OBTAIN A BALANCED SITE (FIELD BALANCE): THIS PROCEDURE SHALL BE MONITORED BY THENES ENGINEERING FIELD SURVEY CREWS WHO WILL PROVIDE CONSTRUCTION STAKING AND FIELD ENGINEERING SERVICES UNDER A SEPARATE CONTRACT.

1. THE GRADING SUBCONTRACTOR SHALL REVIEW THE PLANS, ANTICIPATED FOOTING, POUR STRIP AND UTILITY SPOILS AND RECOMMEND AN ADJUSTMENT NEEDED TO GENERATE A BALANCED SITE. THENES ENGINEERING WILL PROVIDE AN INITIAL ADJUSTMENT TO THE GRADING PLANS BASED ON THE GRADING CONTRACTOR'S RECOMMENDATION, IF NECESSARY.
2. THE GRADING CONTRACTOR SHALL PROVIDE A UNIT PRICE PER CUBIC YARD ALONG WITH AN ESTIMATE OF CUBIC YARDS PER TRUCK LOAD (TO ALLOW SITE SUPERINTENDENT TO VERIFY QUANTITIES) AS AN ALTERNATE TO BALANCING THE SITE AND TO ACCOUNT FOR A REASONABLE MARGIN OF ERROR. CONTRACTOR SHALL BE COMPENSATED FOR ANY EXCESS OR SHORTAGE OF EARTH (NOT BOTH) AT THE COMPLETION OF GRADING.
3. THE GRADING CONTRACTOR SHALL PROVIDE FOR A TEN PERCENT INCREASE IN THE SOILS ENGINEER'S REQUIRED FILL BLANKET BELOW THE PROPOSED FOOTINGS. IF THE SOILS REPORT REQUIRES A 3 FOOT FILL BLANKET THE GRADING CONTRACTOR SHALL PROVIDE A 3.3 FOOT FILL BLANKET BELOW THE PROPOSED FOUNDATIONS. THE ADDITIONAL FILL BLANKET WILL ALLOW FOR A POTENTIAL NEGATIVE SITE ADJUSTMENT OF THE ENTIRE SITE.
4. THE GRADING CONTRACTOR SHALL MONITOR THE INITIAL GRADING OPERATIONS TO VERIFY ANY DEVIATIONS FROM THE ASSUMED SHRINKAGE OR SUBSIDENCE ESTIMATES. IN THE EVENT THE GRADING CONTRACTOR EXPERIENCES EXCESSIVE OR ADDITIONAL SHRINKAGE OR ADDITIONAL OVER EXCAVATION IS ENCOUNTERED, THE GRADING CONTRACTOR SHALL NOTIFY THENES ENGINEERING AS SOON AS ANY CHANGE IN THESE CONDITIONS ARE ENCOUNTERED.
5. IN THE EVENT UNSUITABLE SOILS ARE ENCOUNTERED OR DEBRIS REQUIRING REMOVAL DURING THE OVER EXCAVATION PROCESS ARE ENCOUNTERED, THE GRADING CONTRACTOR SHALL NOTIFY THENES ENGINEERING TO DETERMINE IF ANY FURTHER MODIFICATIONS ARE REQUIRED. IT IS ALSO THE INTENT OF THIS PROJECT TO BE ADJUSTED TO BALANCE FOR UNFORESEEN SOILS CONDITIONS IN ADDITION TO VARIABLES IN THE SHRINKAGE AND SUBSIDENCE ESTIMATES.
6. THE GRADING CONTRACTOR SHALL STOP GRADING OPERATIONS WHEN THE MAJORITY OF GRADING HAS BEEN COMPLETED (APPROXIMATELY 90 PERCENT, OR AT GRADING CONTRACTOR'S RECOMMENDATION) AND BEFORE THE BUILDING PAD HAS BEEN FINISHED. THE GRADING CONTRACTOR SHALL LEAVE THE SITE IN A RELATIVELY SMOOTH CONDITION NECESSARY TO PROVIDE AN ACCURATE TOPOGRAPHIC SURVEY OF THE GRADED CONDITIONS. GRADING CONTRACTOR SHALL PROVIDE THENES ENGINEERING 48 HOURS NOTICE PRIOR TO THE TEMPORARY STOP OF GRADING (2 BUSINESS DAYS NOTICE) TO ALLOW THENES ENGINEERING TWO BUSINESS DAYS TO COMPLETE AN AS-GRADED TOPOGRAPHIC SURVEY.
7. THENES ENGINEERING SHALL PROVIDE A TOPOGRAPHIC SURVEY OF THE ENTIRE SITE WITH SPOT ELEVATIONS AT 25 FOOT INTERVALS AND PROVIDE THE GRADING CONTRACTOR WITH AN ELECTRONIC COPY OF THE SURVEY INCLUDING A DTM MODEL. THENES ENGINEERING SHALL ALSO PROVIDE A RECOMMENDATION OF ANY SITE ADJUSTMENTS AND GRADING CONTRACTOR SHALL ALSO RE-RUN THEIR OWN CALCULATIONS AND CONFIRM WITH THENES ENGINEERING'S CALCULATIONS AND PROVIDE THEIR OWN RECOMMENDATION.
8. THE GRADING CONTRACTOR SHALL PROVIDE FOR A SITE ADJUSTMENT DURING THE GRADING OPERATIONS IN CONTRACTOR'S BASE BID. CONTRACTOR SHALL NOT FINE GRADE THE SITE UNTIL AFTER THE COMPLETION OF THE AS-GRADED TOPOGRAPHIC SURVEY AND THENES ENGINEERING PROVIDES A RECOMMENDATION OF A SITE BALANCE. GRADING CONTRACTOR'S BASE BID SHALL ANTICIPATE THAT ADDITIONAL EARTH MOVING WILL BE REQUIRED AS A RESULT OF AN ADJUSTMENT OF THE GRADING PLAN DURING THE GRADING OPERATIONS.
9. THE GRADING CONTRACTOR SHALL INCLUDE/ALLOW FOR UTILITY SPOILS (ACCOUNTING FOR BACKFILL MATERIAL) FOUNDATION AND POUR STRIP SPOILS MATERIAL IN THEIR EARTHWORK QUANTITY ESTIMATE.
10. THENES ENGINEERING WILL MODIFY THE GRADING PLANS IN A TIMELY FASHION AND PROVIDE A REVISED PRECISE GRADING PLAN WITH THE BUILDING PAD CERTIFICATION. ASSUME 48 HOURS FOR A WRITTEN DIRECTIVE OF THE REVISED ADJUSTMENT VALUE (SUCH AS RAISE ENTIRE SITE 0.04') AND ONE WEEK FOR A REVISED PRECISE GRADING PLAN. GRADING OPERATIONS SHALL CONTINUE AFTER THENES ENGINEERING PROVIDES A WRITTEN DIRECTIVE OF GLOBAL SITE BALANCE. CONTINUANCE OF GRADING SHALL NOT BE DEFENDANT OF THENES ENGINEERING PROVIDING REVISED GRADING PLANS.
11. AT THE COMPLETION OF THE PAD CERTIFICATION NO FURTHER SITE ADJUSTMENTS WILL BE PROVIDED. ANY IMPORT OR EXPORT OF EARTH SHALL BE BROUGHT TO OR REMOVED FROM THE SITE BY GRADING CONTRACTOR ON A TIME AND MATERIALS BASIS IN ACCORDANCE WITH GRADING CONTRACTOR'S ALTERNATE BID FOR IMPORT AND EXPORT. WHILE THE GRADING CONTRACTOR SHALL BE ADDITIONALLY COMPENSATED FOR ANY EXCESS IMPORT OR SHORTAGE OF EARTH, THE GRADING CONTRACTOR SHALL NOT BE COMPENSATED FOR EXPORTING IF THEY HAVE BEEN COMPENSATED FOR IMPORTING EARTH. IN OTHER WORDS, THE GRADING CONTRACTOR SHALL NOT BE PAID TO IMPORT THEN EXPORT EARTH.
12. THE GRADING CONTRACTOR SHALL COMPLY WITH ALL OTHER CONDITIONS AND RESTRICTIONS IMPOSED BY THE GENERAL CONTRACTOR AND BID A COMPLETE JOB.



Level Update: 1/7/18
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COUNTY OF LOS ANGELES
PUBLIC WORKS DEPARTMENT

CONCEPTUAL UTILITY PLAN
ROWLAND HEIGHTS HOTEL
DEVELOPMENT
GALE AVENUE

Designed by _____	Approved by _____	Date _____
Checked by _____	Public Works Director	S.C.E. XXXXX
Designed by _____	Sheet 3 of 4 Sheets	
Date _____		
Checked by _____		
Date _____		

PREPARED FOR:
PARALLAX INVESTMENT CORPORATION
26 SOHO STREET, SUITE 205
TORONTO, ON M5T 1Z7
PHONE: (416) 944-0968
FAX: (416) 944-0914

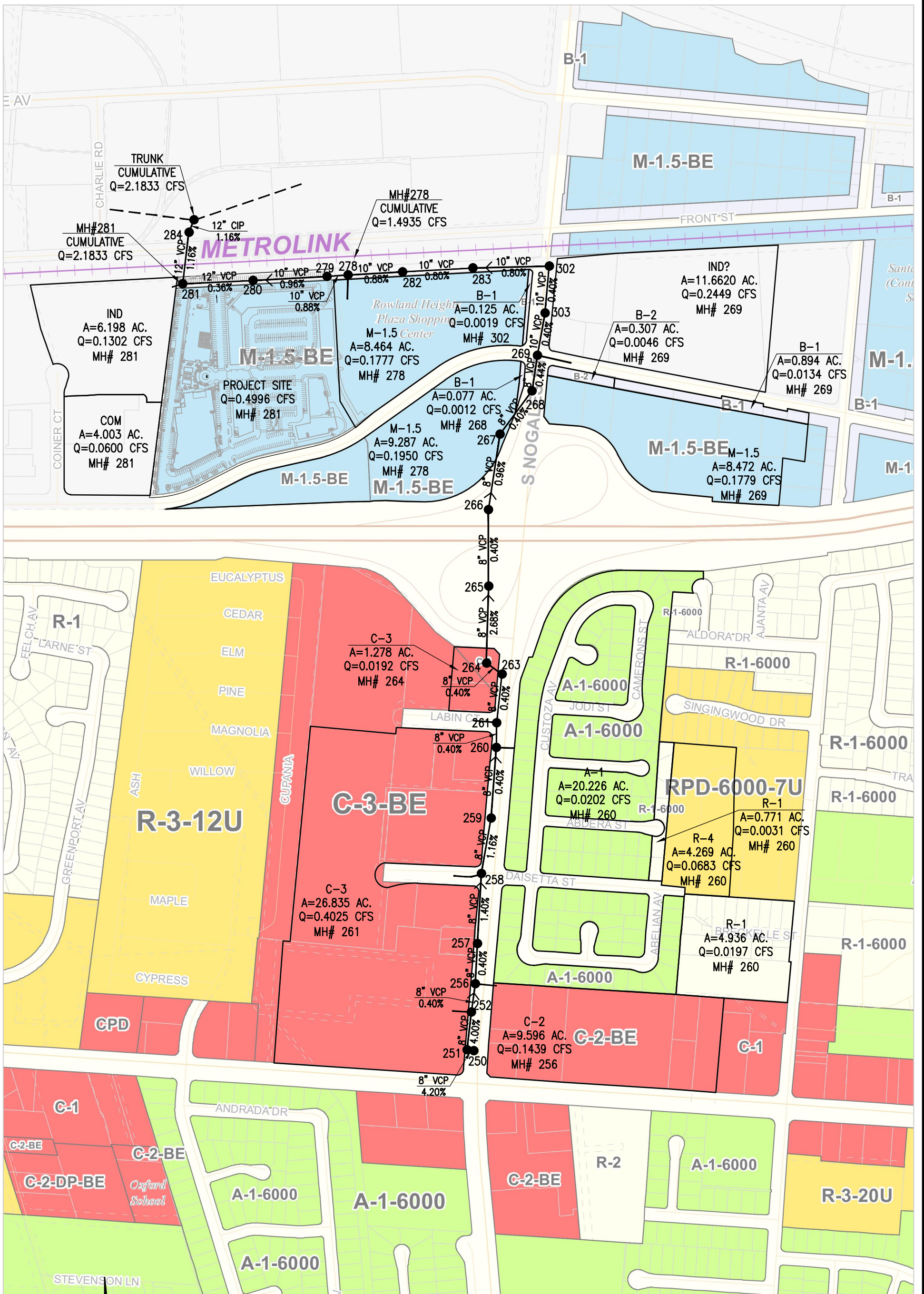
PREPARED BY:
Thienes Engineering, Inc.
CIVIL ENGINEERING & LAND SURVEYING
14343 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714) 821-4811 FAX: (714) 821-4171

3090/3 OF 4 SHEET



Exhibit 2

Sewer Area Study Map



Last Update: 3/4/14
 O:\3000-3099\3090\SEWER STUDY\3090b-Sewer Study Area.dwg



SCALE: 1"=500'

TEI Thienes Engineering, Inc.
 CIVIL ENGINEERING • LAND SURVEYING
 14349 FIRESTONE BOULEVARD
 LA MIRADA, CALIFORNIA 90638
 PH. (714) 521-4811 FAX (714) 521-4173

PREPARED UNDER THE
 SUPERVISION OF:

REINHARD STENZEL DATE
 RCE NO. 56155 EXP. 12-31-14

SEWER STUDY AREA
HOTEL/RETAIL SITE
GALE AVE
ROWLAND HEIGHTS, CA



Appendix A

Table 1: Sewer Area Study Calculations

Hotel/Retail Site, Gale Avenue, Rowland Heights, CA
Parallax Investment Corp.
TEI Project #3090B, PM 072916, PC 12243AS

BUSINESS NAME	OCCUPANCY	QUANTITY	FLOW UNIT OF (GPD) MEASURE	AVG. FLOWRATE (GPM)	AVG. FLOWRATE (CFS)	PEAK FLOWRATE (CFS)
Proposed Hotel A	Hotel	275 Rooms	150 /Room	28.65	0.0638	0.160
Restaurant/Bar	Restaurant	94 Seats ¹	50 /Seat	3.26	0.0073	0.018
Meeting Rooms	Auditoriums, churches, etc.	266 Seats ¹	5 /Seat	0.92	0.0021	0.005
Proposed Hotel B	Hotel	202 Rooms	150 /Room	21.04	0.0469	0.117
Proposed Retail:						
Building 1:						
Restaurant/Food Service	Restaurant	251 Seats ¹	50 /Seat	8.73	0.0195	0.049
Retail	Commercial Shops & Stores	21,739 SF	100 /1000 SF	1.51	0.0034	0.008
Building 2:						
Restaurant/Food Service	Restaurant	269 Seats ¹	50 /Seat	9.34	0.0208	0.052
Retail	Commercial Shops & Stores	8,726 SF	100 /1000 SF	0.61	0.0014	0.003
Building 3						
Restaurant/Food Service	Restaurant	99 Seats ¹	50 /Seat	3.45	0.0077	0.019
Retail	Commercial Shops & Stores	9,512 SF	100 /1000 SF	0.66	0.0015	0.004
Building 4:						
Restaurant/Food Service	Restaurant	305 Seats ¹	50 /Seat	10.58	0.0236	0.059
Office	Office Building	2,000 SF	200 /1000 SF	0.28	0.0006	0.002
Retail	Commercial Shops & Stores	9,512 SF	100 /1000 SF	0.66	0.0015	0.004
				89.69	0.1998	0.4996

Note:

(1) Number of seats based on Parking Requirements of County of Los Angeles based on Floor Area (Net)

Analysis prepared by:

THIENES ENGINEERING
16800 VALLEY VIEW AVENUE
LA MIRADA CA 90638
PH: (714) 521-4811 FAX: (714) 521-4173

TIME/DATE OF STUDY: 7:12 2/ 2/2015

***** DESCRIPTION OF STUDY *****
* MH281 TO MH284 TO TRUNK *
* *
* *

>>>PIPEFLOW HYDRAULIC INPUT INFORMATION<<<

PIPE DIAMETER (FEET) = 1.000
PIPE SLOPE (FEET/FEET) = 0.0116
PIPEFLOW (CFS) = 2.18
MANNINGS FRICTION FACTOR = 0.013000

CRITICAL-DEPTH FLOW INFORMATION:

CRITICAL DEPTH (FEET) = 0.63
CRITICAL FLOW AREA (SQUARE FEET) = 0.523
CRITICAL FLOW TOP-WIDTH (FEET) = 0.965
CRITICAL FLOW PRESSURE + MOMENTUM (POUNDS) = 26.63
CRITICAL FLOW VELOCITY (FEET/SEC.) = 4.177
CRITICAL FLOW VELOCITY HEAD (FEET) = 0.27
CRITICAL FLOW HYDRAULIC DEPTH (FEET) = 0.54
CRITICAL FLOW SPECIFIC ENERGY (FEET) = 0.90

NORMAL-DEPTH FLOW INFORMATION:

NORMAL DEPTH (FEET) = 0.54
FLOW AREA (SQUARE FEET) = 0.43
FLOW TOP-WIDTH (FEET) = 0.997
FLOW PRESSURE + MOMENTUM (POUNDS) = 27.55
FLOW VELOCITY (FEET/SEC.) = 5.043
FLOW VELOCITY HEAD (FEET) = 0.395
HYDRAULIC DEPTH (FEET) = 0.43
FROUDE NUMBER = 1.348
SPECIFIC ENERGY (FEET) = 0.94



Appendix B

Los Angeles County Regional Planning - Zoning Map

Los Angeles County Department of Public Works - Zoning Coefficients

Estimated Average Daily Sewage Flows for Various Occupancies

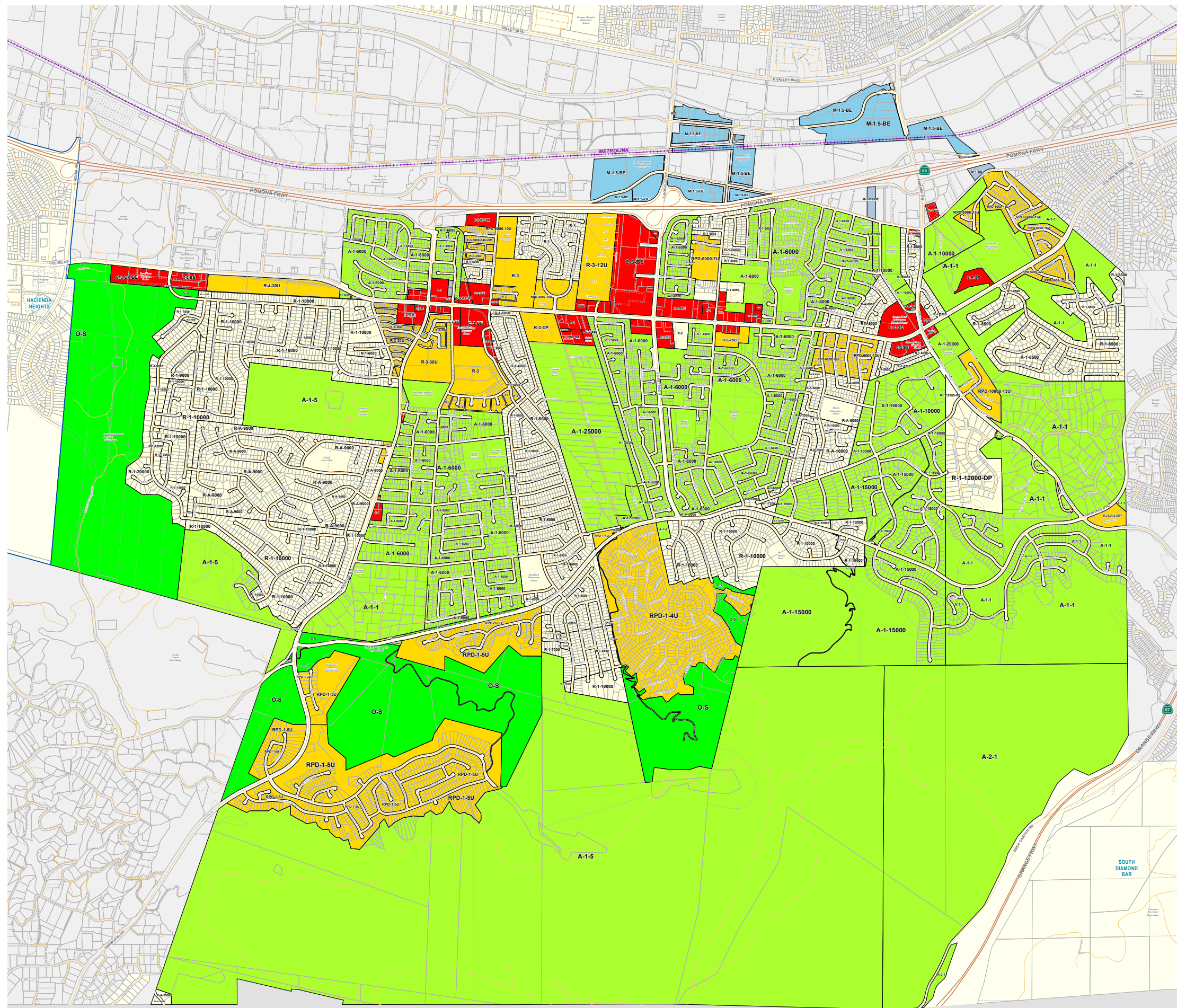
Flow Diagram for the Design of Circular Sanitary Sewers - County

Standard S-C4

Los Angeles County

ROWLAND HEIGHTS

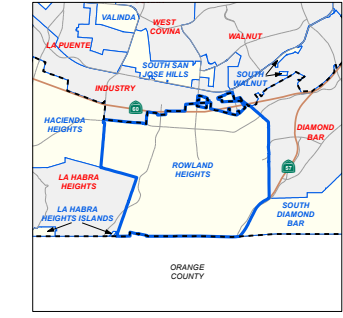
Zoning



LEGEND

- | | |
|--|--|
| <ul style="list-style-type: none"> R-1 - Single-family residence R-2 - Two-family residence R-3-(U) - Limited multiple residence R-4-(U) - Unlimited multiple residence R-A - Residential agriculture A-1 - Light agriculture A-2 - Heavy agriculture C-1 - Commercial highway C-2 - Restricted business C-3 - Neighborhood commercial C-S - Unlimited commercial C-M - Commercial manufacturing C-R - Commercial recreation M-1 - Light manufacturing M-2 - Heavy manufacturing M-3 - Unclassified M-4 - Unlimited manufacturing M-2.5 - Aircraft, heavy industrial D-2 - Desert-Mountain IT - Institutional SP - Specific Plan B-1 - Buffer strip B-2 - Corner buffer R-R - Resort and recreation W - Watershed P-R - Restricted parking SR-D - Scientific research and development O-S - Open space A-C - Arts and crafts MXD - Mixed use development | <h4>Base Features</h4> <ul style="list-style-type: none"> Lot, Cut/Deed, Subdivision and Easement Line Parcels City / Unincorporated Community Boundary Surrounding City Surrounding Unincorporated Community Water Feature National Forest <h4>Transit Lines</h4> <ul style="list-style-type: none"> Metrolink Transitways Light Rail - Existing Light Rail - Proposed Light Rail - Under Construction Metrolink Stations Metro Rail Stations <p>NOTES:
 The location of zoning boundaries is as accurate as can be portrayed at this scale. For more precise boundary locations, please contact the Land Development Coordinating Center (LDCC) at (213) 974-6411.
 Parcel boundaries are from the parcel database maintained by the Department of Public Works and the Assessor's Office. Parcels shown on the map reflect the most recent update from the Assessor's Office as of February 2012.
 Dashed lines represent additional parcel linework such as easements, cut/deed lines, lot lines, subdivision boundaries and tax rate area lines.</p> |
|--|--|

VICINITY MAP:



KEY MAP:



ORANGE COUNTY

Current as of: June 2012

LOS ANGELES COUNTY
 Department of Regional Planning
 320 W. Temple St.
 Los Angeles, CA 90012

Scale in Feet
 0 300 600 1,200 1,800 2,400

Estimated Average Daily Sewage Flows for Various Occupancies

Occupancy	Abbreviation	*Average daily flow	
Apartment Buildings:			
Bachelor or Single dwelling units	Apt	100	gal/D.U. → 150
1 bedroom dwelling units	Apt	150	gal/D.U. → 200
2 bedroom dwelling units	Apt	200	gal/D.U. → 250
3 bedroom or more dwelling units	Apt	250	gal/D.U. → use 300 GPD per SMD
Auditoriums, churches, etc.	Aud	5	gal/seat
Automobile parking	P	25	gal/1000 sq ft gross floor area
Bars, cocktails lounges, etc.	Bar	20	gal/seat
Commercial Shops & Stores	CS	100	gal/1000 sq ft gross floor area
Hospitals (surgical)	HS	500	gal/bed
Hospitals (convalescent)	HC	85	gal/bed
Hotels	H	150	gal/room
Medical Buildings	MB	300	gal/1000 sq ft gross floor area
Motels	M	150	gal/unit
Office Buildings	Off	200	gal/1000 sq ft gross floor area
Restaurants, cafeterias, etc.	R	50	gal/seat
Schools:			
Elementary or Jr. High	S	10	gal/student
High Schools	HS	15	gal/student
Universities or Colleges	U	20	gal/student
College Dormitories	CD	85	gal/student

*Multiply the average daily flow by 2.5 to obtain the peak flow

Zoning Coefficients

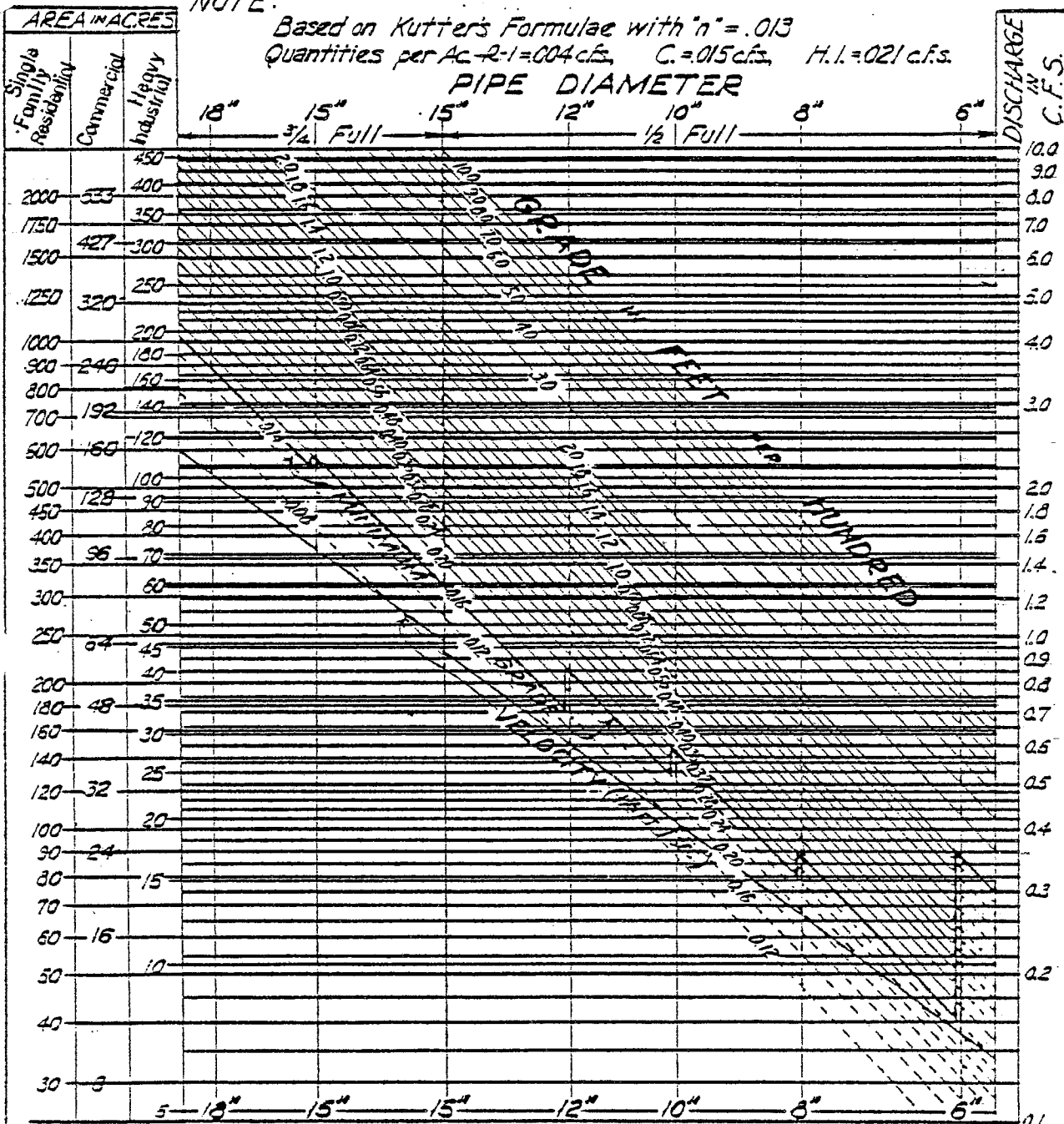
Zone	Coefficient (cfs/Acre)
Agriculture -----	0.001
Residential*:	
R-1 -----	0.004
R-2 -----	0.008
R-3 -----	0.012
R-4 -----	0.016*
Commercial:	
C-1 through C-4 -----	0.015*
Heavy Industrial:	
M1 through M-4 -----	0.021*

*Individual building, commercial or industrial plant capacities shall be the determining factor when they exceed the coefficients shown

+ Use 0.001 (cfs/unit) for condominiums only

NOTE:

Based on Kutter's Formulae with $n = .013$
 Quantities per Ac - $R-1 = 004$ cfs, $C = 015$ cfs, $H.I. = 021$ cfs.



NOTE: USE 15" 1/2 FULL FOR COMPUTING DESIGN CAPACITY OF A NEW SEWER SYSTEM.
 USE 15" 3/4 FULL FOR CHECKING CAPACITY OF EXIST. SEWER SYSTEM.

FLOW DIAGRAM FOR THE DESIGN OF CIRCULAR SANITARY SEWERS

COUNTY OF LOS ANGELES
 DEPARTMENT OF COUNTY ENGINEER - FACILITIES

COUNTY ENGINEER
 STANDARD

S-C4

DATE: 3/80

DESIGN

[Signature]
 ASSISTANT DEPUTY

[Signature]
 COUNTY ENGINEER

[Signature]
 2210223



Appendix C

E-2305 - Consolidated County Sewer Maintenance District (S.M.D.) Map

PC-6565 - Sanitary Sewer As-Built

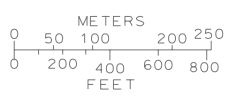
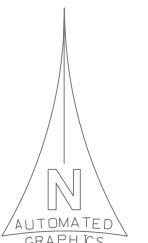
PC-6565R - Saniary Sewer As-Built

PC-7587 - Sanitary Sewer As-Built

PC-9836 - Sanitary Sewer As-Built

- U-129
- U-130
- U-131
- U-136
- U-137
- U-138

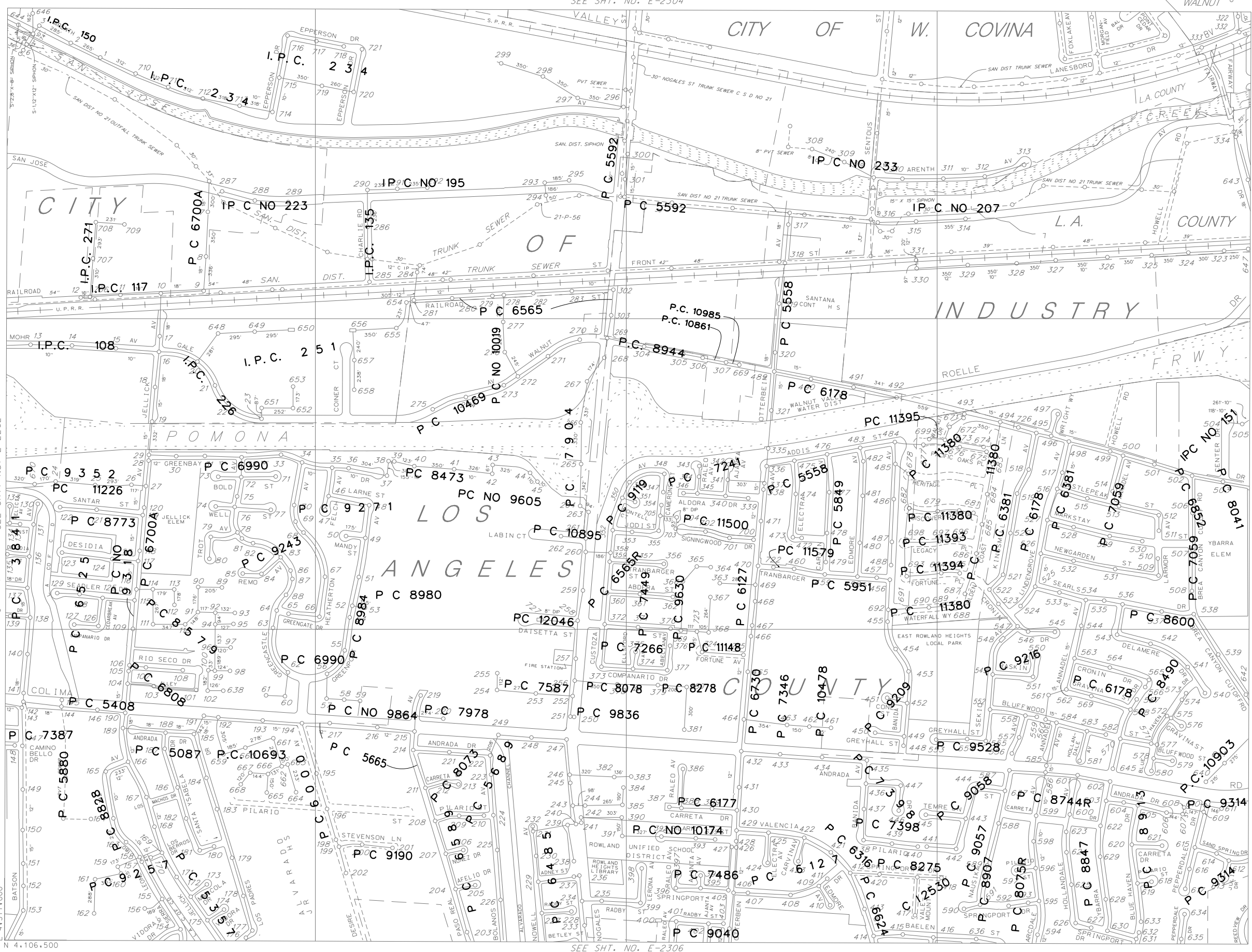
THIS MAP IS INTENDED FOR USE ONLY AS OPERATIONS MAP BY LOS ANGELES COUNTY SEWER MAINTENANCE DISTRICTS. LOS ANGELES COUNTY EXPRESSLY DISCLAIMS ANY LIABILITY FOR ANY INACCURACIES WHICH MAY BE PRESENT IN THIS MAP.



LEGEND

- CLAY SEWERS MAINTAINED BY S.M.D. 8" UNLESS OTHERWISE NOTED
- PLASTIC SEWERS
- CONCRETE SEWERS
- CLAY SEWERS, LINED
- CEMENT SEWERS, LINED
- FORCE MAINS
- - - SEWERS NOT MAINTAINED BY S.M.D.
- - - TRUNK SEWERS
- CITY BOUNDARY
- STANDARD MANHOLE
- △ DROP MANHOLE
- SHALLOW MANHOLE
- ◇ TRAP MANHOLE
- ⊕ WEIR MANHOLE
- C.O. CLEANOUT
- L.H. LAMP HOLE
- PUMP STATION

TOTAL MH'S THIS MAP: 726



SEE SHT. NO. E-2304

SEE SHT. NO. E-2306

SEE SHT. NO. E-2262

SEE SHT. NO. E-2348

MAP REV. 01-12-10

E-2305

MAP REV 12-08-10
 DATA BASE REV 08-17-89

CONSOLIDATED S.M.D.

E-2305

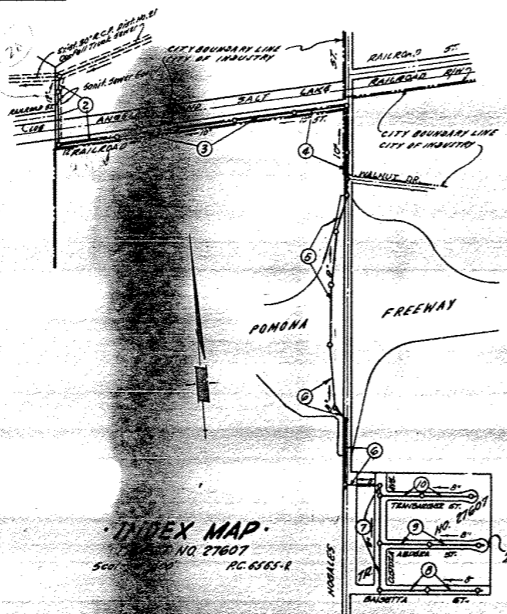
T:679:C-4

0831-0931-2305

B.M. 56.1279 ELEV. 466.936
 1/2" L.F.T. 50' Edge of 12" Stand Pipe
 185' E. E. Nagales St.
 1/4 Mile to Valley Blvd
 OTTERBEIN QUAD. 1965

REVISION
 1. Pages 4 & 5 - Relocated Main Line 15' Westward of E. of Nagales St. - Move M.H.'s to agree.
 2. Page 6 - Relocated Main Line 13' Westward of E. of Nagales St. - Move M.H.'s to agree.
 APPROVED:
 [Signature] R.E.C. 11636 Date: 7-12-63
 Office of the COUNTY ENGINEER

REVISION
 Page 2 - Relocated Main Line to fit property line as determined. Moved M.H. to agree.
 APPROVED:
 [Signature] R.E.C. 11636 Date: 4-11-64
 Office of the COUNTY ENGINEER



COUNTY OF LOS ANGELES SEWER
 PERMISSION TO CONNECT TO THIS SEWER TO BE OBTAINED FROM THE COUNTY ENGINEER

Approved: [Signature] Robert S. Ropes
 City Manager 1-14-64
 City of Industry

LA PUENTE BLDG. DIST. NO. 2

PROFILE ALIGNMENT AND GRADE OF
SANITARY SEWERS PAGE 1
 TO BE CONSTRUCTED IN

TRACT NO. 27607
PRIVATE CONTRACT NO. 6565.R

W.S. 38
 5 SHEETS, 10 PAGES
 SCALE: VERT. 1"=4' HORIZ. 1"=40'
 MAY, 1963
 PREPARED IN THE OFFICE OF
THOMSEN ENGINEERING INC.

34984

- NOTES:
1. HOUSE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTER LINE OF EACH MAINLINE.
 2. NO REPRESENTATIVE OF THE COUNTY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
 3. THE PRIVATE ENGINEER SHALL FURNISH THE COUNTY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND Y BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MARKED. ALL HOUSE LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE MAIN LINE SEWER EXCEPT AS SHOWN ON THE PLANS. HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN ANGLE OF LESS THAN 45° WITH THE MAIN LINE SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.
 4. THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE BELOW THE TOP OF CURB ELEVATION FOR EACH HOUSE LATERAL ON THE GRADE SHEET.
 5. NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
 6. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DIVISION BY TELEPHONE, MADISON 9-4747, EXT. 8155, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
 7. MANHOLES SHALL BE BRICK SEWER STRUCTURES PER S-104. PRECAST CONCRETE MANHOLES PER S-135 OR S-173 MAY BE USED AS AN ALTERNATE LOCATIONS APPROVED BY THE COUNTY ENGINEER.
 8. USE STANDARD MANHOLE FRAMES AND COVERS, S-117, EXCEPT AS NOTED.
 9. MANHOLE TOPS IN UNIMPROVED RIGHTS-OF-WAY TO BE 1" INCHES ABOVE FINISHED GRADE.
 10. USE EXTRA STRENGTH PIPE. ALL PIPE IS STANDARD DEPTH EXCEPT AS NOTED.
 11. USE MECHANICAL COMPRESSION JOINTS FOR ALL V.C.P. JOINTS PER SPECS., SEC. 56 & 48.145
 12. IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-172, CASE III, TWO FEET ON EITHER SIDE FROM THE POINT OF INTERFERENCE.
 13. IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S-172, CASE III, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.
 14. HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE... FEET BELOW CURB GRADE EXCEPT AS NOTED.
 15. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET L.A. COUNTY ROAD DEPT. OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
 16. FOR ALLOWABLE LEAKAGE TEST USE FORMULA NO. 2, SPECS., SEC. 54.
 17. ALL STATE & LOCAL TRAFFIC SAFETY ORDERS SHALL BE RIGIDLY ENFORCED.
 18. "TYPAN" TYPE SLIP ON JOINTS MAY BE USED FOR CAST IRON PIPE PER SEC. 40 OF SPECS.

NOTE: Before any excavation is done near the existing 30" High Pressure Gas Line within the L.A. S.C. R.R. RW it shall be the contractor's responsibility to verify the location of the gas line with the City of Industry, Telephone 528-2883, Div.

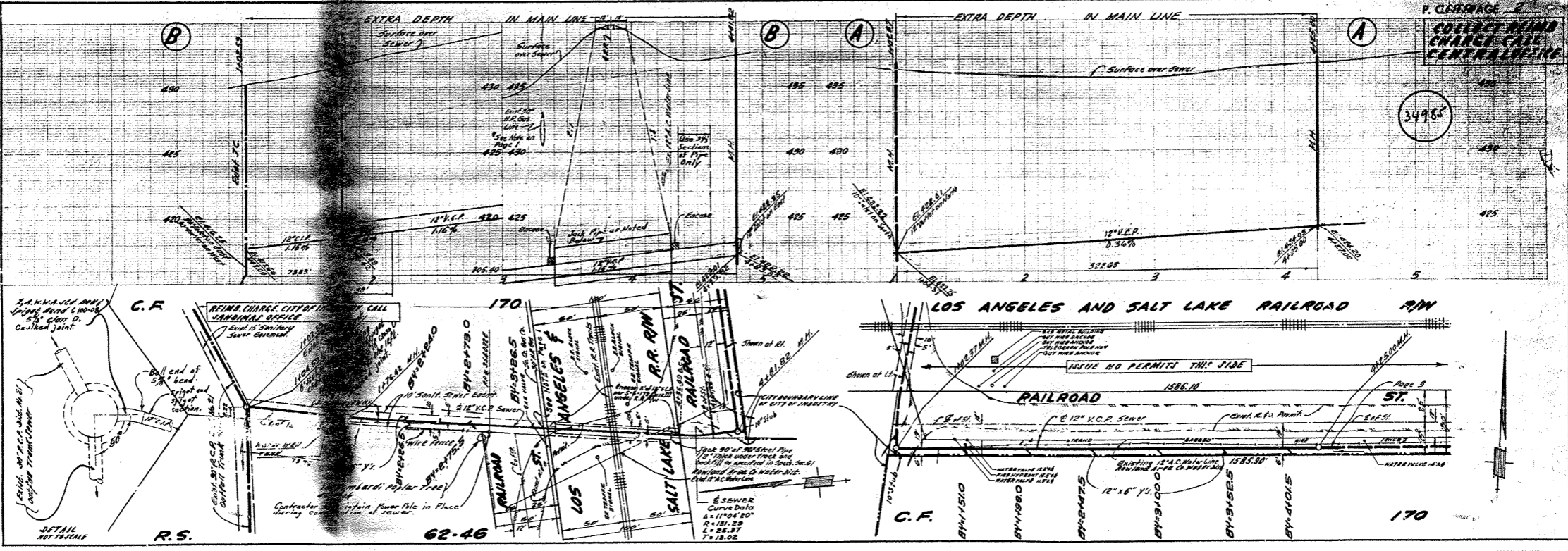
NOTICE TO CONTRACTORS
 Los Angeles County Road Dept. requires that on Nagales Street one lane of traffic with flagmen must be maintained during working hours and that two lanes must be maintained at all other times.

COLLECT CHARGES AS INDICATED
 R. L. Olson 11/20/63

NO CONNECTIONS FOR THE DISPOSAL OF INDUSTRIAL WASTEWATER SHALL BE MADE TO SEWERS UNLESS THE WASTEWATER WITHOUT TREATMENT MEETS THE CHIEF ENGINEER'S REQUIREMENTS OF THE COUNTY ENGINEER.
 Thomson Eng. Inc. has shown utility structures and utilities in this project from the best available records and does not accept any responsibility for the location of structures shown nor for the existence of any structure not shown. It shall be the contractor's responsibility to verify the locations of structures shown and the existence of any structure not shown.

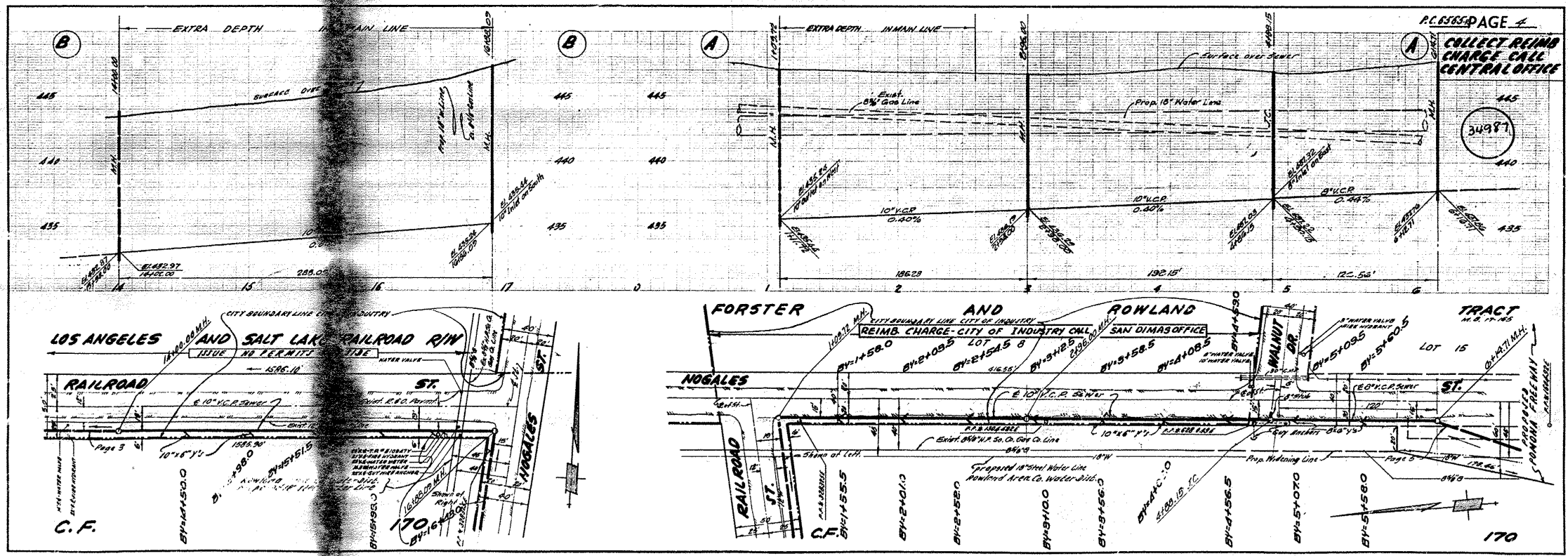
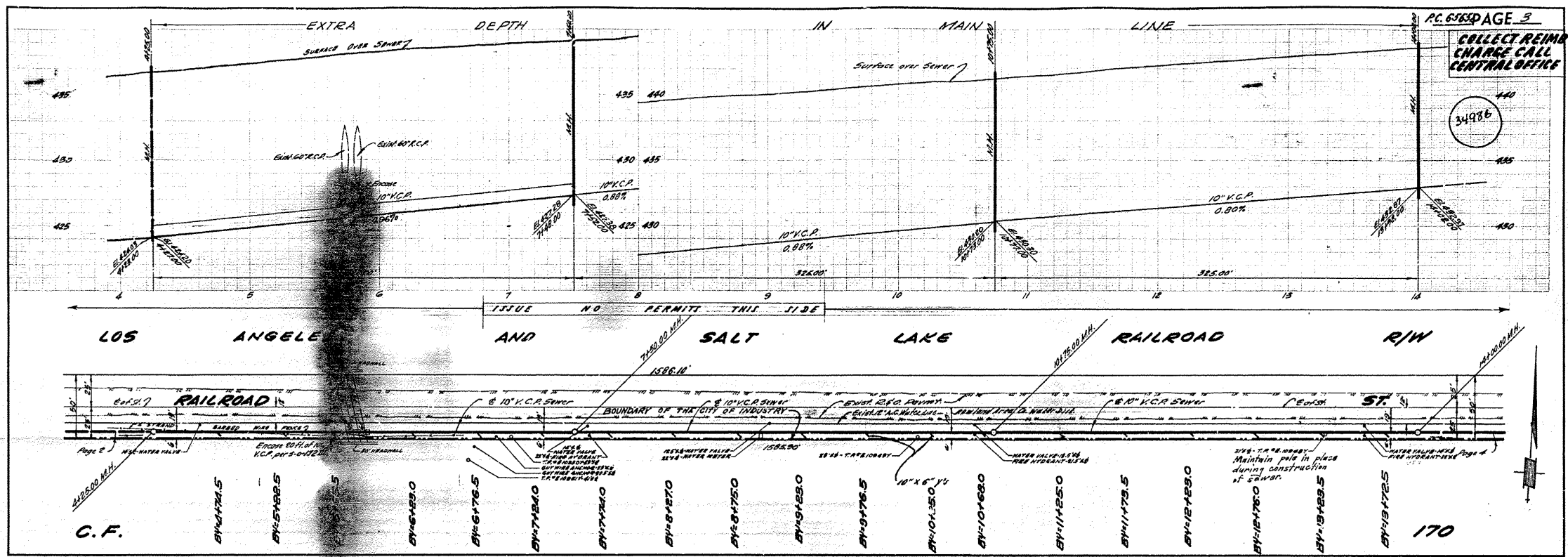
NOTE:
 GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURB, CENTER LINE OF STREETS, OR CENTER LINE OF ALLEYS ARE SHOWN BY CIRCLES ON PROFILES. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS. ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929. THIS DRAWING AND THE DATA HEREON ARE HEREBY MADE A PART OF THE SPECIFICATIONS. WORK SHALL BE CONSTRUCTED ACCORDING TO STANDARD SPECIFICATIONS DATED JULY 1, 1962. ON FILE IN THE OFFICE OF THE COUNTY ENGINEER AND SHALL BE PROCURED ONLY IN THE PRESENCE OF THE COUNTY ENGINEER. BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN COUNTY STREETS FROM THE L.A. COUNTY ROAD DEPT. DUES AND FEE TO THE COUNTY ENGINEER, ROOM 900, COUNTY ENGINEERING BUILDING, 104 WEST SECOND STREET OR... REGIONAL OFFICE, SUFFICIENT TO COVER THE COST OF CONSTRUCTION INSPECTION AND RECORD PLANS. APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF THE PROJECT. THIS NOTE APPLIES TO ALL PAGES. IF WORK IS TO BE DONE IN A STATE HIGHWAY, A PERMIT MUST BE OBTAINED FROM THE STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, 120 SOUTH BRAY STREET, LOS ANGELES, CALIFORNIA.

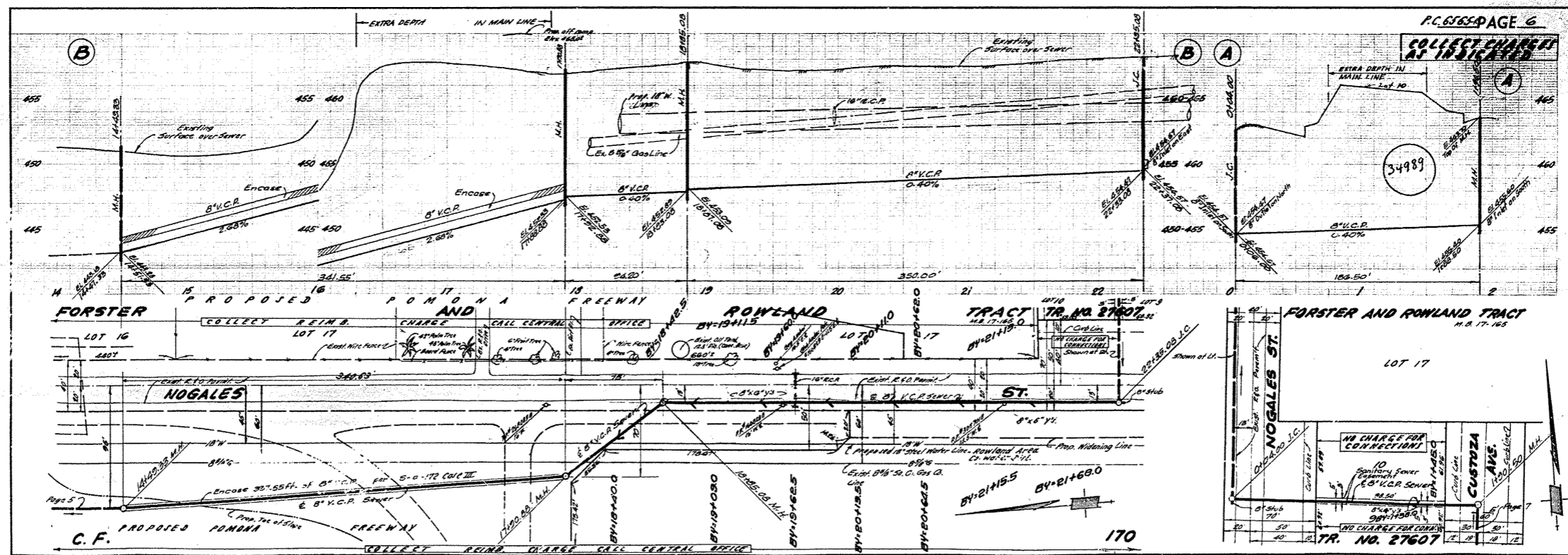
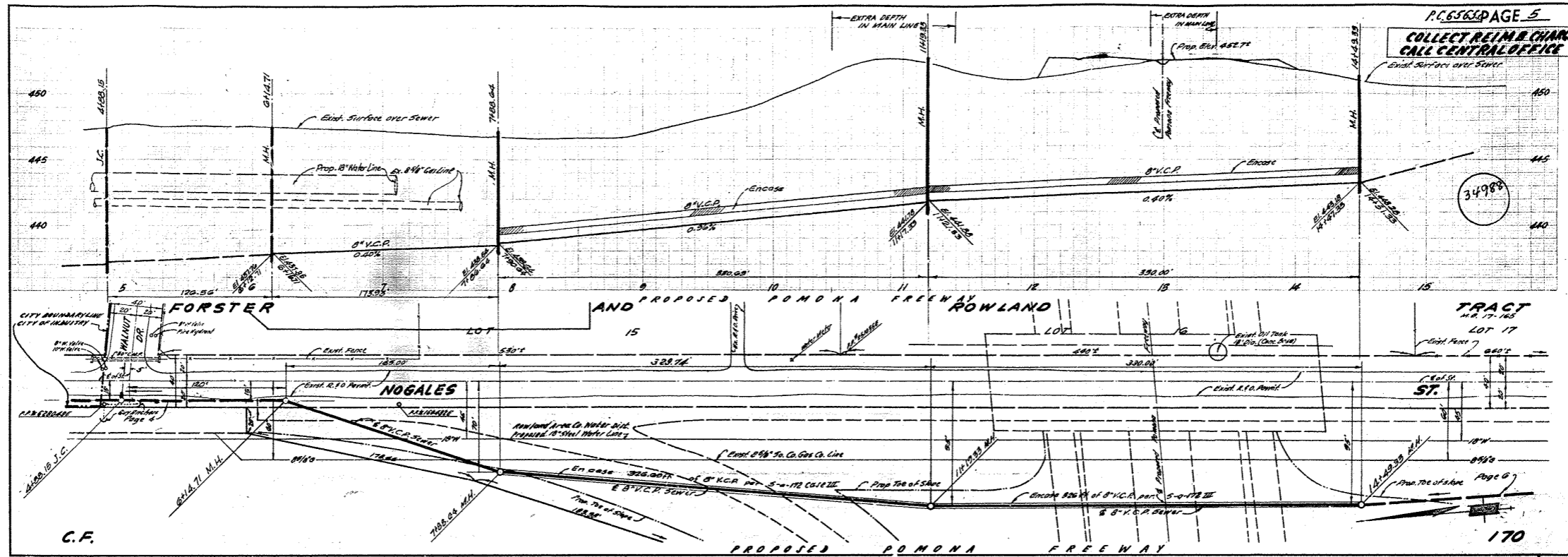
COUNTY OF LOS ANGELES, CALIFORNIA
 JOHN A. LAMBIE, COUNTY ENGINEER J. D. PARKHURST, CHIEF ENGINEER
 APPROVED BY: [Signature] ASSISTANT SANITATION ENGINEER APPROVED BY: [Signature] CHIEF ENGINEER
 SUBMITTED BY: [Signature] 11-29-63
 CHECKED BY: [Signature] 11-29-63
 I.N. 0367-29



COLLECT RING CHARGE CALL CENTERLINE

34984



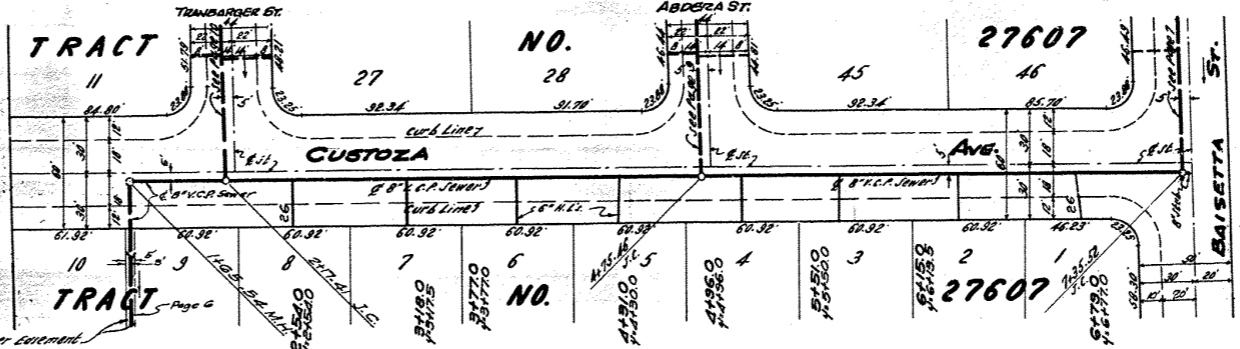
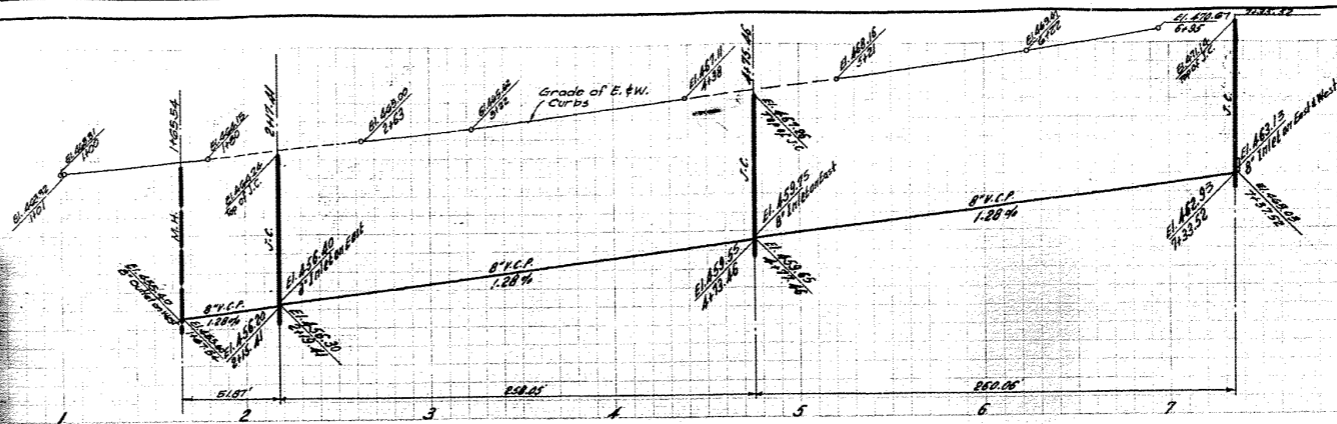


NO CHARGE FOR CONNECTIONS

34990

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465

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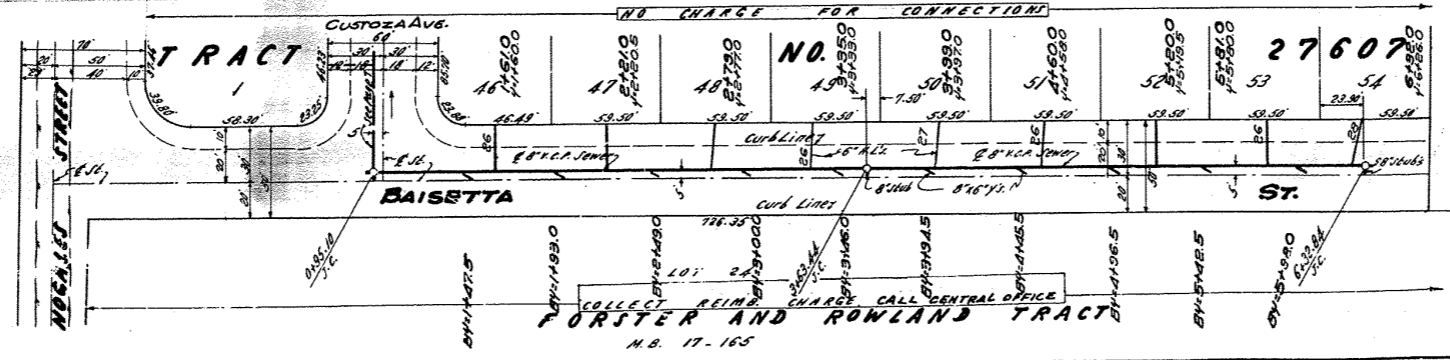
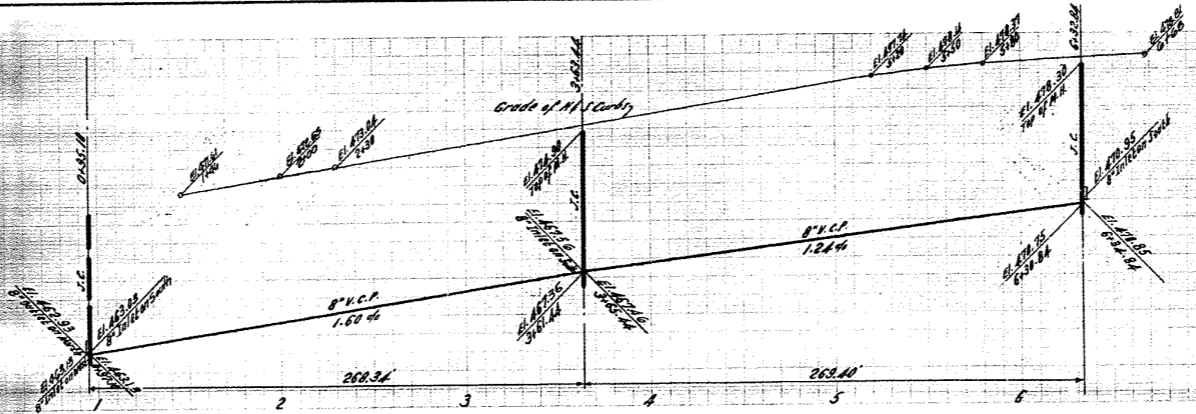


COLLECT CHARGES AS INDICATED

34991

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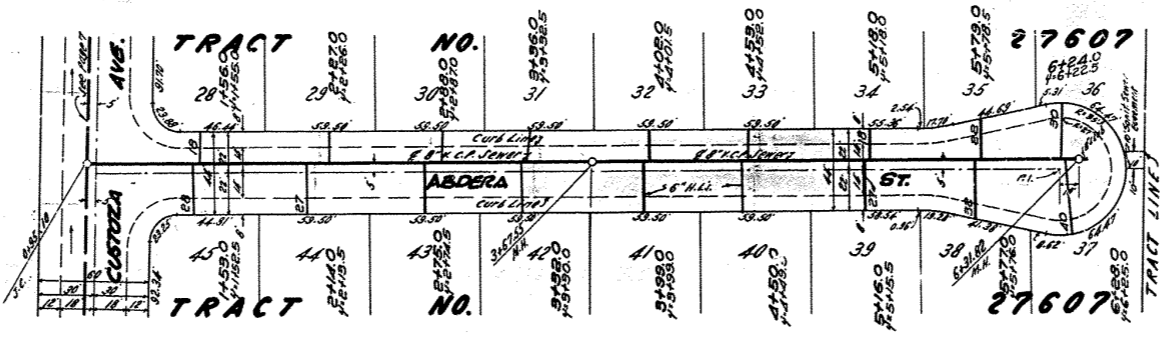
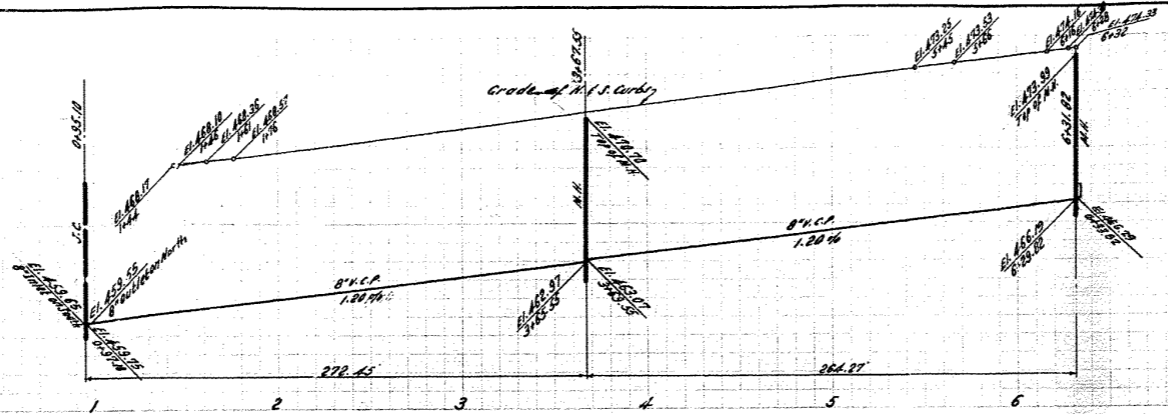


NO CHARGE FOR CONNECTIONS

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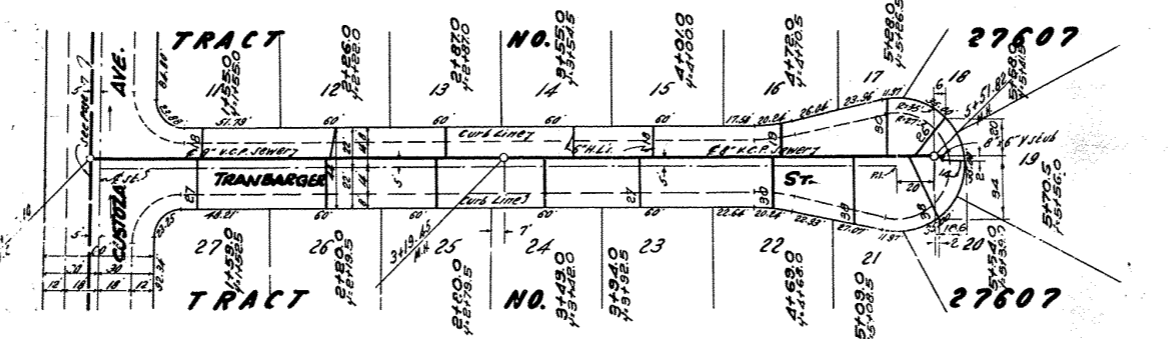
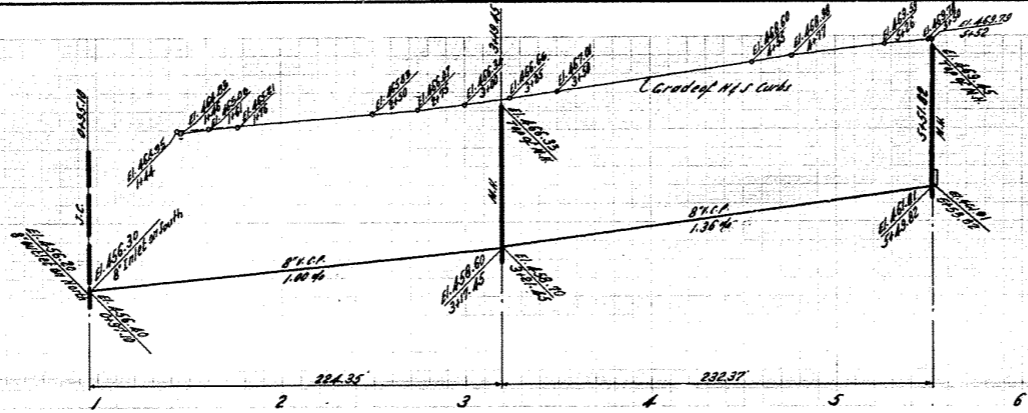


NO CHARGE FOR CONNECTIONS

34993

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B.M. S.G. 1281 ELEV. 188.383
 L. & B. Nail No. wing of Hdwl.
 50' S. of 5th Ave.
 22' E. of Nogales St.
 (Otterbein) QUAD. 19 55

LA PUENTE BLDG. DIST. NO. 2

PROFILE, ALIGNMENT AND GRADE OF. P.C. 7587

SANITARY SEWERS PAGE 1

CONSTRUCTED IN
 NOGALES STREET

& R/W

PRIVATE CONTRACT NO. 7587

W.S. 38

2 SHEETS, 4 PAGES

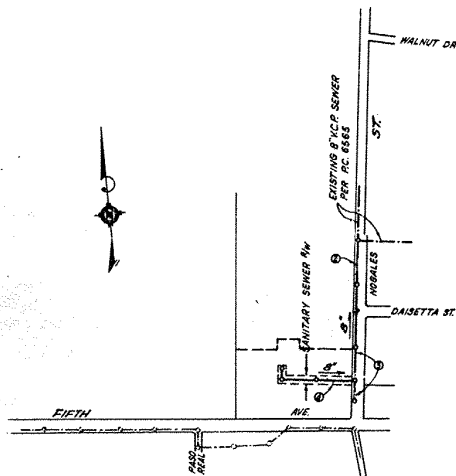
SCALE: VERT. 1"=4' HORIZ. 1"=40' FEB 1966

PREPARED IN THE OFFICES OF
 WALSH-FORREY, CIVIL ENGINEERS, INC.

REG. C. E. NO. 6371

FOR LEGEND SEE PLAN NO. S-1

38345



INDEX MAP
 PC 7587
 Scale 1:600

- NOTES:
1. PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTER LINE OF EACH MANHOLE.
 2. NO REPRESENTATIVE OF THE COUNTY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
 3. THE PRIVATE ENGINEER SHALL FURNISH THE COUNTY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND "T" BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MARKED. ALL HOUSE LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE MAIN LINE SEWER EXCEPT AS SHOWN ON THE PLANS. HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN ANGLE OF LESS THAN 45° WITH THE MAIN LINE SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.
 4. THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE BELOW THE TOP OF CURB ELEVATION FOR EACH HOUSE LATERAL ON THE GRADE SHEET.
 5. NO REVISIONS SHALL BE MADE IN THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
 6. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION DIVISION BY TELEPHONE, MADISON 9-8747, EXT. 81551, AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
 7. MANHOLES SHALL BE BRICK SEWER STRUCTURES PER S.S. SPEC. 201. CONCRETE MANHOLES PER S-S OR S-6 MAY BE USED AS AN ALTERNATE IN LOCATIONS APPROVED BY THE COUNTY ENGINEER.
 8. USE STANDARD MANHOLE FRAMES AND COVERS, S.I.S.
 9. MANHOLE TOPS IN IMPROVED RIGHTS-OF-WAY TO BE LEVEL WITH FINISHED GRADE EXCEPT AS SHOWN.
 10. USE EXTRA STRENGTH PIPE. ALL PIPE IS STANDARD DOWTY EXCEPT AS NOTED.
 11. USE MECHANICAL COMPRESSION JOINTS FOR ALL V.C.P. JOINTS PER SPECS. SECS. 26, 28, 48 & 49.
 12. IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S-23, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
 13. IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S-23, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.
 14. HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PROPERTY LINE 4 FEET BELOW CURB GRADE.
 15. RESURFACE ALL TRENCHES WITHIN PAVED AREAS TO MEET L.A. COUNTY ROAD DEPT. OR CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
 16. FOR ALLOWABLE LEAKAGE TEST USE FORMULA NO. 2, SPC. 1, SEC. 54.
 17. ALL STATE AND LOCAL TRENCH SAFETY ORDERS WILL BE STRICTLY ENFORCED.

NO CONNECTIONS FOR THE DISPOSAL OF INDUSTRIAL WASTES SHALL BE MADE TO SEWERS SHOWN ON THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION FROM THE CHIEF ENGINEER AND GENERAL MANAGER OF THE COUNTY SANITATION DISTRICTS.

NOTE:
 GRADES TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILE. GRADE POINTS FOR TOP OF CURB, CENTER LINE OF STREETS, OR CENTER LINE OF ALLEYS ARE SHOWN BY CIRCLES ON PROFILES. AT ALL POINTS BETWEEN DESIGNATED POINTS THE GRADE SHALL BE ESTABLISHED SO AS TO CONFORM TO A STRAIGHT LINE BETWEEN SAID DESIGNATED POINTS. ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. MEAN LEVEL DATUM OF 1929. THIS DRAWING AND THE DATA HEREON ARE HEREBY MADE A PART OF THE SPECIFICATIONS. WORK SHALL BE CONSTRUCTED ACCORDING TO STANDARD SPECIFICATIONS DATED MAY 22, 1962, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER AND SHALL BE PROSECUTED ONLY IN THE PRESENCE OF THE COUNTY ENGINEER. BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN COUNTY STREETS FROM THE L.A. COUNTY ROAD DEPT., DISTRICT OFFICE NO. 11, AND PAY A FEE TO THE COUNTY ENGINEER, ROOM 308, COUNTY ENGINEERING BUILDING, 100 WEST SECOND STREET, LOS ANGELES, CALIFORNIA. REGIONAL OFFICE, SUPPORTIVE TO COVER THE COST OF CONSTRUCTION INSPECTION AND RECORD PLANS. APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF THE PROJECT. THIS NOTE APPLIES TO ALL PAGES. IF WORK IS TO BE DONE IN A STATE HIGHWAY, A PERMIT MUST BE OBTAINED FROM THE STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, 128 SOUTH SPRING STREET, LOS ANGELES, CALIFORNIA.

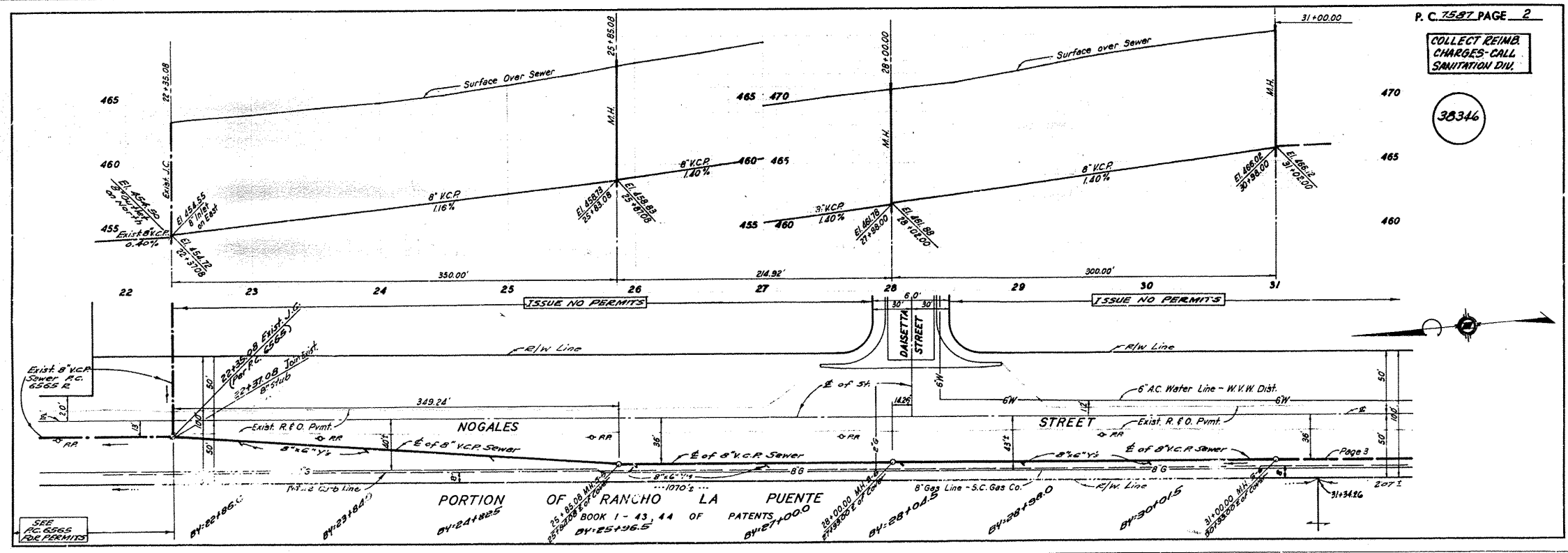
COUNTY OF LOS ANGELES, CALIFORNIA
 JOHN A. LAMBIE, COUNTY ENGINEER J. D. PARKHURST, CHIEF ENGINEER
 APPROVED BY: [Signature] ASST. SANITATION ENGINEER APPROVED BY: [Signature] OFFICE ENGINEER

COLLECT CHARGES AS INDICATED
 Donald J. Henry 3-30-66

APPROVED:
 BY: [Signature] DATE: 5-13-66
 INDUSTRIAL WASTE DIVISION

CHECKED BY: [Signature] 5-30-66
 M.L. C.E. No. 11223

J.N. 0367.19



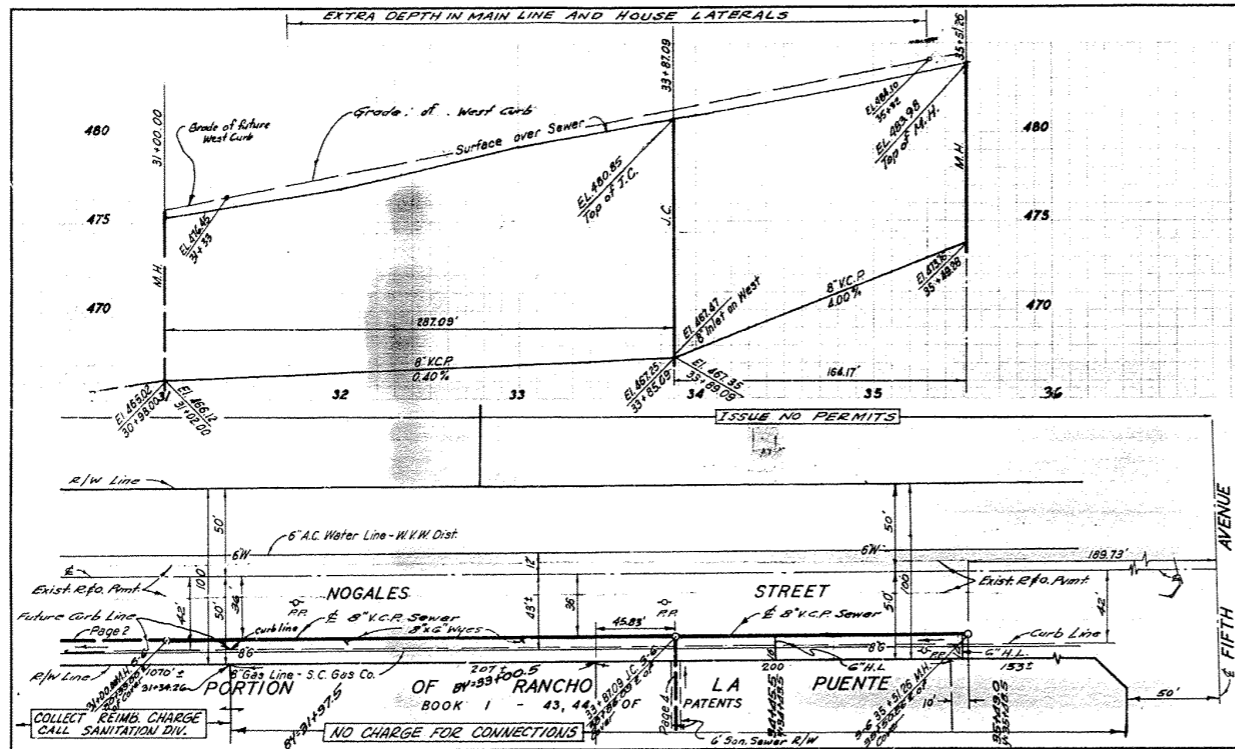
P.C. 7587 PAGE 2

COLLECT REIMB. CHARGES-CALL SANITATION DIV.

38346

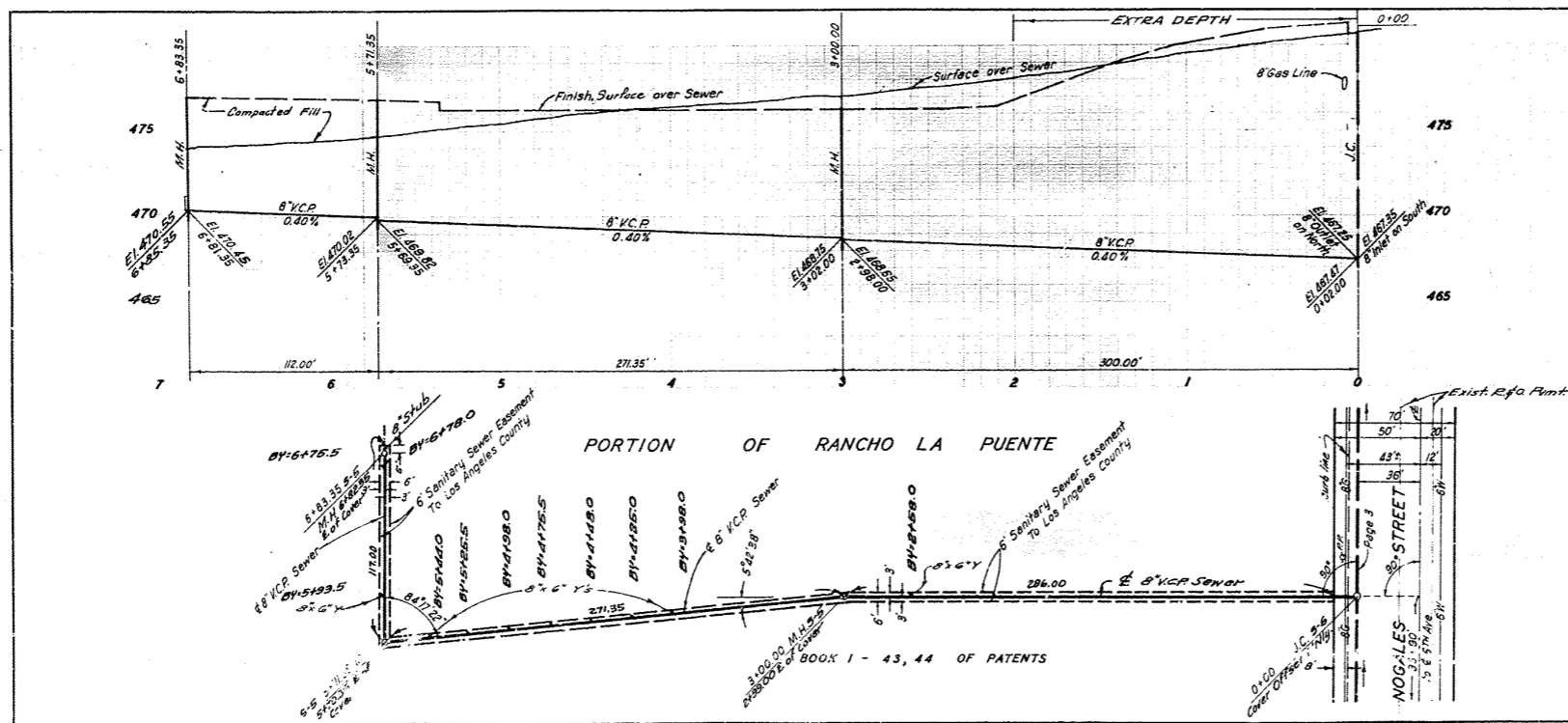
COLLECT CHARGES AS INDICATED

38347



NO CHARGE FOR CONNECTIONS

38348

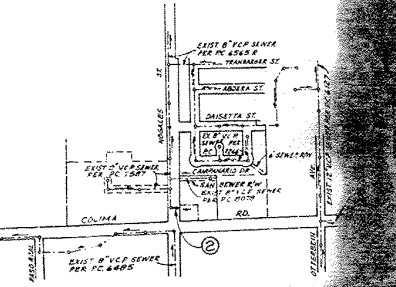


TO BE CONSTRUCTED IN
NOGALES ST. N/O COLIMA RD.
PRIVATE CONTRACT NO. 9836

W.S. 38-D-4
1 SHEET OF 2 PAGES
SCALE: VERT. 1"=4'
HORIZ. 1"=40'
DATE: MARCH, 1980
PREPARED IN THE OFFICES OF
TAYLOR AND ASSOCIATES, INC.
900 ORANGE PARK E.W.
ANAHEIM, CALIF. 92801
BY: *Richard L. Swanson*
REG. C. E. No. 25317

47884

B.M. CG 3856 ELEV. 486.27'
R.D.B.M. TAG IN CONC. CB 38 FT. N B.C.R.
112 FT. N + 42 FT. E/O C/L INT
COLIMA RD. + NOGALES ST.
OTTERBEIN QUAD. 1975.



INDEX MAP
SCALE: 1" = 600'
P.C. 9836

NOTE: NUMBER IN CIRCLE INDICATES PAGE NUMBER

REVISION NO. 1, DATE AUGUST 5, 1980
RELOCATED SEWER MANHOLE
2' W/LV FROM STA. 1+72.00
TO STA. 1+70.00 (PAGE NO. 2)
APPROVED: *Richard L. Swanson*
OFFICE OF COUNTY ENGINEER

NO CONNECTION FOR THE DISPOSAL OF INDUSTRIAL WASTES
SHALL BE MADE TO SEWERS SHOWN ON THESE PLANS UNLESS
A PERMIT FOR INDUSTRIAL WASTE WATER DISCHARGE HAS BEEN
ISSUED BY THE SANITATION DISTRICTS FOR SAID CONNECTION.

BEFORE BEGINNING WORK OR CONSTRUCTION ON A COUNTY
SANITATION DISTRICT SEWER AND PRIOR TO FINAL ACCEPTANCE
OF THE PROJECT, AN INSPECTION REPORT SHALL BE
SUBMITTED BY THE OWNER TO THE DISTRICT INSPECTOR
Pursuant to Public Law 96-360, SO THAT REQUIRED INSPECTION
CAN BE MADE.

- GENERAL NOTES:**
- ELEVATIONS ARE IN FEET ABOVE U.S.C. & G.S. SEA LEVEL DATUM OF 1929.
 - NO REVISIONS SHALL BE MADE ON THESE PLANS WITHOUT THE APPROVAL OF THE COUNTY ENGINEER.
 - NO REPRESENTATIVE OF THE COUNTY ENGINEER WILL SURVEY OR LAY OUT ANY PORTION OF THE WORK.
 - POINTS TO WHICH THIS IMPROVEMENT IS TO BE CONSTRUCTED ARE SHOWN ON PLANS AND PROFILES. GRADE POINTS FOR TOP OF CURVE, CENTER LINE OF STRAIGHTS, OR CENTER LINE OF ALLEYS ARE SHOWN BY CHISEL OR PITCHES AT ALL POINTS BETWEEN DESIGNATED POINTS. THE CHISEL SHALL BE ESTABLISHED TO BE IN CONFORMANCE TO A STRAIGHT LINE DRAWN BETWEEN SAID DESIGNATED POINTS.
 - THE PRIVATE ENGINEER SHALL FURNISH THE COUNTY ENGINEER WITH GRADE SHEETS AND STATIONING FOR ALL HOUSE LATERALS AND 1" OR 1 1/2" BRANCHES AND SHALL PROVIDE STAKES FOR THEM AT THEIR PROPER LOCATIONS WITH STATIONING PLAINLY MARKED. ALL HOUSE LATERALS SHALL BE CONSTRUCTED IN A STRAIGHT ALIGNMENT AT RIGHT ANGLES FROM THE MAIN LINE SEWER EXCEPT AS SHOWN ON THE PLANS. HOUSE LATERALS FROM CHIMNEYS SHALL NOT HAVE AN INCH OR LESS THAN 45" WITH THE MAIN LINE SEWER. ANY CHANGE IN ALIGNMENT SHALL BE REQUESTED IN WRITING BY THE PRIVATE ENGINEER.
 - THE PRIVATE ENGINEER SHALL FURNISH THE HOUSE LATERAL DEPTH AT THE PROPERTY LINE FROM THE TOP OF CURVE ELEVATION FOR EACH HOUSE LATERAL ON THE GRADE SHEET.
 - BEFORE WORK CAN BE STARTED, THE CONTRACTOR MUST OBTAIN A PERMIT TO EXCAVATE IN COUNTY STREETS FROM THE L.A. COUNTY ROAD DEPT., DISTRICT OFFICE NO. 1, AND PAY A FEE TO THE COUNTY ENGINEER, 200 E. 8th ST., ANAHEIM, CALIF. 92801.
 - IF WORK IS TO BE DONE IN A STATE HIGHWAY, A PERMIT MUST BE OBTAINED FROM THE STATE OF CALIFORNIA, DIVISION OF HIGHWAYS, 130 SOUTH SPRING STREET, LOS ANGELES, CALIFORNIA.
 - APPROVAL OF THIS PLAN BY THE COUNTY OF LOS ANGELES DOES NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OF THE LOCATION OF OR THE EXISTENCE OR NON-EXISTENCE OF ANY UNDERGROUND UTILITY PIPE, OR STRUCTURE WITHIN THE LIMITS OF THIS PROJECT. THIS NOTE APPLIES TO ALL PAGES.
 - REFER TO SECTION 100.1 OF THE STANDARD SPECIFICATIONS REGARDING SAFETY DEVICES.
 - IN ORDER TO SECUREANCE OF THE REQUIRED SEWER INTERSECTION PERMIT AT THE COUNTY ENGINEER, THE CONTRACTOR SHALL OBTAIN A PERMIT TO EXCAVATE FROM THE STATE OF CALIFORNIA, DEPARTMENT OF INDUSTRIAL RELATIONS, DIVISION OF INDUSTRIAL SAFETY, AND SHALL FILE A CERTIFICATE OF WORKERS COMPENSATION INSURANCE WITH THE COUNTY ENGINEER.

- CONSTRUCTION NOTES:**
- WORK SHALL BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (1979 EDITION) AND COUNTY ENGINEER SPECIAL PROVISIONS FOR THE CONSTRUCTION OF SANITARY SEWERS DATED SEPTEMBER 21, 1978 AND SHALL BE PROTECTED ONLY IN THE PRESENCE OF THE COUNTY ENGINEER.
 - THE CONTRACTOR SHALL NOTIFY THE EXPERIMENTAL DEVELOPMENT DIVISION AT TELEPHONE (213) 788-2154 AT LEAST TWENTY-FOUR HOURS BEFORE STARTING ANY WORK UNDER THIS CONTRACT.
 - HOUSE LATERALS TO BE CONSTRUCTED WITH INVERTS AT PRESET LINE A FEET BELOW CURB GRADE EXCEPT AS NOTED.
 - WRITE ON THE BRANCHES THAT ARE USED FOR CONNECTIONS TO MAINLINE SEWERS EXCEPT AS NOTED.
 - ALL STRUCTURES SHALL BE BUILT BRICK MANHOLES PER S 2.3 OR PRECAST CONCRETE MANHOLES PER S 2.30, EXCEPT AS NOTED.
 - PROVIDE STAKES ON THE PROPERTY LINE OR PROPERTY LINES PRODUCED AT RIGHT ANGLES TO THE SEWER LINE AT THE CENTER LINE OF EACH MANHOLE.
 - MANHOLES SHALL BE UNIMPROVED UNLESS OTHERWISE SPECIFIED.
 - VERTICAL CURVE PITCHES SHALL BE TYPE "D", "F", OR "G" PER STANDARD SPECIFICATIONS SECTION 206-2.
 - IF A POWER POLE IS WITHIN THREE FEET OF THE SEWER, THE SEWER SHALL BE ENCASED, PER S 2.23, CASE 2, TWO FEET ON EACH SIDE FROM THE POINT OF INTERFERENCE.
 - IF DURING THE COURSE OF CONSTRUCTION IT IS DETERMINED THAT THERE IS LESS THAN FOUR FEET OF COVER OVER THE TOP OF A MAIN LINE OR HOUSE LATERAL V.C.P. SEWER WHICH IS NOT INDICATED ON THE PLANS, THE PIPE SHALL BE ENCASED PER S 2.23, CASE 2, UNLESS OTHERWISE APPROVED BY THE COUNTY ENGINEER.
 - ALL JOINTS BETWEEN CAST-IRON PIPE AND VITRIFIED CLAY PIPE SHALL BE MADE WITH A RUBBER SLEEVE JOINT, TYPE "C" OR "D", WITH RUBBER IF NECESSARY PER STANDARD SPECIFICATIONS, SECTION 206-2.
 - SEWERS TO BE BUILT FOR SEASONS PER SECTION 206-1.4 OF THE STANDARD SPECIFICATIONS AND SPECIAL PROVISIONS.
 - RESURFACE ALL BRANCHES WITHIN PAVED AREAS TO MEET L.A. COUNTY ROAD DEPT. OF CALIFORNIA STATE HIGHWAY REQUIREMENTS IN ACCORDANCE WITH PERMITS.
 - FULL COMPLIANCE WITH SECTION 206-1.3 OF THE SPECIAL PROVISIONS WILL BE REQUIRED FOR A CURB IN STREET CERTIFICATION OF BACCILLI COMPACTION AND SAND IS. TESTS BY A QUALIFIED, REGISTERED TESTING LABORATORY SHALL BE PROVIDED BY THE PERMITTEE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF PARTIAL ACCEPTANCE.

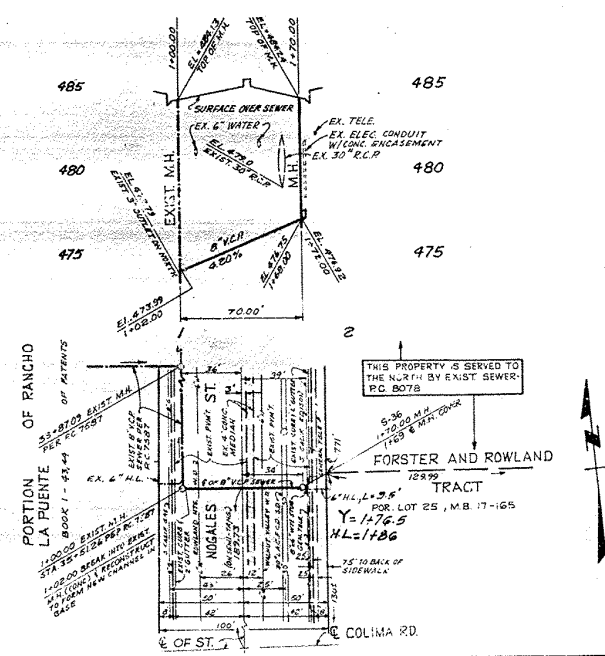
THE FOLLOWING LATEST REVISED STANDARD PLANS ON FILE IN THE OFFICE OF THE COUNTY ENGINEER SHALL APPLY IN THE CONSTRUCTION OF THIS PROJECT.

LEGEND	S 1
MINIMUM PUBLIC SAFETY REQUIREMENTS	S 2
BRICK MANHOLE	S 3
STANDARD MANHOLE STEP	S 19
REINFORCING FOR SEWER PIPE	S 21
ENCASING AND ENCASEMENT	S 23
WRITE ON THE SUPPORT	S 26
ALLOWABLE TRENCH WIDTHS	S 28
LOCKING MANHOLE FRAME AND COVER	S 33
NON-REINFORCED PRECAST CONCRETE MANHOLE	S 34

COUNTY OF LOS ANGELES, CALIFORNIA
STEPHEN J. KOONCE, COUNTY ENGINEER WALTER E. GARRISON, CHIEF ENGINEER
CO. SANITARY NO. 32
APPROVED: *Sam W. Miller* 4/18/1980 APPROVED: *Walter E. Garrison* 5/4/80
SANITARY REGIONAL ENGINEER DISTRICT OFFICE ENGINEER
CHECKED: *Robert David Deert* 4/17/80
DISTRICT OFFICE ENGINEER
REG. C. E. NO. 18573
LA PUENTE BLDG. DIST. 202

NO CHARGE FOR CONNECTION

47885



A-3: SCOPING MEETING MATERIALS

ROWLAND HEIGHTS PLAZA AND HOTEL PROJECT

**EIR Scoping Meeting
June 18, 2015**



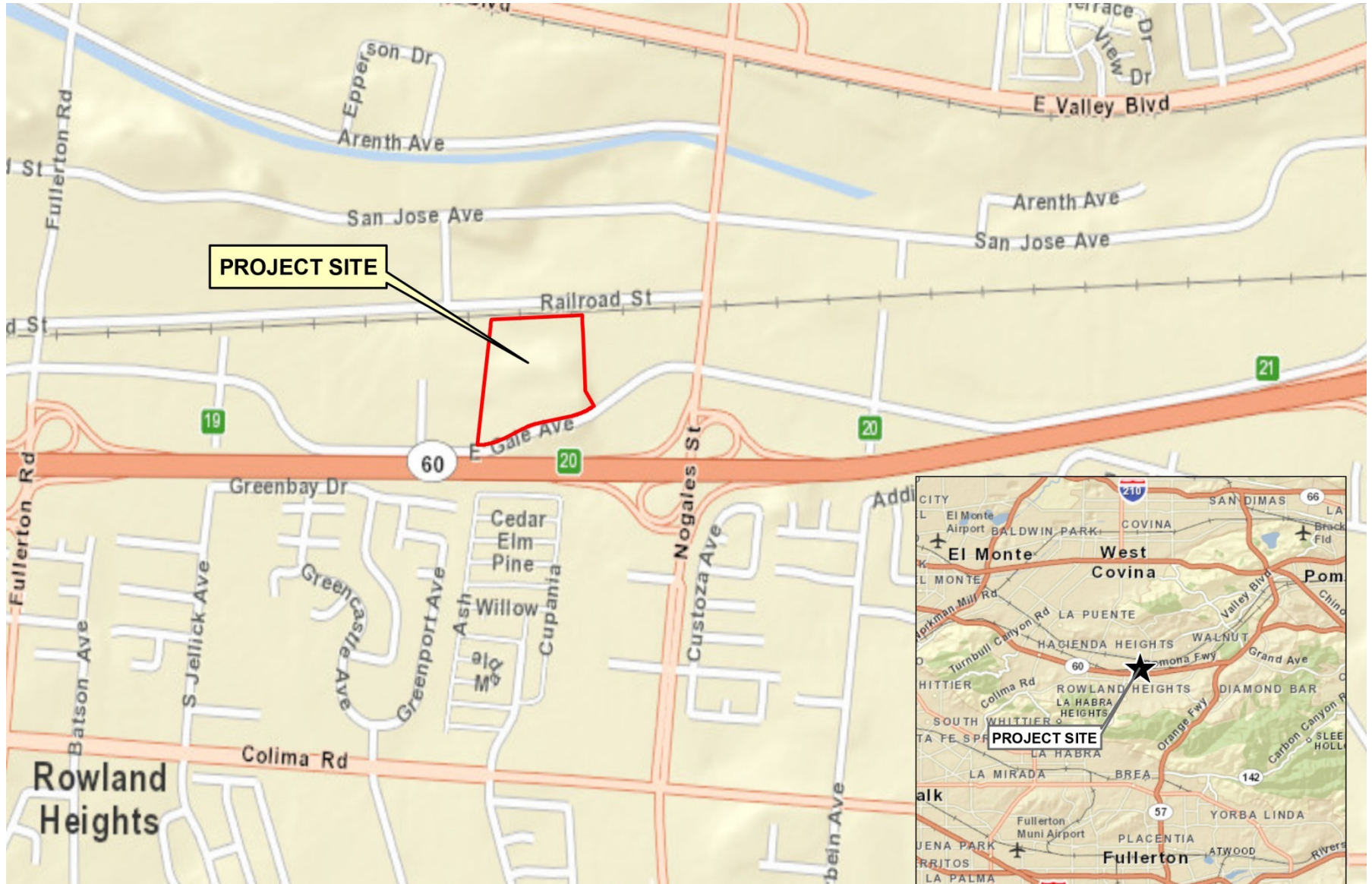
A Scoping Meeting is...

- An opportunity to provide comments regarding the type and extent of environmental analyses to be undertaken.
- The first of several opportunities for the public to discuss aspects of the proposed project. Other opportunities include:
 - Comments on the Draft EIR before a hearing examiner
 - Public hearing before the Regional Planning Commission

A Scoping Meeting is NOT...

- A forum for discussing the merits of the proposed project
- A forum for answering questions about analysis outcomes; we are still early in the EIR process
- A public hearing as to whether a proposed project should be approved or not
- A hearing at which any project decisions are made

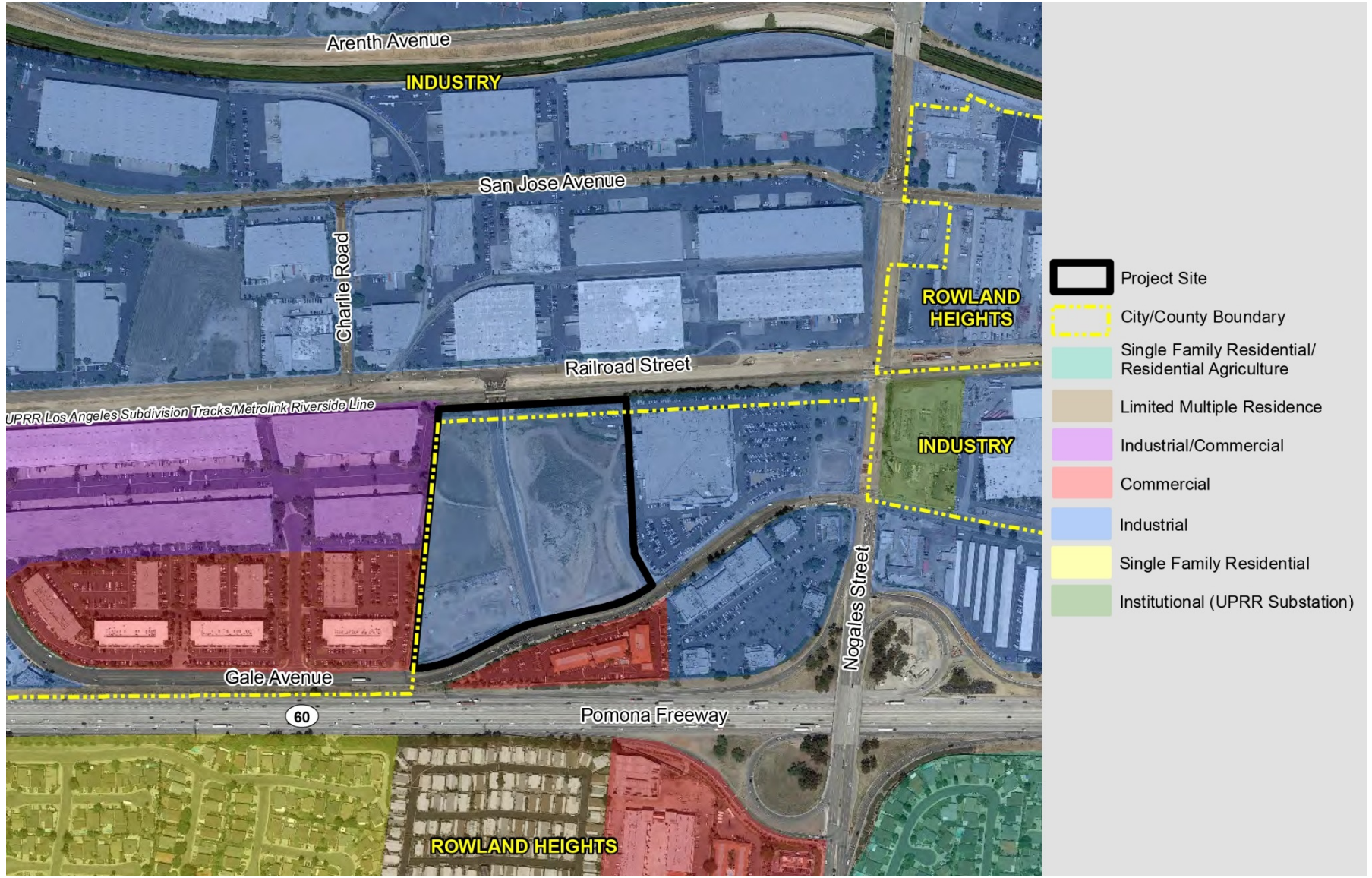
Site Location



Aerial Photograph



Surrounding Land Uses



Background

- Los Angeles County has received an application for subdivision of the 14.06-acre property at 18800 Railroad Street into three parcels and development with the following:
 - Commercial center totaling 129,000 sq. ft.
 - Two hotels totaling 477 rooms / 320,880 sq. ft.
 - Common outdoor open space
 - Shared parking for on-site uses

Background (continued)

- CEQA requires County to define required entitlements, review potential environmental effects prior to any approvals
- County determined there was a **POTENTIAL** for significant impacts
- EIR is required to provide public disclosure of:
 - Physical changes to the environment
 - Feasible mitigation measures
 - Feasible alternatives

Background (continued)

- County prepares “Initial Study”, identifies potential significant impacts, and issues Notice of Preparation (NOP) of an EIR
- County issued NOP on June 5, 2015 to solicit public agency and community input on the scope of analysis to be included in the EIR.
- 30-day NOP comment period closes July 6, 2015

EIR Process

- Prepare “Draft EIR”
 - 45-day public review period
 - Hearing Examiner hearing during Draft EIR comment period
- Respond to comments, prepare “Final EIR”
- Planning Commission hearing and action following Final EIR
- Board of Supervisors considers Planning Commission recommendation, project approval and EIR certification

PROJECT DESCRIPTION

Project Site: Existing Conditions

- 14.85 acres
 - 14.09 acres is within unincorporated LA County (Rowland Heights community)
 - 0.75 acres along the northern property boundary is within City of Industry municipal boundary
- Existing improvements
 - Temporary New Charlie Road detour, construction staging for Alameda Corridor East (ACE) Construction Authority's Nogales Street Grade Separation Project
 - Temporary parking for Rowland Heights Plaza Shopping Center, during ACE construction
 - Partially channelized storm drain

Proposed Project

- Portion of site in unincorporated LA County is proposed for subdivision into three parcels
 - Parcel 1, 8.75 acres: Commercial Center
 - 4 buildings with retail, office, restaurant uses, plus outdoor seating
 - Open space including common area with seating, landscaping, and water feature, and area commemorating Rowland Ranch history
 - Parcel 2, 3.38 acres: Full-Service “Hotel A”
 - 275 guest rooms, meeting rooms, ballroom, Wi-Fi café, restaurant & bar; pool and outdoor amenities
 - Parcel 3, 1.93 acres: Extended-Stay “Hotel B”
 - 202 guest rooms, meeting rooms, breakfast lounge; pool outdoor amenities
 - Northern Parcel (in City of Industry) will not be subdivided or developed; will support only surface parking, internal access

Proposed Project (continued)




- **Building Heights** (Los Angeles County Code maximum height allowed: 45')
 - Parcel 1/Commercial Center—two stories along Gale Avenue: 35'; one story at rear (north end) of Parcel: 24'-27'
 - Parcel 2/Hotel A: 6 stories/68'-10" to roof parapet; 80' to top of architectural projections
 - Parcel 3/Hotel B: 6 stories/68'-10" to roof parapet; 75' to top of architectural projections
- **Parking** (Los Angeles County Code requirement: 1,503 spaces)
 - Proposed Supply: 1,161 spaces, shared parking
 - Parcel 1, Commercial Center: 689 spaces (506 surface, 183 subterranean)
 - Parcel 2, Hotel A: 260 spaces (137 surface, 123 subterranean)
 - Parcel 3, Hotel B: 137 spaces (72 surface, 63 subterranean)
 - Northern Parcel within City of Industry: Additional 75 surface spaces

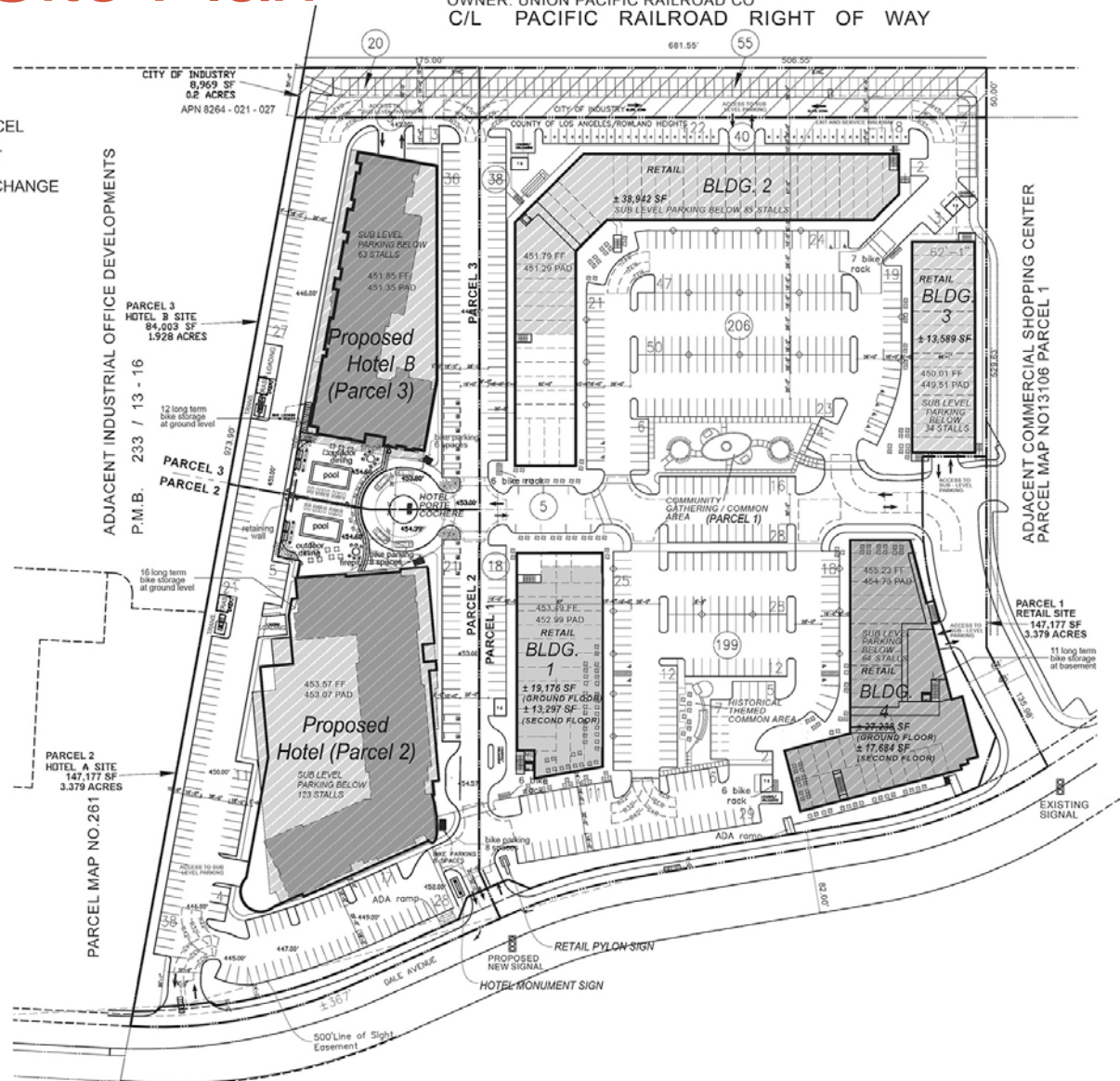
Proposed Project (continued)

- Access
 - Two new driveways on Gale Avenue: signaled central driveway at Parcel line between Commercial Center and Hotels, and at western site boundary
 - Access to Commercial Center from existing shared driveway with Rowland Ranch Shopping Center
 - Pedestrian access directly from Gale Avenue
- Infrastructure
 - Undergrounding of northern drainage channel
 - Retaining walls (2' to 8'-5" on west, 10'-5' on north), sewer, storm drain, water

Conceptual Site Plan

APN 8264-021-801
 OWNER: UNION PACIFIC RAILROAD CO
 C/L PACIFIC RAILROAD RIGHT OF WAY

-  ADJACENT PROJECT PARCEL IN THE CITY OF INDUSTRY (APN 8264-021-027) IS NOT A PART OF PROPOSED LAND DIVISION OR ZONE CHANGE
-  SUB-LEVEL PARKING
-  SECOND / UPPER FLOOR AREAS



ISSUES TO BE ADDRESSED IN THE EIR

EIR Scope – Key Issues

Aesthetics

- Visual Character
- Shade/shadow impacts of the hotels

Air Quality and Greenhouse Gases

- Policy compliance
- Regional and localized emissions
- Construction and operations

EIR Scope – Key Issues

Biological Resources

- Jurisdictional delineation of channelized storm drain

Hydrology

- Alteration of drainage patterns
- Vector habitat
- Water quality impacts
- Compliance with County LID requirements
- Undergrounding of on-site partially channelized storm drain

EIR Scope – Key Issues

Land Use & Planning

- Compliance with land use plans and policies
 - Zone Change from M-1.5 to C-3-(DP) for Hotel Parcels
 - CUP for Development Program (zone change, hotel heights); commercial center; alcohol permit for hotels
 - Compatibility with surrounding land uses
 - Parking

Noise

- Construction & Operation
- Impacts on sensitive receptors in vicinity (Best Western Plus Executive Inn to south)
- Rail impacts on Project hotel guests

EIR Scope – Key Issues

Traffic

- Project Site Access & Circulation
- Impacts on Study Area intersections and street segments
- Impacts on County Congestion Management Program (CMP) facilities
- Impacts on Caltrans facilities
- Pedestrian Access and Improvements
- Bicycle Facilities

Other Environmental Issues

- Cultural Resources
 - Archaeological Resource
 - Paleontological Resources
- Energy
 - Electricity, Natural Gas, Fossil Fuels
- Geology and Soils
 - Seismic and Geologic Hazards
- Public Services
 - Sheriff, Fire
- Utilities and Service Systems
 - Water Supply, Wastewater Conveyance/Treatment

Other Required EIR Sections

- Alternatives to the Proposed Project
 - No Project (required under CEQA)
 - One or more additional alternatives to the proposed project that would avoid or reduce significant impacts, while still meeting the majority of project objectives
- Cumulative Effects
- Growth-Inducing Effects

Additional Opportunities for Public Input

- Notice of Preparation - hand in comments or mail (USPS or e-mail) by **July 6, 2015**
- Draft EIR - 45-day public review period
- Hearing Examiner to hold public hearing to solicit comments during Draft EIR public review period
- Planning Commission Hearing - to consider recommending project approval, EIR certification
- Board of Supervisors Hearing - to consider Planning Commission recommendation, project approval, EIR certification

Public Input on DEIR Scope

- Notice of Preparation – Discussion of Scope of EIR
- Written Comments: ***July 6, 2015 Submittal Deadline***

Mr. Steven Jones, Land Divisions Section
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1382
Los Angeles, CA 90012
Telephone: (213) 974-6433
sdjones@planning.lacounty.gov

A-4: SCOPING MEETING SIGN-IN SHEET AND NOP COMMENTS



**Sign-In Form
Scoping Meeting
" Rowland Heights Plaza and Hotel "**
Project No. R2014-01529
June 18, 2015



Name <i>FELIX CHEN</i>	Organization (if applicable) <i>GOLDEN PACIFIC REALTY INC.</i>	Street Address/City/State/ZIP <i>20955 PATRINDER RD #210 DIAMOND BAR CA 91765</i>	Phone <i>(909) 869-6299</i>	Do you wish to speak? <input checked="" type="checkbox"/>	Want future notices on project? <input checked="" type="checkbox"/>
			Email <i>FELIX@GOLDENPACIFICREALTY.COM</i>		

Name <i>Mary Chan</i>	Organization (if applicable) <i>Edward Properties</i>	Street Address/City/State/ZIP <i>515 So. Figueroa St. #1028 LA, CA 90071</i>	Phone <i>213-841-1928</i> ^{X169}	Check if wish to speak <input checked="" type="checkbox"/>	Want future notices on project? <input checked="" type="checkbox"/>
			Email <i>mary@edwardproperties.com</i>		

Name	Organization (if applicable)	Street Address/City/State/ZIP	Phone	Check if wish to speak <input type="checkbox"/>	Want future notices on project? <input type="checkbox"/>
			Email		

Name	Organization (if applicable)	Street Address/City/State/ZIP	Phone	Check if wish to speak <input type="checkbox"/>	Want future notices on project? <input type="checkbox"/>
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Name	Organization (if applicable)	Street Address/City/State/ZIP	Phone	Check if wish to speak <input type="checkbox"/>	Want future notices on project? <input type="checkbox"/>
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June 30, 2015

Rowland Heights Plaza and Hotel Scoping Meeting Notes

On June 18, 2015, a scoping meeting for the proposed Rowland Heights Plaza and Hotel project (Los Angeles County Project No. R2014-01529; State Clearinghouse Number: 2015061003) was held at the Rowland Heights Public Library, commencing at 6:00 p.m. Following introductory comments by the County's Project Case Planner, Steven Jones, Lloyd Zola of Metis Environmental Group presented the purpose of the scoping meeting, legal requirements for the County's environmental review under the California Environmental Quality Act (CEQA), a description of the proposed retail and hotel project, and opportunities for public comment during the County's environmental and planning review processes. Each of the issues to be addressed in the environmental impact report for the project based on the County's Initial Study was described, and only the following oral comments were received during the scoping meeting presentation.

Traffic

- The traffic study needs to reflect roadway conditions as they will be following completion of the Nogales grade separation project, which is currently under construction. Current traffic conditions do not provide for an accurate assessment of future traffic patterns.
- The proposed use of a shared driveway with the adjacent retail development to the east is of concern to that development. Specific traffic counts should therefore be taken at the existing drive entry to that adjacent development.



**Public Input Form
Scoping Meeting
"Rowland Heights Plaza and Hotel"
Project No. R2014-01529**



Thursday, June 18, 2015

Project Description

To create a commercial/hotel development on the 14.85-acre property at 18800 Railroad Street. The Project would subdivide the Project Site into three County parcels and retain one parcel in the City of Industry municipal boundary. County Parcel 1 would be developed with commercial condominium units to accommodate retail, restaurant, and office uses. A total of four buildings would be arrayed around the perimeter of the parcel, surrounding a central surface parking lot and open space amenities. Parcel 2 would be developed with a full-service hotel totaling 275 guest rooms and approximately 189,950 sf. Parcel 3, would be developed with an extended-stay hotel totaling 202 guest rooms and approximately 130,930 sf. The parcel within the Industry municipal boundary would be retained, and would accommodate surface parking.

The Project is requesting a Zone Change from M-1.5-BE (Restricted Heavy Manufacturing, Billboard Exclusion) to C-3-(DP) (Unlimited Commercial-Development Program) for Parcels 2 and 3 for hotel uses; Conditional Use Permit ("CUP") to manage hotel uses on Parcels 2 and 3, to allow structures to exceed the maximum height of 45 feet above grade, to allow a new commercial center within proposed parcel 1, to authorize the sale of a full line of alcoholic beverages for on-site consumption in conjunction with normal operations of the two proposed hotels, and to grade more than 100,000 cubic yards of soil; and a Vesting Tentative Parcel Map to allow the sale of commercial condominiums in conjunction with the proposed shopping center, among other permits.

This form allows you to make comments on what you believe should be addressed in the Environmental Impact Report for the above project. You may submit your comments at this Scoping meeting or mail to the Lead Agency Contact listed below. Written comments on the Notice of Preparation ("NOP") for the Environmental Impact Report will be accepted until 6:00 P.M., **June 30, 2015**. You may use back or attach additional sheets.

Comments: Please see attached.

You may also indicate if you would like to receive notices for hearings on the project. If you wish to receive notice, clearly include your name and full address below. The EIR will be available at local libraries and the County offices as well as online and, for a charge, individual copies may be obtained through a bonded blue printer.

Name: Mandarin Plaza Group LLC (Attn: Mary Chan)
 Address: 515 So. Figueroa St., Suite 1028
 City/State/ZIP: Los Angeles, CA 90071-3327

Lead Agency Contact: **Mr. Steven Jones**
 Los Angeles County Department of Regional Planning
 320 West Temple Street, Room 1382
 Los Angeles, CA 90012-3225
 Phone: (213) 974-6433
 Email: sdjones@planning.lacounty.gov

Comments Regarding Project No. R2014-01529

1. Traffic Congestion – Traffic is so heavy along Gale, that sometimes one may come to dead stop for a long time on Gale. We know that the proposed project would cause even more traffic congestion along Gale. We request that a traffic study be conducted with current traffic information.
2. Circulation – Along with the traffic study, we request that ingress and egress for the proposed project be studied.
3. Parking – The proposed project should provide at least what is minimally required by Code. We understand that the project applicant is asking for a variance to provide substantially fewer parking spaces than what the Code requires. Granting this variance would be a serious mistake. There would be insufficient parking for the proposed hotel, retail, and restaurants. Their patrons would end up parking at 99 Ranch Market, Mandarin Plaza, and Best Western Hotel, and these establishments do not have any extra parking spaces for use by the proposed project.
4. Zone Change – We are concerned that the proposed zone change and more intensive use of the land would negatively impact the traffic, circulation, and parking. We ask that the proposed density be substantially reduced in order to reduce the impact.

DEPARTMENT OF TRANSPORTATION
DISTRICT 7—OFFICE OF TRANSPORTATION PLANNING
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-9140
FAX (213) 897-1337
www.dot.ca.gov



*Serious drought.
Help save water!*

July 1, 2015

Mr. Steven D. Jones
Los Angeles County
320 West Temple Street
Los Angeles, CA 90012

RE: Rowland Heights Plaza & Hotel Project
Vic. LA-60/PM 19.485 to 20.432
SCH # 2015061003
IGR/CEQA No. 150601AL-NOP

Dear Mr. Jones:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project proposes to subdivide one 14.06-acre lot into three parcels, including one industrial parcel developed with commercial retail uses and two commercial parcels developed with hotels located at 18800 Railroad Street within unincorporated Los Angeles County.

Proposed Parcel 1 (8.75 gross acres) is adjacent to the Rowland Heights Plaza Shopping Center to the east and would be developed as a retail shopping center with commercial condominium units to accommodate retail, restaurant, and office uses. Proposed Parcel 2 (3.38 gross acres), which is adjacent to the Concourse Business Park to the west, would be developed with a full-service hotel, generally intended for business travelers and families, totaling 275 guest rooms and approximately 189,950 square feet. Proposed Parcel 3 (1.93 gross acres), also adjacent to the Concourse Business Park, would be developed with an extended-stay hotel, generally intended for business travelers, totaling 202 guest rooms and approximately 130,930 square feet.

Caltrans is concerned that when an excessive amount of project/cumulative project vehicles are expected to use an off-ramp they may potentially back up onto the mainline, which in turn may lead to rear-end accidents.

To assist in evaluating the impacts of this project on State transportation facilities, a traffic study should be prepared prior to preparing the Draft Environmental Impact Report (DEIR). Please refer the project's traffic consultant to Caltrans' traffic study guide Website:

http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf

Listed below are some elements of what is generally expected in the traffic study:

1. Presentations of assumptions and methods used to develop trip generation, trip distribution, choice of travel mode, and assignments of trips to SR-60 and all off ramps at the project vicinity including WB/EB SR-60 off-ramps to Fullerton Rd. and WB/EB SR-60 to Nogales St. The traffic consultant should work with Caltrans to identify and confirm off-ramp study locations prior to the preparation of the traffic study.

An off-ramp queuing analysis should be conducted utilizing the Highway Capacity Manual (HCM) queuing analysis methodology with the actual signal timings and actual truck factor. Capacity of the off-ramp should be calculated by the actual length of the off-ramp between the terminuses to the gore point. The existing queue length should be calculated from the traffic counts, including the percentage of truck assignments to the ramp with a passenger car equivalent factor of 3.0 (worst case scenario) with 30 feet per car. The analyzed results may need to be calibrated with actual signal timing when necessary. The analysis is not accurate if not calibrated with actual signal timing. Please include mitigation measures if forecasted vehicle queues are expected to exceed 85% of the total available storage capacity such that the storage will allow a 15% safety factor.

2. Project travel modeling should be consistent with other regional and local modeling forecasts and travel data. Caltrans uses the indices to verify the results and any differences or inconsistencies must be thoroughly explained. Please submit modeling assumptions for Caltrans review and comment.
3. Trip generation rates for the project should be based on the nationally recognized recommendations contained in "Trip Generation" manual, 9th edition, published by the Institute of Transportation Engineers (ITE).
4. Analysis of ADT, AM and PM peak-hour volumes for both the existing and future conditions in the affected area with and without project. Utilization of transit lines and vehicles, and of all facilities, should be realistically estimated. Future conditions should include build-out of all projects and any plan-horizon years.
5. Include all appropriate traffic volumes. The analysis should include existing traffic, traffic generated by the project, cumulative traffic generated from all specific approved developments in the area, and traffic growth other than from the project and developments.
6. A discussion of mitigation measures appropriate to alleviate anticipated traffic impacts

Mr. Steven D. Jones
July 1, 2015
Page 3

should also be included. Any mitigation involving transit or Transportation Demand Management (TDM) should be justified and the results conservatively estimated.

7. A fair share contribution toward pre-established or future improvements on the State Highway System is considered acceptable mitigation. (Please see Appendix "B" of the Guide for more information).

We look forward to reviewing the traffic study and expect to receive a copy from the State Clearinghouse when the DEIR is completed. Should you wish to expedite the review process or receive early feedback from Caltrans please feel free to send a copy of the DEIR directly to our office.

Caltrans is committed in working with the City to solve traffic congestion on the State facilities. We would like to invite the Lead Agency for a formal scoping meeting for this project. If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 897-8391 and refer to IGR/CEQA No. 150601AL.

Sincerely,



DIANNA WATSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



CYNTHIA A. HARDING, M.P.H.
Interim Director

JEFFREY D. GUNZENHAUSER, MD., M.P.H.
Interim Health Officer

ANGELO J. BELLOMO, REHS, QEP
Director of Environmental Health

TERRI S. WILLIAMS, REHS
Assistant Director of Environmental Health

5050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5100 • FAX (626) 813-3000

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March 11, 2015

TO: Steven Jones
Principal Regional Planning Assistant
Department of Regional Planning

FROM: Michelle Tsiebos, REHS, DPA
Environmental Health Division
Department of Public Health

M.T

SUBJECT: CEQA CONSULTATION/Initial Study/ EIR
PROJECT NO. R2014-01529/ PM 072916/ RENV 201400121
Map dated November 19, 2014
APN: 8264-021-020, 8264-021-027
18800 Gale Avenue, Rowland Heights

The Department of Public Health - Environmental Health Division has reviewed the initial study for the project identified above. The Project proposes to create a parcel map to subdivide one parcel into three parcels for hotel and commercial use. The applicant also applied for a zone change and a conditional use permit for alcohol consumption, community standards compliance, and parking permit for less than required parking. The determination of the initial study is an Environmental Impact Report (EIR).

We offer the following comments:

Drinking Water program

The applicant proposed an approved source of potable water to serve the project. This Department has not received a current "will serve" letter from the proposed water purveyor, Rowland Water District, assuring potable water connection and service to the proposed project. A current "will serve" letter shall be submitted to this Department as a mitigation measure prior to the tentative parcel map approval.

Land Use program

The applicant proposed a connection to the public sewer for sewage disposal. The Program does not have any objection.

Toxics Epidemiology Program

Staff from Toxics Epidemiology Program reviewed documents, site plans, and conducted a site visit of the subject property. The applicant proposes to build a plaza and hotel. An EIR will be prepared for this project.

We concur with the Initial Study's findings with regards to noise impacts associated with the project. As a further note, according to the applicant's Environmental Assessment document, the applicant advises that the proposed uses would not adversely impact the proposed hotel due to "transient uses." There's a potential that the noise levels associated with the project may require interior noise insulation to comply with Title 26; chap 12 of the County building code. The EIR shall address all applicable noise regulations for this project.

If you have questions regarding the above section, please contact Robert Vasquez or Evenor Masis of the Toxics-Epidemiology Program at (213)738-3220 or at rvasquez@ph.lacounty.gov and emasis@ph.lacounty.gov.

For questions regarding this report, please contact me at (626) 430-5382 or mtsiebos@ph.lacounty.gov.

From: Julie Yom
Sent: Tuesday, May 12, 2015 11:48 AM
To: Steven Jones
Cc: Clement Lau
Subject: RE: Project No. R2014-01529: CEQA Consultation - **DUE 05/23/15**

Hi Steven,

The proposed project, which is a commercial plaza and hotel project in Rowland Heights, will not impact any DPR facilities. We agree with the CEQA finding in the IS and have no further comments.

Thanks,

Julie Yom, AICP
County of Los Angeles
Department of Parks and Recreation | Planning Division
510 South Vermont Avenue
Los Angeles, CA 90020
Tel. 213) 351-5127 | Fax 213) 639-3959
jyom@parks.lacounty.gov



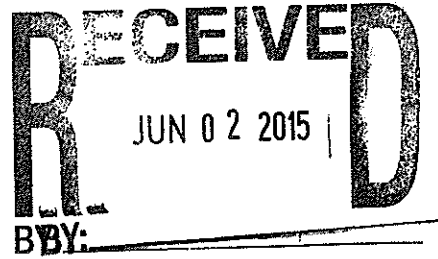
COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

May 26, 2015



Steven Jones, Planner
Los Angeles County
Land Divisions Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Jones:

INITIAL STUDY, "ROWLAND HEIGHTS PLAZA AND HOTEL PROJECT", PROPOSES A COMMERCIAL/HOTEL ON AN UNDEVELOPED, 14.85-ACRE PROPERTY, 14.06 ACRES IS WITHIN THE UNINCORPORATED PORTION OF THE COUNTY, REMAINING 0.79 ACRES IS WITHIN THE CITY OF INDUSTRY MUNICIPAL BOUNDARY, 18800 GALE AVENUE, ROWLAND HEIGHTS (FFER 201500080)

The Initial Study has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We will reserve our comments for the Draft EIR.

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKEWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENDORA	IRWINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAG
BRADBURY							WHITTIER

Steven Jones, Planner
May 26, 2015
Page 2

2. The Fire Prevention Division's Land Development Unit has no comments regarding the Initial Study for this project at this time. Fire Department's comments may be provided when the Environmental Impact Report is available for review. Specific Fire Department conditions and requirements for this project have been provided through the subdivision tentative map review process.
3. The Fire Prevention Division's Land Development Unit appreciate the opportunity to comment on the Initial Study for this project. Should any questions arise, please contact Juan Padilla at (323) 890-4243 or at Juan.Padilla@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

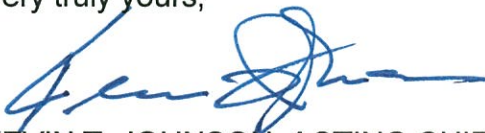
1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. The County of Los Angeles Fire Department's Forestry Division has no further comments regarding this project.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department has no objection to the project. Notify the Site Mitigation Unit (SMU) of HHMD if contaminated soil is encountered during site grading/development activities.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

KTJ:ad

May 20, 2015

TO: Nooshin Paidar
Land Divisions Section
Department of Regional Planning

Attention Steven Jones

FROM: Art Vander Vis
Land Development Division
Department of Public Works

**INITIAL STUDY / NOTICE OF PREPARATION (IS/NOP)
PARCEL MAP NUMBER 072916
ROWLAND HEIGHTS PLAZA AND HOTEL PROJECT
18800 GALE AVENUE
ASSESSOR'S MAP BOOK 8264, PAGE 21, PARCEL NO. 20 AND 27
UNINCORPORATED COUNTY AREA OF ROWLAND HEIGHTS**

Thank you for the opportunity to review the IS/EIR for the proposed project. The project proposes a commercial/hotel development on 14.85-acre of undeveloped property located at 18800 in the unincorporated County area of Rowland Heights. The majority of the project site, 14.06 acres, is within the unincorporated portion of the County of Los Angeles, while the remaining portion, 0.79 acres, is within the City of Industry municipal boundary.

The project intends to subdivide the County portion of the site into 3 parcels: Parcel 1 – Approximately 126,113 square feet of retail, restaurant, and office uses; Parcel 2 – Full service hotel with 275 rooms (keys) meeting rooms and a restaurant totaling approximately 189,950 square feet of improvements; and Parcel 3 – Extended-stay hotel with 202 rooms (keys) of approximately 130,930 square feet. The remaining portion of the project site is intended to be used for project access and would contain 74 parking spaces.

For specific revisions, additions, or deletions of wording directly from the project document the specific section, subsection, and/or item along with the page number is first referenced then the excerpt from the document is copied within quotations using the following nomenclature:

Deletions are represented by a ~~strikethrough~~.
Additions are represented by *italics* along with an underline.
Revisions are represented by a combination of the above.

The following County of Los Angeles, Department of Public Works comments are for your consideration and relate to the environmental document only:

The following comments should be addressed prior to its release to the public. We request all future environmental documents associated with this project be submitted to Public Works for review and comments.

General Comment

1. Public Works agrees that an EIR is the appropriate environmental document for this project. All evaluated issues (i.e. geology and soils, drainage, grading, road, sewer, and water) discussed in the IS/NOP shall be addressed and adequately substantiated in the EIR. Appropriate reports should be included in the EIR as necessary.

If you have any questions regarding the general comment, please contact Juan Sarda of Public Works' Land Development Division at (626) 458-7980 or jsarda@dpw.lacounty.gov.

Geology and Soils

1. All geotechnical issues discussed in the IS/NOP shall be addressed in the EIR. Geotechnical reports should be included in the EIR as necessary.

If you have any questions regarding the geology and soils comment, please contact Jeremy Wan of Public Works' Geotechnical and Materials Engineering Division at (626) 458-7980 or jwan@dpw.lacounty.gov.

Transportation/Traffic

1. Public Works cannot substantiate the transportation/traffic impacts of the project at this time. A traffic study is required. Public Works' Traffic and Lighting Division entered into an MOU with the project for the preparation of the traffic study in December 2014. Public Works is waiting for submittal of the traffic study.

If you have any questions regarding the transportation/traffic comment, please contact Andrew Ngumba of Public Works' Traffic and Lighting Division at (626) 300-4851 or angumba@dpw.lacounty.gov.

Utilities and Service Systems

1. The EIR should discuss the requirement for the use of one or more construction and demolition debris recycling facilities from the list of approved facilities. The EIR should identify the name of the landfill or landfills the project will be using that have sufficient permitted capacity to accommodate the project's solid waste disposal

needs, citing specific services available to accommodate the processing or transferring of organics and recyclables to divert from landfill disposal.

2. The EIR should disclose how the project will comply with local regulations explained in the California Integrated Waste Management Act of 1989 (AB 939), such as the C&D Ordinance, requiring a Recycling and Reuse Plan to be submitted to and approved by the Environmental Programs Division of this Department before the issuance of construction, demolition, or grading permits, and the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, requiring adequate storage area for collection/storage and removal of recyclable and green waste materials for this development project.
3. The EIR should disclose how the project will comply with recent State laws such as AB 341 recycling requirements and AB 1826 organic recycling requirements. Based on the project description this project may be subject to the requirements of AB 341 and/or AB 1826.

If you have any questions regarding the utility and service systems comment Nos. 1 thru 3, please contact Chris Sheppard of Public Works' Environmental Programs Division at (626) 458-5163 or csheppard@dpw.lacounty.gov.

4. The EIR should discuss the collection and disposal of additional wastewater that would be generated within the proposed project area, especially its potential impact on the available capacity in the existing local sewer system for both peak dry and wet weather flows pursuant with the Statewide General Discharge Requirement (Order No. 2006-003).

The County of Los Angeles Department of Public Works (Public Works) Consolidated Sewer Maintenance District (CSMD) is responsible for the operation and maintenance of the local sewers within the Unincorporated Rowland Heights area. Public Works will require that any sewer construction project within the project area comply with Public Work's sewer design and construction standards prior to its acceptance into the CSMD.

If you have any questions regarding the utility and service systems comment No.4, please contact Kari Eskridge of Public Works' Sewer Maintenance Division at (626) 300-3390 or keskridge@dpw.lacounty.gov.

5. Public Works cannot substantiate the impacts of the existing sewer system at this time. Potential impacts of the proposed project on the existing sewer system cannot be verified until a sewer area study is submitted to Public Works for review and approval. Potential sewer impacts and mitigations found in the sewer area study, if any, should be disclosed in the EIR.

Please note that Public Works is currently reviewing the Sewer Area Study submitted on 05/14/2015.

If you have any questions regarding the utility and service systems comment No. 5, please contact Massoud Esfahani of Public Works' Land Development Division at (626) 458-4921 or mesfahan@dpw.lacounty.gov.

6. Public Works cannot substantiate the potential impacts of this project on existing water system and/or availability at this time. Potential water impacts of the proposed project cannot be verified until a Will Serve letter from the water purveyor is provided to Public Works indicating that the water system will be operated by the purveyor, that under normal conditions, the system will meet the commercial and domestic flows, minimum fire flow requirement, and fire hydrant requirements (if applicable). Any potential water impacts and corresponding, if any, should be disclosed in an updated environmental document.

If you have any questions regarding the utility and service systems comment No. 6, please contact Tony Khalkhali of Public Works' Land Development Division at (626) 458 4921 or tkhalkh@dpw.lacounty.gov.

If you have any other questions or require additional information, please contact Juan Sarda of Public Works' Land Development Division at (626) 458-4921 or jsarda@dpw.lacounty.gov.

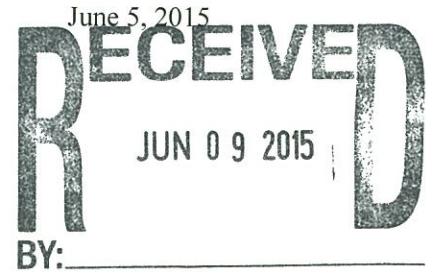
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South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 ♦ www.aqmd.gov

Steven Jones
County of Los Angeles
Department of Regional Planning, Land Division Section
320 West Temple Street, Room 1382
Los Angeles, CA 90012



**Notice of Preparation of a CEQA Document for the
Rowland Heights Plaza and Hotel Project**

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The SCAQMD staff's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft CEQA document. Please send the SCAQMD a copy of the CEQA document upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. More recent guidance developed since this Handbook was published is also available on SCAQMD's website here: [http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-\(1993\)](http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/ceqa-air-quality-handbook-(1993)). SCAQMD staff also recommends that the lead agency use the CalEEMod land use emissions software. This software has recently been updated to incorporate up-to-date state and locally approved emission factors and methodologies for estimating pollutant emissions from typical land use development. CalEEMod is the only software model maintained by the California Air Pollution Control Officers Association (CAPCOA) and replaces the now outdated URBEMIS. This model is available free of charge at: www.caleemod.com.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD staff requests that the lead agency quantify criteria pollutant emissions and compare the results to the recommended regional significance thresholds found here: <http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>. In addition to analyzing regional air quality impacts, the SCAQMD staff recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts

when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("*Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*") can be found at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis>. An analysis of all toxic air contaminant impacts due to the use of equipment potentially generating such air pollutants should also be included.

In addition, guidance on siting incompatible land uses (such as placing homes near freeways) can be found in the California Air Resources Board's *Air Quality and Land Use Handbook: A Community Perspective*, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate these impacts. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed. Several resources are available to assist the Lead Agency with identifying possible mitigation measures for the project, including:

- Chapter 11 of the SCAQMD *CEQA Air Quality Handbook*
- SCAQMD's CEQA web pages at: <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook/mitigation-measures-and-control-efficiencies>.
- CAPCOA's *Quantifying Greenhouse Gas Mitigation Measures* available here: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.
- SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook for controlling construction-related emissions
- Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/docs/default-source/planning/air-quality-guidance/complete-guidance-document.pdf?sfvrsn=4>.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's webpage (<http://www.aqmd.gov>).

The SCAQMD staff is available to work with the Lead Agency to ensure that project emissions are accurately evaluated and mitigated where feasible. If you have any questions regarding this letter, please contact me at Jwong1@aqmd.gov or call me at (909) 396-3176.

Sincerely,

Jillian Wong

Jillian Wong, Ph.D.

Program Supervisor

Planning, Rule Development & Area Sources



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

GRACE ROBINSON HYDE
Chief Engineer and General Manager

July 7, 2015

Ref File No.: 3330308

Mr. Steven D. Jones
Land Divisions Section
Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Jones:

Rowland Heights Plaza and Hotel Project

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation of a Draft Environmental Impact Report for the subject project on June 1, 2015. The proposed development is located within the jurisdictional boundaries of District No. 21. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall H Unit 7C Trunk Sewer, located in a private right of way north of Railroad Street east of Charlie Road. This 30-inch diameter trunk sewer has a design capacity of 23.7 million gallons per day (mgd) and conveyed a peak flow of 5.5 mgd when last measured in 2009.
2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a design capacity of 100 mgd and currently processes an average flow of 71.3 mgd. Wastewater flows that exceed the capacity of the San Jose Creek WRP, and all biosolids, are diverted to and treated at the Joint Water Pollution Control Plant located in the City of Carson.
3. The expected average wastewater flow from the proposed project, 129,926 square feet of commercial retail space and 477 hotel rooms, is 101,851 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and click on the [Table 1, Loadings for Each Class of Land Use](#) link.
4. The Districts are empowered by the California Health and Safety Code to charge a fee for the privilege of connecting (directly or indirectly) to the Districts' Sewerage System for increasing the strength or quantity of wastewater attributable to a particular parcel or operation already connected. This connection fee is a capital facilities fee that is imposed in an amount sufficient to construct an incremental expansion of the Sewerage System to accommodate the proposed

project. Payment of a connection fee will be required before a permit to connect to the sewer is issued. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, Wastewater & Sewer Systems, click on Will Serve Program, and search for the appropriate link. For more specific information regarding the connection fee application procedure and fees, please contact the Connection Fee Counter at extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the design capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise you that the Districts intend to provide this service up to the levels that are legally permitted and to inform you of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717.

Very truly yours,

Grace Robinson Hyde



Adriana Raza

Customer Service Specialist
Facilities Planning Department

AR:ar

cc: M. Sullivan
J. Ganz



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

DARYL L. OSBY
FIRE CHIEF
FORESTER & FIRE WARDEN

June 17, 2015

Steven Jones, Principal Assistant
LA County Department of Regional Planning
Land Divisions Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Jones:

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING, "ROWLAND HEIGHTS PLAZA AND HOTEL PROJECT", PROPOSES A COMMERCIAL/HOTEL ON AN UNDEVELOPED, 14.85-ACRE PROPERTY, 14.06 ACRES IS WITHIN THE UNINCORPORATED PORTION OF THE COUNTY, REMAINING 0.79 ACRES IS WITHIN THE CITY OF INDUSTRY MUNICIPAL BOUNDARY, 18800 RAILROAD STREET, ROWLAND HEIGHTS (FFER 201500103)

The Notice of Preparation of Draft Environmental Impact Report and Public Scoping Meeting has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We will reserve our comments for the Draft EIR.

LAND DEVELOPMENT UNIT:

1. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows, and fire hydrants.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER
BRADBURY

CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA
CUDAHY

DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDDORA
HAWAIIAN GARDENS
HAWTHORNE

HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWNDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Steven Jones, Principal Assistant
June 17, 2015
Page 2

2. The County of Los Angeles Fire Department's Fire Prevention Division's Land Development Unit has no comments regarding Notice of Preparation or the Initial Study for this project at this time. There may be comments when the Environmental Impact Report is available and reviewed by the Fire Department. Specific Fire Department project requirements and conditions of approval have been prepared during the Tentative Map review of the subdivision process.
3. The County of Los Angeles Fire Department's Fire Prevention Division's Land Development Unit appreciates the opportunity to comment on the Notice of Preparation and the Initial Study for this project. Should any questions arise regarding the above comments, please contact Juan Padilla at (323) 890-4243 or at Juan.Padilla@fire.lacounty.gov.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department's Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed in the Draft Environmental Impact Report.

HEALTH HAZARDOUS MATERIALS DIVISION:

1. The Health Hazardous Materials Division (HHMD) of the Los Angeles County Fire Department previously provided our comments regarding this project in May 2015. HHMD has no additional comments at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,



KEVIN T. JOHNSON, ACTING CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

KTJ:ad

APPENDIX B

AIR QUALITY DATA WORKSHEETS

Rowland Heights Plaza and Hotel Project

Draft EIR

Appendix B, Air Quality Data Worksheets

- 1 Construction Emissions CalEEMod Output – Phase I
 - Summer
 - Winter
- 2 Construction Emissions CalEEMod Output – Phase II
 - Summer
 - Winter
- 3 SCAQMD Rule 403
- 4 Operational Emissions CalEEMod Output – Interim
 - Summer
 - Winter
- 5 Operational Emissions CalEEMod Output – Full Build-Out
 - Summer
 - Winter

Appendix B-1

Construction Emissions – Phase I

- Summer
- Winter

**Rowland Heights Mixed Use (Construction)- Phase 1
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	2.00	1000sqft	0.05	2,000.00	0
Enclosed Parking with Elevator	306.00	Space	2.75	122,400.00	0
Parking Lot	698.00	Space	6.28	279,200.00	0
High Turnover (Sit Down Restaurant)	20.06	1000sqft	0.46	20,056.00	0
Hotel	275.00	Room	9.17	189,950.00	0
Quality Restaurant	20.06	1000sqft	0.46	20,057.00	0
Strip Mall	83.77	1000sqft	1.92	83,770.70	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2014
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	630.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - See Construction Assumptions
 Construction Phase - See Construction Assumptions

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions

Trips and VMT - See Construction Assumptions

Grading - See Construction Assumptions

Construction Off-road Equipment Mitigation -

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumption

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	370.00	347.00
tblConstructionPhase	NumDays	35.00	109.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	130.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	20.00	175.00
tblConstructionPhase	PhaseEndDate	1/2/2018	8/31/2017
tblConstructionPhase	PhaseEndDate	10/3/2017	1/31/2018
tblConstructionPhase	PhaseEndDate	11/29/2019	5/31/2019
tblConstructionPhase	PhaseEndDate	1/31/2020	5/31/2019
tblConstructionPhase	PhaseStartDate	12/1/2017	8/1/2017
tblConstructionPhase	PhaseStartDate	9/1/2017	1/1/2018
tblConstructionPhase	PhaseStartDate	6/1/2019	12/1/2018
tblConstructionPhase	PhaseStartDate	6/1/2019	10/1/2018
tblGrading	AcresOfGrading	109.00	87.50
tblGrading	MaterialExported	0.00	11,800.00

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

tblLandUse	LandUseSquareFeet	20,060.00	20,056.00
tblLandUse	LandUseSquareFeet	399,300.00	189,950.00
tblLandUse	LandUseSquareFeet	20,060.00	20,057.00
tblLandUse	LandUseSquareFeet	83,770.00	83,770.70
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripNumber	1,167.00	843.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	5.0517	53.8725	34.5705	0.0607	6.1115	2.8258	7.1830	3.3339	2.5997	4.3197	0.0000	6,120.5908	6,120.5908	1.6289	0.0000	6,154.7984
2018	63.8214	32.4112	49.3166	0.1053	4.7267	1.5965	6.3232	1.2678	1.5010	2.7688	0.0000	9,307.5024	9,307.5024	0.9090	0.0000	9,326.5916
2019	63.4041	29.2707	46.9819	0.1050	4.7268	1.3828	6.1097	1.2679	1.2999	2.5678	0.0000	9,064.2856	9,064.2856	0.8871	0.0000	9,082.9148
Total	132.2772	115.5544	130.8690	0.2710	15.5651	5.8051	19.6159	5.8696	5.4007	9.6563	0.0000	24,492.3787	24,492.3787	3.4251	0.0000	24,564.3047

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	5.0517	53.8725	34.5705	0.0607	2.4380	2.8258	3.5719	1.3147	2.5997	2.7466	0.0000	6,120.5908	6,120.5908	1.6289	0.0000	6,154.7984
2018	63.8214	32.4112	49.3166	0.1053	4.7267	1.5965	6.3232	1.2678	1.5010	2.7688	0.0000	9,307.5024	9,307.5024	0.9090	0.0000	9,326.5916
2019	63.4041	29.2707	46.9819	0.1050	4.7268	1.3828	6.1097	1.2679	1.2999	2.5678	0.0000	9,064.2856	9,064.2856	0.8871	0.0000	9,082.9148
Total	132.2772	115.5544	130.8690	0.2710	11.8916	5.8051	16.0048	3.8504	5.4007	8.0832	0.0000	24,492.3787	24,492.3787	3.4251	0.0000	24,564.3047

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	23.60	0.00	18.41	34.40	0.00	16.29	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2017	6/30/2017	5	23	
2	Grading	Grading	7/1/2017	11/30/2017	5	109	
3	Building Foundation	Site Preparation	8/1/2017	8/31/2017	5	23	
4	Concrete Pour (Podium)	Paving	1/1/2018	1/31/2018	5	23	
5	Building Construction	Building Construction	2/1/2018	5/31/2019	5	347	
6	Finishes	Architectural Coating	10/1/2018	5/31/2019	5	175	
7	Paving	Paving	12/1/2018	5/31/2019	5	130	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 87.5

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 669,915; Non-Residential Outdoor: 223,305 (Architectural Coating –

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	1	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	2	8.00	174	0.41
Grading	Rubber Tired Dozers	0	8.00	255	0.40
Grading	Scrapers	0	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Foundation	Bore/Drill Rigs	1	8.00	205	0.50
Building Foundation	Cranes	1	7.00	226	0.29
Building Foundation	Excavators	1	8.00	162	0.38

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Building Foundation	Forklifts	0	8.00	89	0.20
Building Foundation	Generator Sets	0	8.00	84	0.74
Building Foundation	Graders	0		174	0.41
Building Foundation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Foundation	Welders	0	8.00	46	0.45
Concrete Pour (Podium)	Cement and Mortar Mixers	4	8.00	9	0.56
Concrete Pour (Podium)	Pavers	0	8.00	125	0.42
Concrete Pour (Podium)	Paving Equipment	0	8.00	130	0.36
Concrete Pour (Podium)	Pumps	4	8.00	84	0.74
Concrete Pour (Podium)	Rollers	0	8.00	80	0.38
Concrete Pour (Podium)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Finishes	Aerial Lifts	1	8.00	62	0.31
Paving	Pavers	0	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	1	8.00	80	0.38
Finishes	Air Compressors	1	8.00	78	0.48
Building Foundation	Rubber Tired Dozers	0	8.00	255	0.40

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class	
Site Preparation		3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading		6	15.00	0.00	843.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Foundation		4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Concrete Pour (Podium)		9	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction		6	293.00	118.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving		2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Finishes		2	59.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.0221	0.0000	6.0221	3.3102	0.0000	3.3102			0.0000			0.0000
Off-Road	1.8239	19.2804	14.7282	0.0151		1.0707	1.0707		0.9850	0.9850		1,546.5386	1,546.5386	0.4739		1,556.4896
Total	1.8239	19.2804	14.7282	0.0151	6.0221	1.0707	7.0928	3.3102	0.9850	4.2953		1,546.5386	1,546.5386	0.4739		1,556.4896

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0320	0.0406	0.5028	1.1600e-003	0.0894	8.1000e-004	0.0902	0.0237	7.5000e-004	0.0245		94.6422	94.6422	4.9500e-003		94.7461
Total	0.0320	0.0406	0.5028	1.1600e-003	0.0894	8.1000e-004	0.0902	0.0237	7.5000e-004	0.0245		94.6422	94.6422	4.9500e-003		94.7461

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.3486	0.0000	2.3486	1.2910	0.0000	1.2910			0.0000			0.0000
Off-Road	1.8239	19.2804	14.7282	0.0151		1.0707	1.0707		0.9850	0.9850	0.0000	1,546.5386	1,546.5386	0.4739		1,556.4896
Total	1.8239	19.2804	14.7282	0.0151	2.3486	1.0707	3.4193	1.2910	0.9850	2.2760	0.0000	1,546.5386	1,546.5386	0.4739		1,556.4896

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0320	0.0406	0.5028	1.1600e-003	0.0894	8.1000e-004	0.0902	0.0237	7.5000e-004	0.0245		94.6422	94.6422	4.9500e-003		94.7461
Total	0.0320	0.0406	0.5028	1.1600e-003	0.0894	8.1000e-004	0.0902	0.0237	7.5000e-004	0.0245		94.6422	94.6422	4.9500e-003		94.7461

3.3 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8513	0.0000	0.8513	0.0919	0.0000	0.0919			0.0000			0.0000
Off-Road	3.2632	33.4041	21.3060	0.0293		1.9362	1.9362		1.7813	1.7813		2,994.2561	2,994.2561	0.9174		3,013.5223
Total	3.2632	33.4041	21.3060	0.0293	0.8513	1.9362	2.7876	0.0919	1.7813	1.8733		2,994.2561	2,994.2561	0.9174		3,013.5223

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1288	1.9913	1.4742	5.7700e-003	0.1347	0.0293	0.1640	0.0369	0.0270	0.0639		572.6696	572.6696	4.2200e-003		572.7582
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0600	0.0761	0.9428	2.1800e-003	0.1677	1.5200e-003	0.1692	0.0445	1.4000e-003	0.0459		177.4541	177.4541	9.2800e-003		177.6489
Total	0.1889	2.0673	2.4169	7.9500e-003	0.3024	0.0309	0.3332	0.0814	0.0284	0.1097		750.1237	750.1237	0.0135		750.4071

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3320	0.0000	0.3320	0.0359	0.0000	0.0359			0.0000			0.0000
Off-Road	3.2632	33.4041	21.3060	0.0293		1.9362	1.9362		1.7813	1.7813	0.0000	2,994.2561	2,994.2561	0.9174		3,013.5223
Total	3.2632	33.4041	21.3060	0.0293	0.3320	1.9362	2.2683	0.0359	1.7813	1.8172	0.0000	2,994.2561	2,994.2561	0.9174		3,013.5223

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1288	1.9913	1.4742	5.7700e-003	0.1347	0.0293	0.1640	0.0369	0.0270	0.0639		572.6696	572.6696	4.2200e-003		572.7582
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0600	0.0761	0.9428	2.1800e-003	0.1677	1.5200e-003	0.1692	0.0445	1.4000e-003	0.0459		177.4541	177.4541	9.2800e-003		177.6489
Total	0.1889	2.0673	2.4169	7.9500e-003	0.3024	0.0309	0.3332	0.0814	0.0284	0.1097		750.1237	750.1237	0.0135		750.4071

3.4 Building Foundation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.5596	18.3504	10.2191	0.0221		0.8577	0.8577		0.7891	0.7891		2,257.9082	2,257.9082	0.6918		2,272.4364
Total	1.5596	18.3504	10.2191	0.0221	0.0000	0.8577	0.8577	0.0000	0.7891	0.7891		2,257.9082	2,257.9082	0.6918		2,272.4364

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0400	0.0507	0.6285	1.4500e-003	0.1118	1.0100e-003	0.1128	0.0296	9.3000e-004	0.0306		118.3028	118.3028	6.1800e-003		118.4326
Total	0.0400	0.0507	0.6285	1.4500e-003	0.1118	1.0100e-003	0.1128	0.0296	9.3000e-004	0.0306		118.3028	118.3028	6.1800e-003		118.4326

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.5596	18.3504	10.2191	0.0221		0.8577	0.8577		0.7891	0.7891	0.0000	2,257.9082	2,257.9082	0.6918		2,272.4364
Total	1.5596	18.3504	10.2191	0.0221	0.0000	0.8577	0.8577	0.0000	0.7891	0.7891	0.0000	2,257.9082	2,257.9082	0.6918		2,272.4364

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0400	0.0507	0.6285	1.4500e-003	0.1118	1.0100e-003	0.1128	0.0296	9.3000e-004	0.0306		118.3028	118.3028	6.1800e-003		118.4326
Total	0.0400	0.0507	0.6285	1.4500e-003	0.1118	1.0100e-003	0.1128	0.0296	9.3000e-004	0.0306		118.3028	118.3028	6.1800e-003		118.4326

3.5 Concrete Pour (Podium) - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6280	20.8015	18.7914	0.0323		1.3493	1.3493		1.3344	1.3344		3,006.9795	3,006.9795	0.3069		3,013.4247
Paving	0.7154					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	3.3434	20.8015	18.7914	0.0323		1.3493	1.3493		1.3344	1.3344		3,006.9795	3,006.9795	0.3069		3,013.4247

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0829	0.1058	1.3135	3.3400e-003	0.2571	2.2600e-003	0.2593	0.0682	2.0900e-003	0.0703		262.1392	262.1392	0.0132		262.4166
Total	0.0829	0.1058	1.3135	3.3400e-003	0.2571	2.2600e-003	0.2593	0.0682	2.0900e-003	0.0703		262.1392	262.1392	0.0132		262.4166

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6280	20.8015	18.7914	0.0323		1.3493	1.3493		1.3344	1.3344	0.0000	3,006.9795	3,006.9795	0.3069		3,013.4247
Paving	0.7154					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	3.3434	20.8015	18.7914	0.0323		1.3493	1.3493		1.3344	1.3344	0.0000	3,006.9795	3,006.9795	0.3069		3,013.4247

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0829	0.1058	1.3135	3.3400e-003	0.2571	2.2600e-003	0.2593	0.0682	2.0900e-003	0.0703		262.1392	262.1392	0.0132		262.4166
Total	0.0829	0.1058	1.3135	3.3400e-003	0.2571	2.2600e-003	0.2593	0.0682	2.0900e-003	0.0703		262.1392	262.1392	0.0132		262.4166

3.6 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4768	13.6321	10.1962	0.0153		0.9062	0.9062		0.8498	0.8498		1,515.5135	1,515.5135	0.3906		1,523.7167
Total	1.4768	13.6321	10.1962	0.0153		0.9062	0.9062		0.8498	0.8498		1,515.5135	1,515.5135	0.3906		1,523.7167

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.8564	8.6548	10.7592	0.0259	0.7363	0.1355	0.8718	0.2095	0.1246	0.3342		2,514.8713	2,514.8713	0.0184		2,515.2568
Worker	1.0558	1.3483	16.7334	0.0426	3.2751	0.0287	3.3038	0.8686	0.0266	0.8951		3,339.4258	3,339.4258	0.1683		3,342.9598
Total	1.9122	10.0031	27.4926	0.0684	4.0114	0.1642	4.1756	1.0781	0.1512	1.2293		5,854.2971	5,854.2971	0.1866		5,858.2165

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	1.4768	13.6321	10.1962	0.0153		0.9062	0.9062		0.8498	0.8498	0.0000	1,515.5135	1,515.5135	0.3906			1,523.7167
Total	1.4768	13.6321	10.1962	0.0153		0.9062	0.9062		0.8498	0.8498	0.0000	1,515.5135	1,515.5135	0.3906			1,523.7167

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.8564	8.6548	10.7592	0.0259	0.7363	0.1355	0.8718	0.2095	0.1246	0.3342		2,514.8713	2,514.8713	0.0184			2,515.2568
Worker	1.0558	1.3483	16.7334	0.0426	3.2751	0.0287	3.3038	0.8686	0.0266	0.8951		3,339.4258	3,339.4258	0.1683			3,342.9598
Total	1.9122	10.0031	27.4926	0.0684	4.0114	0.1642	4.1756	1.0781	0.1512	1.2293		5,854.2971	5,854.2971	0.1866			5,858.2165

3.6 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261		1,496.7518	1,496.7518	0.3865			1,504.8687
Total	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261		1,496.7518	1,496.7518	0.3865			1,504.8687

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.8128	7.9851	10.3693	0.0258	0.7364	0.1288	0.8652	0.2096	0.1185	0.3280		2,463.2953	2,463.2953	0.0180		2,463.6723
Worker	0.9702	1.2362	15.3660	0.0424	3.2751	0.0280	3.3031	0.8686	0.0260	0.8945		3,208.5857	3,208.5857	0.1573		3,211.8888
Total	1.7830	9.2213	25.7353	0.0682	4.0115	0.1568	4.1683	1.0781	0.1444	1.2226		5,671.8811	5,671.8811	0.1752		5,675.5610

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261	0.0000	1,496.7518	1,496.7518	0.3865		1,504.8687
Total	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261	0.0000	1,496.7518	1,496.7518	0.3865		1,504.8687

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.8128	7.9851	10.3693	0.0258	0.7364	0.1288	0.8652	0.2096	0.1185	0.3280		2,463.2953	2,463.2953	0.0180		2,463.6723
Worker	0.9702	1.2362	15.3660	0.0424	3.2751	0.0280	3.3031	0.8686	0.0260	0.8945		3,208.5857	3,208.5857	0.1573		3,211.8888
Total	1.7830	9.2213	25.7353	0.0682	4.0115	0.1568	4.1683	1.0781	0.1444	1.2226		5,671.8811	5,671.8811	0.1752		5,675.5610

3.7 Finishes - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	59.1439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4393	3.3698	3.5396	5.6100e-003		0.2200	0.2200		0.2184	0.2184		540.5616	540.5616	0.0871		542.3911
Total	59.5832	3.3698	3.5396	5.6100e-003		0.2200	0.2200		0.2184	0.2184		540.5616	540.5616	0.0871		542.3911

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2126	0.2715	3.3695	8.5700e-003	0.6595	5.7900e-003	0.6653	0.1749	5.3500e-003	0.1803		672.4441	672.4441	0.0339		673.1557
Total	0.2126	0.2715	3.3695	8.5700e-003	0.6595	5.7900e-003	0.6653	0.1749	5.3500e-003	0.1803		672.4441	672.4441	0.0339		673.1557

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	59.1439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4393	3.3698	3.5396	5.6100e-003		0.2200	0.2200		0.2184	0.2184	0.0000	540.5616	540.5616	0.0871		542.3911
Total	59.5832	3.3698	3.5396	5.6100e-003		0.2200	0.2200		0.2184	0.2184	0.0000	540.5616	540.5616	0.0871		542.3911

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2126	0.2715	3.3695	8.5700e-003	0.6595	5.7900e-003	0.6653	0.1749	5.3500e-003	0.1803		672.4441	672.4441	0.0339		673.1557
Total	0.2126	0.2715	3.3695	8.5700e-003	0.6595	5.7900e-003	0.6653	0.1749	5.3500e-003	0.1803		672.4441	672.4441	0.0339		673.1557

3.7 Finishes - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	59.1439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3951	3.1133	3.5243	5.6100e-003		0.1880	0.1880		0.1867	0.1867		537.9092	537.9092	0.0832		539.6554
Total	59.5390	3.1133	3.5243	5.6100e-003		0.1880	0.1880		0.1867	0.1867		537.9092	537.9092	0.0832		539.6554

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1954	0.2489	3.0942	8.5400e-003	0.6595	5.6400e-003	0.6651	0.1749	5.2300e-003	0.1801		646.0975	646.0975	0.0317		646.7626
Total	0.1954	0.2489	3.0942	8.5400e-003	0.6595	5.6400e-003	0.6651	0.1749	5.2300e-003	0.1801		646.0975	646.0975	0.0317		646.7626

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	59.1439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3951	3.1133	3.5243	5.6100e-003		0.1880	0.1880		0.1867	0.1867	0.0000	537.9092	537.9092	0.0832		539.6554
Total	59.5390	3.1133	3.5243	5.6100e-003		0.1880	0.1880		0.1867	0.1867	0.0000	537.9092	537.9092	0.0832		539.6554

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1954	0.2489	3.0942	8.5400e-003	0.6595	5.6400e-003	0.6651	0.1749	5.2300e-003	0.1801		646.0975	646.0975	0.0317		646.7626
Total	0.1954	0.2489	3.0942	8.5400e-003	0.6595	5.6400e-003	0.6651	0.1749	5.2300e-003	0.1801		646.0975	646.0975	0.0317		646.7626

3.8 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	0.4921	5.1117	4.4332	6.6300e-003		0.2998	0.2998		0.2758	0.2758			667.6993	667.6993	0.2079		672.0644
Paving	0.1266					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Total	0.6186	5.1117	4.4332	6.6300e-003		0.2998	0.2998		0.2758	0.2758			667.6993	667.6993	0.2079		672.0644

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000		0.0000
Worker	0.0180	0.0230	0.2856	7.3000e-004	0.0559	4.9000e-004	0.0564	0.0148	4.5000e-004	0.0153			56.9868	56.9868	2.8700e-003		57.0471
Total	0.0180	0.0230	0.2856	7.3000e-004	0.0559	4.9000e-004	0.0564	0.0148	4.5000e-004	0.0153			56.9868	56.9868	2.8700e-003		57.0471

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4921	5.1117	4.4332	6.6300e-003		0.2998	0.2998		0.2758	0.2758	0.0000	667.6993	667.6993	0.2079		672.0644
Paving	0.1266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6186	5.1117	4.4332	6.6300e-003		0.2998	0.2998		0.2758	0.2758	0.0000	667.6993	667.6993	0.2079		672.0644

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0180	0.0230	0.2856	7.3000e-004	0.0559	4.9000e-004	0.0564	0.0148	4.5000e-004	0.0153		56.9868	56.9868	2.8700e-003		57.0471
Total	0.0180	0.0230	0.2856	7.3000e-004	0.0559	4.9000e-004	0.0564	0.0148	4.5000e-004	0.0153		56.9868	56.9868	2.8700e-003		57.0471

3.8 Paving - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4363	4.4632	4.3925	6.6300e-003		0.2576	0.2576		0.2370	0.2370		656.8922	656.8922	0.2078		661.2567
Paving	0.1266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5628	4.4632	4.3925	6.6300e-003		0.2576	0.2576		0.2370	0.2370		656.8922	656.8922	0.2078		661.2567

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Summer

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0166	0.0211	0.2622	7.2000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		54.7540	54.7540	2.6800e-003		54.8104
Total	0.0166	0.0211	0.2622	7.2000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		54.7540	54.7540	2.6800e-003		54.8104

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4363	4.4632	4.3925	6.6300e-003		0.2576	0.2576		0.2370	0.2370	0.0000	656.8922	656.8922	0.2078		661.2567
Paving	0.1266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5628	4.4632	4.3925	6.6300e-003		0.2576	0.2576		0.2370	0.2370	0.0000	656.8922	656.8922	0.2078		661.2567

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0166	0.0211	0.2622	7.2000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		54.7540	54.7540	2.6800e-003		54.8104
Total	0.0166	0.0211	0.2622	7.2000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		54.7540	54.7540	2.6800e-003		54.8104

Rowland Heights Mixed Use (Construction)- Phase 1
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	2.00	1000sqft	0.05	2,000.00	0
Enclosed Parking with Elevator	306.00	Space	2.75	122,400.00	0
Parking Lot	698.00	Space	6.28	279,200.00	0
High Turnover (Sit Down Restaurant)	20.06	1000sqft	0.46	20,056.00	0
Hotel	275.00	Room	9.17	189,950.00	0
Quality Restaurant	20.06	1000sqft	0.46	20,057.00	0
Strip Mall	83.77	1000sqft	1.92	83,770.70	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2014
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	630.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - See Construction Assumptions
 Construction Phase - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Winter

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions

Trips and VMT - See Construction Assumptions

Grading - See Construction Assumptions

Construction Off-road Equipment Mitigation -

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumption

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	23.00
tblConstructionPhase	NumDays	370.00	347.00
tblConstructionPhase	NumDays	35.00	109.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	NumDays	20.00	130.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	20.00	175.00
tblConstructionPhase	PhaseEndDate	1/2/2018	8/31/2017
tblConstructionPhase	PhaseEndDate	10/3/2017	1/31/2018
tblConstructionPhase	PhaseEndDate	11/29/2019	5/31/2019
tblConstructionPhase	PhaseEndDate	1/31/2020	5/31/2019
tblConstructionPhase	PhaseStartDate	12/1/2017	8/1/2017
tblConstructionPhase	PhaseStartDate	9/1/2017	1/1/2018
tblConstructionPhase	PhaseStartDate	6/1/2019	12/1/2018
tblConstructionPhase	PhaseStartDate	6/1/2019	10/1/2018
tblGrading	AcresOfGrading	109.00	87.50
tblGrading	MaterialExported	0.00	11,800.00
tblLandUse	LandUseSquareFeet	20,060.00	20,056.00

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Winter

tblLandUse	LandUseSquareFeet	399,300.00	189,950.00
tblLandUse	LandUseSquareFeet	20,060.00	20,057.00
tblLandUse	LandUseSquareFeet	83,770.00	83,770.70
tblOffRoadEquipment	LoadFactor	0.31	0.31
tblOffRoadEquipment	OffRoadEquipmentType		Aerial Lifts
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripNumber	1,167.00	843.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	5.0625	53.9563	34.7149	0.0605	6.1115	2.8259	7.1830	3.3339	2.5998	4.3197	0.0000	6,102.6225	6,102.6225	1.6290	0.0000	6,136.8312
2018	63.9478	32.7984	50.4747	0.1021	4.7267	1.5978	6.3245	1.2678	1.5023	2.7701	0.0000	9,057.5417	9,057.5417	0.9096	0.0000	9,076.6429
2019	63.5201	29.6224	48.1725	0.1018	4.7268	1.3840	6.1109	1.2679	1.3010	2.5689	0.0000	8,823.3688	8,823.3688	0.8877	0.0000	8,842.0103
Total	132.5304	116.3771	133.3620	0.2645	15.5651	5.8077	19.6184	5.8696	5.4031	9.6587	0.0000	23,983.5330	23,983.5330	3.4263	0.0000	24,055.4844

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2017	5.0625	53.9563	34.7149	0.0605	2.4380	2.8259	3.5720	1.3147	2.5998	2.7466	0.0000	6,102.6224	6,102.6224	1.6290	0.0000	6,136.8312
2018	63.9478	32.7984	50.4747	0.1021	4.7267	1.5978	6.3245	1.2678	1.5023	2.7701	0.0000	9,057.5417	9,057.5417	0.9096	0.0000	9,076.6429
2019	63.5201	29.6224	48.1725	0.1018	4.7268	1.3840	6.1109	1.2679	1.3010	2.5689	0.0000	8,823.3688	8,823.3688	0.8877	0.0000	8,842.0103
Total	132.5304	116.3771	133.3620	0.2645	11.8916	5.8077	16.0074	3.8504	5.4031	8.0856	0.0000	23,983.5330	23,983.5330	3.4263	0.0000	24,055.4844

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	23.60	0.00	18.41	34.40	0.00	16.29	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	6/1/2017	6/30/2017	5	23	
2	Grading	Grading	7/1/2017	11/30/2017	5	109	
3	Building Foundation	Site Preparation	8/1/2017	8/31/2017	5	23	
4	Concrete Pour (Podium)	Paving	1/1/2018	1/31/2018	5	23	
5	Building Construction	Building Construction	2/1/2018	5/31/2019	5	347	
6	Finishes	Architectural Coating	10/1/2018	5/31/2019	5	175	
7	Paving	Paving	12/1/2018	5/31/2019	5	130	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 87.5

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 669,915; Non-Residential Outdoor: 223,305 (Architectural Coating –

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	1	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	2	8.00	174	0.41
Grading	Rubber Tired Dozers	0	8.00	255	0.40
Grading	Scrapers	0	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Foundation	Bore/Drill Rigs	1	8.00	205	0.50
Building Foundation	Cranes	1	7.00	226	0.29
Building Foundation	Excavators	1	8.00	162	0.38

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Winter

Building Foundation	Forklifts	0	8.00	89	0.20
Building Foundation	Generator Sets	0	8.00	84	0.74
Building Foundation	Graders	0		174	0.41
Building Foundation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Foundation	Welders	0	8.00	46	0.45
Concrete Pour (Podium)	Cement and Mortar Mixers	4	8.00	9	0.56
Concrete Pour (Podium)	Pavers	0	8.00	125	0.42
Concrete Pour (Podium)	Paving Equipment	0	8.00	130	0.36
Concrete Pour (Podium)	Pumps	4	8.00	84	0.74
Concrete Pour (Podium)	Rollers	0	8.00	80	0.38
Concrete Pour (Podium)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Finishes	Aerial Lifts	1	8.00	62	0.31
Paving	Pavers	0	8.00	125	0.42
Paving	Paving Equipment	1	8.00	130	0.36
Paving	Rollers	1	8.00	80	0.38
Finishes	Air Compressors	1	8.00	78	0.48
Building Foundation	Rubber Tired Dozers	0	8.00	255	0.40

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class	
Site Preparation		3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading		6	15.00	0.00	843.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Foundation		4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Concrete Pour (Podium)		9	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction		6	293.00	118.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving		2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Finishes		2	59.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.0221	0.0000	6.0221	3.3102	0.0000	3.3102			0.0000			0.0000
Off-Road	1.8239	19.2804	14.7282	0.0151		1.0707	1.0707		0.9850	0.9850		1,546.5386	1,546.5386	0.4739		1,556.4896
Total	1.8239	19.2804	14.7282	0.0151	6.0221	1.0707	7.0928	3.3102	0.9850	4.2953		1,546.5386	1,546.5386	0.4739		1,556.4896

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Winter

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0332	0.0450	0.4702	1.1000e-003	0.0894	8.1000e-004	0.0902	0.0237	7.5000e-004	0.0245		89.3228	89.3228	4.9500e-003		89.4267
Total	0.0332	0.0450	0.4702	1.1000e-003	0.0894	8.1000e-004	0.0902	0.0237	7.5000e-004	0.0245		89.3228	89.3228	4.9500e-003		89.4267

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.3486	0.0000	2.3486	1.2910	0.0000	1.2910			0.0000			0.0000
Off-Road	1.8239	19.2804	14.7282	0.0151		1.0707	1.0707		0.9850	0.9850	0.0000	1,546.5386	1,546.5386	0.4739		1,556.4896
Total	1.8239	19.2804	14.7282	0.0151	2.3486	1.0707	3.4193	1.2910	0.9850	2.2760	0.0000	1,546.5386	1,546.5386	0.4739		1,556.4896

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0332	0.0450	0.4702	1.1000e-003	0.0894	8.1000e-004	0.0902	0.0237	7.5000e-004	0.0245		89.3228	89.3228	4.9500e-003		89.4267
Total	0.0332	0.0450	0.4702	1.1000e-003	0.0894	8.1000e-004	0.0902	0.0237	7.5000e-004	0.0245		89.3228	89.3228	4.9500e-003		89.4267

3.3 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8513	0.0000	0.8513	0.0919	0.0000	0.0919			0.0000			0.0000
Off-Road	3.2632	33.4041	21.3060	0.0293		1.9362	1.9362		1.7813	1.7813		2,994.2561	2,994.2561	0.9174		3,013.5223
Total	3.2632	33.4041	21.3060	0.0293	0.8513	1.9362	2.7876	0.0919	1.7813	1.8733		2,994.2561	2,994.2561	0.9174		3,013.5223

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1358	2.0612	1.7204	5.7600e-003	0.1347	0.0294	0.1641	0.0369	0.0270	0.0639		571.3243	571.3243	4.2800e-003		571.4141
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0623	0.0843	0.8817	2.0600e-003	0.1677	1.5200e-003	0.1692	0.0445	1.4000e-003	0.0459		167.4803	167.4803	9.2800e-003		167.6751
Total	0.1981	2.1455	2.6021	7.8200e-003	0.3024	0.0309	0.3333	0.0814	0.0284	0.1098		738.8046	738.8046	0.0136		739.0892

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Winter

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					0.3320	0.0000	0.3320	0.0359	0.0000	0.0359			0.0000				0.0000
Off-Road	3.2632	33.4041	21.3060	0.0293		1.9362	1.9362		1.7813	1.7813	0.0000	2,994.2561	2,994.2561	0.9174			3,013.5223
Total	3.2632	33.4041	21.3060	0.0293	0.3320	1.9362	2.2683	0.0359	1.7813	1.8172	0.0000	2,994.2561	2,994.2561	0.9174			3,013.5223

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.1358	2.0612	1.7204	5.7600e-003	0.1347	0.0294	0.1641	0.0369	0.0270	0.0639		571.3243	571.3243	4.2800e-003			571.4141
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0623	0.0843	0.8817	2.0600e-003	0.1677	1.5200e-003	0.1692	0.0445	1.4000e-003	0.0459		167.4803	167.4803	9.2800e-003			167.6751
Total	0.1981	2.1455	2.6021	7.8200e-003	0.3024	0.0309	0.3333	0.0814	0.0284	0.1098		738.8046	738.8046	0.0136			739.0892

3.4 Building Foundation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.5596	18.3504	10.2191	0.0221		0.8577	0.8577		0.7891	0.7891		2,257.9082	2,257.9082	0.6918		2,272.4364
Total	1.5596	18.3504	10.2191	0.0221	0.0000	0.8577	0.8577	0.0000	0.7891	0.7891		2,257.9082	2,257.9082	0.6918		2,272.4364

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0416	0.0562	0.5878	1.3700e-003	0.1118	1.0100e-003	0.1128	0.0296	9.3000e-004	0.0306		111.6535	111.6535	6.1800e-003		111.7834
Total	0.0416	0.0562	0.5878	1.3700e-003	0.1118	1.0100e-003	0.1128	0.0296	9.3000e-004	0.0306		111.6535	111.6535	6.1800e-003		111.7834

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.5596	18.3504	10.2191	0.0221		0.8577	0.8577		0.7891	0.7891	0.0000	2,257.9082	2,257.9082	0.6918		2,272.4364
Total	1.5596	18.3504	10.2191	0.0221	0.0000	0.8577	0.8577	0.0000	0.7891	0.7891	0.0000	2,257.9082	2,257.9082	0.6918		2,272.4364

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0416	0.0562	0.5878	1.3700e-003	0.1118	1.0100e-003	0.1128	0.0296	9.3000e-004	0.0306		111.6535	111.6535	6.1800e-003		111.7834
Total	0.0416	0.0562	0.5878	1.3700e-003	0.1118	1.0100e-003	0.1128	0.0296	9.3000e-004	0.0306		111.6535	111.6535	6.1800e-003		111.7834

3.5 Concrete Pour (Podium) - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.6280	20.8015	18.7914	0.0323		1.3493	1.3493		1.3344	1.3344		3,006.9795	3,006.9795	0.3069		3,013.4247
Paving	0.7154					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	3.3434	20.8015	18.7914	0.0323		1.3493	1.3493		1.3344	1.3344		3,006.9795	3,006.9795	0.3069		3,013.4247

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Winter

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0858	0.1174	1.2230	3.1500e-003	0.2571	2.2600e-003	0.2593	0.0682	2.0900e-003	0.0703		247.3861	247.3861	0.0132			247.6635
Total	0.0858	0.1174	1.2230	3.1500e-003	0.2571	2.2600e-003	0.2593	0.0682	2.0900e-003	0.0703		247.3861	247.3861	0.0132			247.6635

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	2.6280	20.8015	18.7914	0.0323		1.3493	1.3493		1.3344	1.3344	0.0000	3,006.9795	3,006.9795	0.3069			3,013.4247
Paving	0.7154					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Total	3.3434	20.8015	18.7914	0.0323		1.3493	1.3493		1.3344	1.3344	0.0000	3,006.9795	3,006.9795	0.3069			3,013.4247

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.0858	0.1174	1.2230	3.1500e-003	0.2571	2.2600e-003	0.2593	0.0682	2.0900e-003	0.0703		247.3861	247.3861	0.0132			247.6635
Total	0.0858	0.1174	1.2230	3.1500e-003	0.2571	2.2600e-003	0.2593	0.0682	2.0900e-003	0.0703		247.3861	247.3861	0.0132			247.6635

3.6 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4768	13.6321	10.1962	0.0153		0.9062	0.9062		0.8498	0.8498		1,515.5135	1,515.5135	0.3906		1,523.7167
Total	1.4768	13.6321	10.1962	0.0153		0.9062	0.9062		0.8498	0.8498		1,515.5135	1,515.5135	0.3906		1,523.7167

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.9368	8.8632	13.3221	0.0257	0.7363	0.1368	0.8731	0.2095	0.1258	0.3354		2,493.9049	2,493.9049	0.0189		2,494.3024
Worker	1.0935	1.4950	15.5805	0.0402	3.2751	0.0287	3.3038	0.8686	0.0266	0.8951		3,151.4837	3,151.4837	0.1683		3,155.0177
Total	2.0303	10.3583	28.9026	0.0658	4.0114	0.1655	4.1769	1.0781	0.1524	1.2305		5,645.3887	5,645.3887	0.1872		5,649.3201

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4768	13.6321	10.1962	0.0153		0.9062	0.9062		0.8498	0.8498	0.0000	1,515.5135	1,515.5135	0.3906		1,523.7167
Total	1.4768	13.6321	10.1962	0.0153		0.9062	0.9062		0.8498	0.8498	0.0000	1,515.5135	1,515.5135	0.3906		1,523.7167

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.9368	8.8632	13.3221	0.0257	0.7363	0.1368	0.8731	0.2095	0.1258	0.3354		2,493.9049	2,493.9049	0.0189		2,494.3024
Worker	1.0935	1.4950	15.5805	0.0402	3.2751	0.0287	3.3038	0.8686	0.0266	0.8951		3,151.4837	3,151.4837	0.1683		3,155.0177
Total	2.0303	10.3583	28.9026	0.0658	4.0114	0.1655	4.1769	1.0781	0.1524	1.2305		5,645.3887	5,645.3887	0.1872		5,649.3201

3.6 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261		1,496.7518	1,496.7518	0.3865		1,504.8687
Total	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261		1,496.7518	1,496.7518	0.3865		1,504.8687

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.8876	8.1730	12.9009	0.0256	0.7364	0.1300	0.8664	0.2096	0.1196	0.3292		2,442.6428	2,442.6428	0.0185		2,443.0319
Worker	1.0040	1.3706	14.2654	0.0400	3.2751	0.0280	3.3031	0.8686	0.0260	0.8945		3,027.8087	3,027.8087	0.1573		3,031.1117
Total	1.8916	9.5436	27.1662	0.0656	4.0115	0.1580	4.1695	1.0781	0.1456	1.2237		5,470.4514	5,470.4514	0.1758		5,474.1436

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261	0.0000	1,496.7518	1,496.7518	0.3865			1,504.8687
Total	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261	0.0000	1,496.7518	1,496.7518	0.3865			1,504.8687

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.8876	8.1730	12.9009	0.0256	0.7364	0.1300	0.8664	0.2096	0.1196	0.3292		2,442.6428	2,442.6428	0.0185			2,443.0319
Worker	1.0040	1.3706	14.2654	0.0400	3.2751	0.0280	3.3031	0.8686	0.0260	0.8945		3,027.8087	3,027.8087	0.1573			3,031.1117
Total	1.8916	9.5436	27.1662	0.0656	4.0115	0.1580	4.1695	1.0781	0.1456	1.2237		5,470.4514	5,470.4514	0.1758			5,474.1436

3.7 Finishes - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Archit. Coating	59.1439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	
Off-Road	0.4393	3.3698	3.5396	5.6100e-003		0.2200	0.2200		0.2184	0.2184		540.5616	540.5616	0.0871			542.3911
Total	59.5832	3.3698	3.5396	5.6100e-003		0.2200	0.2200		0.2184	0.2184		540.5616	540.5616	0.0871			542.3911

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Winter

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2202	0.3010	3.1374	8.0800e-003	0.6595	5.7900e-003	0.6653	0.1749	5.3500e-003	0.1803		634.5991	634.5991	0.0339		635.3107
Total	0.2202	0.3010	3.1374	8.0800e-003	0.6595	5.7900e-003	0.6653	0.1749	5.3500e-003	0.1803		634.5991	634.5991	0.0339		635.3107

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	59.1439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4393	3.3698	3.5396	5.6100e-003		0.2200	0.2200		0.2184	0.2184	0.0000	540.5616	540.5616	0.0871		542.3911
Total	59.5832	3.3698	3.5396	5.6100e-003		0.2200	0.2200		0.2184	0.2184	0.0000	540.5616	540.5616	0.0871		542.3911

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2202	0.3010	3.1374	8.0800e-003	0.6595	5.7900e-003	0.6653	0.1749	5.3500e-003	0.1803		634.5991	634.5991	0.0339		635.3107
Total	0.2202	0.3010	3.1374	8.0800e-003	0.6595	5.7900e-003	0.6653	0.1749	5.3500e-003	0.1803		634.5991	634.5991	0.0339		635.3107

3.7 Finishes - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	59.1439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3951	3.1133	3.5243	5.6100e-003		0.1880	0.1880		0.1867	0.1867		537.9092	537.9092	0.0832		539.6554
Total	59.5390	3.1133	3.5243	5.6100e-003		0.1880	0.1880		0.1867	0.1867		537.9092	537.9092	0.0832		539.6554

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2022	0.2760	2.8726	8.0500e-003	0.6595	5.6400e-003	0.6651	0.1749	5.2300e-003	0.1801		609.6953	609.6953	0.0317		610.3604
Total	0.2022	0.2760	2.8726	8.0500e-003	0.6595	5.6400e-003	0.6651	0.1749	5.2300e-003	0.1801		609.6953	609.6953	0.0317		610.3604

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	59.1439					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3951	3.1133	3.5243	5.6100e-003		0.1880	0.1880		0.1867	0.1867	0.0000	537.9092	537.9092	0.0832		539.6554
Total	59.5390	3.1133	3.5243	5.6100e-003		0.1880	0.1880		0.1867	0.1867	0.0000	537.9092	537.9092	0.0832		539.6554

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000			0.0000
Worker	0.2022	0.2760	2.8726	8.0500e-003	0.6595	5.6400e-003	0.6651	0.1749	5.2300e-003	0.1801		609.6953	609.6953	0.0317			610.3604
Total	0.2022	0.2760	2.8726	8.0500e-003	0.6595	5.6400e-003	0.6651	0.1749	5.2300e-003	0.1801		609.6953	609.6953	0.0317			610.3604

3.8 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	0.4921	5.1117	4.4332	6.6300e-003		0.2998	0.2998		0.2758	0.2758		667.6993	667.6993	0.2079			672.0644
Paving	0.1266					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Total	0.6186	5.1117	4.4332	6.6300e-003		0.2998	0.2998		0.2758	0.2758		667.6993	667.6993	0.2079			672.0644

Rowland Heights Mixed Use Construction Phase I CalEEMod Output- Winter

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0187	0.0255	0.2659	6.9000e-004	0.0559	4.9000e-004	0.0564	0.0148	4.5000e-004	0.0153		53.7796	53.7796	2.8700e-003		53.8399
Total	0.0187	0.0255	0.2659	6.9000e-004	0.0559	4.9000e-004	0.0564	0.0148	4.5000e-004	0.0153		53.7796	53.7796	2.8700e-003		53.8399

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4921	5.1117	4.4332	6.6300e-003		0.2998	0.2998		0.2758	0.2758	0.0000	667.6993	667.6993	0.2079		672.0644
Paving	0.1266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6186	5.1117	4.4332	6.6300e-003		0.2998	0.2998		0.2758	0.2758	0.0000	667.6993	667.6993	0.2079		672.0644

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0187	0.0255	0.2659	6.9000e-004	0.0559	4.9000e-004	0.0564	0.0148	4.5000e-004	0.0153		53.7796	53.7796	2.8700e-003		53.8399
Total	0.0187	0.0255	0.2659	6.9000e-004	0.0559	4.9000e-004	0.0564	0.0148	4.5000e-004	0.0153		53.7796	53.7796	2.8700e-003		53.8399

3.8 Paving - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	0.4363	4.4632	4.3925	6.6300e-003		0.2576	0.2576		0.2370	0.2370			656.8922	656.8922	0.2078		661.2567
Paving	0.1266					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Total	0.5628	4.4632	4.3925	6.6300e-003		0.2576	0.2576		0.2370	0.2370			656.8922	656.8922	0.2078		661.2567

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000	0.0000		0.0000
Worker	0.0171	0.0234	0.2434	6.8000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153			51.6691	51.6691	2.6800e-003		51.7255
Total	0.0171	0.0234	0.2434	6.8000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153			51.6691	51.6691	2.6800e-003		51.7255

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4363	4.4632	4.3925	6.6300e-003		0.2576	0.2576		0.2370	0.2370	0.0000	656.8922	656.8922	0.2078		661.2567
Paving	0.1266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5628	4.4632	4.3925	6.6300e-003		0.2576	0.2576		0.2370	0.2370	0.0000	656.8922	656.8922	0.2078		661.2567

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0171	0.0234	0.2434	6.8000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		51.6691	51.6691	2.6800e-003		51.7255
Total	0.0171	0.0234	0.2434	6.8000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		51.6691	51.6691	2.6800e-003		51.7255

Appendix B-2

Construction Emissions – Phase II

- Summer
- Winter

**Rowland Heights Mixed Use (Construction)- Phase 2
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Motel	202.00	Room	9.09	130,930.00	0
Parking Lot	94.00	Space	0.85	37,600.00	0
Enclosed Parking with Elevator	63.00	Space	0.57	25,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2014
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - See Construction Assumptions
 Construction Phase - See Construction Assumptions
 Off-road Equipment -
 Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Grading -

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Summer

Trips and VMT - See Construction Assumptions

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	100	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	50	0
tblConstructionPhase	NumDays	300.00	283.00
tblConstructionPhase	NumDays	20.00	86.00
tblConstructionPhase	NumDays	10.00	65.00
tblConstructionPhase	NumDays	20.00	43.00
tblConstructionPhase	NumDays	20.00	86.00
tblConstructionPhase	PhaseEndDate	3/30/2021	11/30/2020
tblConstructionPhase	PhaseEndDate	3/30/2021	11/30/2020
tblConstructionPhase	PhaseStartDate	12/1/2020	8/1/2020
tblConstructionPhase	PhaseStartDate	12/1/2020	8/1/2020
tblGrading	MaterialExported	0.00	36,500.00
tblLandUse	LandUseSquareFeet	395,960.40	130,930.00
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	LoadFactor	0.29	0.29
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Cranes
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Summer

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	4,563.00	2,608.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.4435	28.5170	23.6252	0.0632	1.1051	1.0774	2.0077	0.2970	0.9912	1.2368	0.0000	6,115.1737	6,115.1737	1.0071	0.0000	6,136.3223
2020	45.7138	28.8406	34.1929	0.0638	1.4516	1.5604	3.0120	0.3889	1.4563	1.8452	0.0000	5,744.7893	5,744.7893	1.1662	0.0000	5,769.2796
Total	48.1573	57.3576	57.8181	0.1269	2.5567	2.6378	5.0197	0.6858	2.4475	3.0819	0.0000	11,859.9630	11,859.9630	2.1733	0.0000	11,905.6019

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Summer

Year	lb/day										lb/day					
2019	2.4435	28.5170	23.6252	0.0632	1.1051	1.0774	1.9689	0.2970	0.9912	1.2309	0.0000	6,115.1737	6,115.1737	1.0071	0.0000	6,136.3223
2020	45.7138	28.8406	34.1929	0.0638	1.4516	1.5604	3.0120	0.3889	1.4563	1.8452	0.0000	5,744.7893	5,744.7893	1.1662	0.0000	5,769.2795
Total	48.1573	57.3576	57.8181	0.1269	2.5567	2.6378	4.9809	0.6858	2.4475	3.0761	0.0000	11,859.9630	11,859.9630	2.1733	0.0000	11,905.6019

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.00	0.00	0.19	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Foundation	Site Preparation	6/1/2019	8/30/2019	5	65	
2	Concrete Pour (Podium)	Paving	8/31/2019	10/30/2019	5	43	
3	Building Construction	Building Construction	10/31/2019	11/30/2020	5	283	
4	Paving	Paving	8/1/2020	11/30/2020	5	86	
5	Finishes	Architectural Coating	8/1/2020	11/30/2020	5	86	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 235,887; Non-Residential Outdoor: 78,629 (Architectural Coating –

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Finishes	Air Compressors	1	6.00	78	0.48

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Summer

Concrete Pour (Podium)	Pavers	0	8.00	125	0.42
Concrete Pour (Podium)	Paving Equipment	0	8.00	130	0.36
Concrete Pour (Podium)	Rollers	0	8.00	80	0.38
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Building Foundation	Bore/Drill Rigs	1	8.00	205	0.50
Building Foundation	Cranes	1	8.00	226	0.29
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Foundation	Excavators	2	8.00	162	0.38
Concrete Pour (Podium)	Pumps	4		84	0.74
Paving	Paving Equipment	2	8.00	130	0.36
Building Foundation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Foundation	Rubber Tired Dozers	0	8.00	255	0.40
Concrete Pour (Podium)	Cement and Mortar Mixers	4		9	0.56
Building Construction	Welders	0	8.00	46	0.45
Concrete Pour (Podium)	Tractors/Loaders/Backhoes	1		97	0.37
Building Construction	Air Compressors	1	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Finishes	1	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Foundation	6	15.00	0.00	2,608.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Concrete Pour (Podium)	9	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	81.00	32.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Building Foundation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0635	0.0000	0.0635	9.6200e-003	0.0000	9.6200e-003			0.0000			0.0000
Off-Road	1.7533	19.4819	15.4861	0.0312		0.9237	0.9237		0.8498	0.8498		3,088.0693	3,088.0693	0.9770		3,108.5869
Total	1.7533	19.4819	15.4861	0.0312	0.0635	0.9237	0.9872	9.6200e-003	0.8498	0.8594		3,088.0693	3,088.0693	0.9770		3,108.5869

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.6405	8.9718	7.3525	0.0298	0.6991	0.1523	0.8514	0.1914	0.1401	0.3315		2,862.8424	2,862.8424	0.0220		2,863.3043
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0497	0.0633	0.7867	2.1700e-003	0.1677	1.4300e-003	0.1691	0.0445	1.3300e-003	0.0458		164.2621	164.2621	8.0500e-003		164.4312
Total	0.6902	9.0351	8.1391	0.0320	0.8667	0.1537	1.0205	0.2359	0.1414	0.3773		3,027.1044	3,027.1044	0.0301		3,027.7354

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Summer

Category	lb/day										lb/day					
Fugitive Dust					0.0248	0.0000	0.0248	3.7500e-003	0.0000	3.7500e-003			0.0000			0.0000
Off-Road	1.7533	19.4819	15.4861	0.0312		0.9237	0.9237		0.8498	0.8498	0.0000	3,088.0693	3,088.0693	0.9770		3,108.5869
Total	1.7533	19.4819	15.4861	0.0312	0.0248	0.9237	0.9485	3.7500e-003	0.8498	0.8536	0.0000	3,088.0693	3,088.0693	0.9770		3,108.5869

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.6405	8.9718	7.3525	0.0298	0.6991	0.1523	0.8514	0.1914	0.1401	0.3315		2,862.8424	2,862.8424	0.0220		2,863.3043
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0497	0.0633	0.7867	2.1700e-003	0.1677	1.4300e-003	0.1691	0.0445	1.3300e-003	0.0458		164.2621	164.2621	8.0500e-003		164.4312
Total	0.6902	9.0351	8.1391	0.0320	0.8667	0.1537	1.0205	0.2359	0.1414	0.3773		3,027.1044	3,027.1044	0.0301		3,027.7354

3.3 Concrete Pour (Podium) - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Paving	0.0518					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.0518	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0762	0.0970	1.2062	3.3300e-003	0.2571	2.2000e-003	0.2593	0.0682	2.0400e-003	0.0702		251.8685	251.8685	0.0124		252.1278
Total	0.0762	0.0970	1.2062	3.3300e-003	0.2571	2.2000e-003	0.2593	0.0682	2.0400e-003	0.0702		251.8685	251.8685	0.0124		252.1278

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Paving	0.0518					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.0518	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0762	0.0970	1.2062	3.3300e-003	0.2571	2.2000e-003	0.2593	0.0682	2.0400e-003	0.0702		251.8685	251.8685	0.0124		252.1278
Total	0.0762	0.0970	1.2062	3.3300e-003	0.2571	2.2000e-003	0.2593	0.0682	2.0400e-003	0.0702		251.8685	251.8685	0.0124		252.1278

3.4 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261		1,496.7518	1,496.7518	0.3865		1,504.8687
Total	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261		1,496.7518	1,496.7518	0.3865		1,504.8687

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2204	2.1654	2.8120	6.9800e-003	0.1997	0.0349	0.2346	0.0568	0.0321	0.0890		668.0123	668.0123	4.8700e-003		668.1145
Worker	0.2682	0.3417	4.2479	0.0117	0.9054	7.7500e-003	0.9131	0.2401	7.1800e-003	0.2473		887.0152	887.0152	0.0435		887.9283
Total	0.4886	2.5072	7.0599	0.0187	1.1051	0.0427	1.1478	0.2970	0.0393	0.3363		1,555.0275	1,555.0275	0.0484		1,556.0428

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261	0.0000	1,496.7518	1,496.7518	0.3865		1,504.8687
Total	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261	0.0000	1,496.7518	1,496.7518	0.3865		1,504.8687

Mitigated Construction Off-Site

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2204	2.1654	2.8120	6.9800e-003	0.1997	0.0349	0.2346	0.0568	0.0321	0.0890		668.0123	668.0123	4.8700e-003		668.1145
Worker	0.2682	0.3417	4.2479	0.0117	0.9054	7.7500e-003	0.9131	0.2401	7.1800e-003	0.2473		887.0152	887.0152	0.0435		887.9283
Total	0.4886	2.5072	7.0599	0.0187	1.1051	0.0427	1.1478	0.2970	0.0393	0.3363		1,555.0275	1,555.0275	0.0484		1,556.0428

3.4 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1797	11.0391	9.8065	0.0153		0.6679	0.6679		0.6263	0.6263		1,472.1946	1,472.1946	0.3838		1,480.2549
Total	1.1797	11.0391	9.8065	0.0153		0.6679	0.6679		0.6263	0.6263		1,472.1946	1,472.1946	0.3838		1,480.2549

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2109	1.8951	2.7281	6.9800e-003	0.1998	0.0319	0.2317	0.0569	0.0294	0.0862		653.1355	653.1355	4.7700e-003		653.2356
Worker	0.2515	0.3168	3.9593	0.0117	0.9054	7.6700e-003	0.9131	0.2401	7.1100e-003	0.2472		851.4070	851.4070	0.0412		852.2724
Total	0.4624	2.2120	6.6874	0.0187	1.1051	0.0396	1.1447	0.2970	0.0365	0.3334		1,504.5424	1,504.5424	0.0460		1,505.5080

Mitigated Construction On-Site

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1797	11.0391	9.8065	0.0153		0.6679	0.6679		0.6263	0.6263	0.0000	1,472.1946	1,472.1946	0.3838		1,480.2549
Total	1.1797	11.0391	9.8065	0.0153		0.6679	0.6679		0.6263	0.6263	0.0000	1,472.1946	1,472.1946	0.3838		1,480.2549

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2109	1.8951	2.7281	6.9800e-003	0.1998	0.0319	0.2317	0.0569	0.0294	0.0862		653.1355	653.1355	4.7700e-003		653.2356
Worker	0.2515	0.3168	3.9593	0.0117	0.9054	7.6700e-003	0.9131	0.2401	7.1100e-003	0.2472		851.4070	851.4070	0.0412		852.2724
Total	0.4624	2.2120	6.6874	0.0187	1.1051	0.0396	1.1447	0.2970	0.0365	0.3334		1,504.5424	1,504.5424	0.0460		1,505.5080

3.5 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799		2,160.7571	2,160.7571	0.6988		2,175.4326
Paving	0.0259					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3560	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799		2,160.7571	2,160.7571	0.6988		2,175.4326

Unmitigated Construction Off-Site

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0466	0.0587	0.7332	2.1700e-003	0.1677	1.4200e-003	0.1691	0.0445	1.3200e-003	0.0458		157.6680	157.6680	7.6300e-003		157.8282
Total	0.0466	0.0587	0.7332	2.1700e-003	0.1677	1.4200e-003	0.1691	0.0445	1.3200e-003	0.0458		157.6680	157.6680	7.6300e-003		157.8282

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799	0.0000	2,160.7571	2,160.7571	0.6988		2,175.4326
Paving	0.0259					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3560	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799	0.0000	2,160.7571	2,160.7571	0.6988		2,175.4326

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0466	0.0587	0.7332	2.1700e-003	0.1677	1.4200e-003	0.1691	0.0445	1.3200e-003	0.0458		157.6680	157.6680	7.6300e-003		157.8282
Total	0.0466	0.0587	0.7332	2.1700e-003	0.1677	1.4200e-003	0.1691	0.0445	1.3200e-003	0.0458		157.6680	157.6680	7.6300e-003		157.8282

3.6 Finishes - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	42.3774					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9057
Total	42.6196	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9057

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0497	0.0626	0.7821	2.3200e-003	0.1788	1.5100e-003	0.1804	0.0474	1.4000e-003	0.0488		168.1792	168.1792	8.1400e-003		168.3501
Total	0.0497	0.0626	0.7821	2.3200e-003	0.1788	1.5100e-003	0.1804	0.0474	1.4000e-003	0.0488		168.1792	168.1792	8.1400e-003		168.3501

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	42.3774					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9057
Total	42.6196	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9057

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Summer

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0497	0.0626	0.7821	2.3200e-003	0.1788	1.5100e-003	0.1804	0.0474	1.4000e-003	0.0488		168.1792	168.1792	8.1400e-003		168.3501
Total	0.0497	0.0626	0.7821	2.3200e-003	0.1788	1.5100e-003	0.1804	0.0474	1.4000e-003	0.0488		168.1792	168.1792	8.1400e-003		168.3501

**Rowland Heights Mixed Use (Construction)- Phase 2
Los Angeles-South Coast County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Motel	202.00	Room	9.09	130,930.00	0
Parking Lot	94.00	Space	0.85	37,600.00	0
Enclosed Parking with Elevator	63.00	Space	0.57	25,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2014
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - See Construction Assumptions
 Construction Phase - See Construction Assumptions
 Off-road Equipment -
 Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Grading -

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Winter

Trips and VMT - See Construction Assumptions

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	0
tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	100	0
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	50	0
tblConstructionPhase	NumDays	300.00	283.00
tblConstructionPhase	NumDays	20.00	86.00
tblConstructionPhase	NumDays	10.00	65.00
tblConstructionPhase	NumDays	20.00	43.00
tblConstructionPhase	NumDays	20.00	86.00
tblConstructionPhase	PhaseEndDate	3/30/2021	11/30/2020
tblConstructionPhase	PhaseEndDate	3/30/2021	11/30/2020
tblConstructionPhase	PhaseStartDate	12/1/2020	8/1/2020
tblConstructionPhase	PhaseStartDate	12/1/2020	8/1/2020
tblGrading	MaterialExported	0.00	36,500.00
tblLandUse	LandUseSquareFeet	395,960.40	130,930.00
tblOffRoadEquipment	LoadFactor	0.50	0.50
tblOffRoadEquipment	LoadFactor	0.29	0.29
tblOffRoadEquipment	LoadFactor	0.38	0.38
tblOffRoadEquipment	LoadFactor	0.37	0.37
tblOffRoadEquipment	OffRoadEquipmentType		Bore/Drill Rigs
tblOffRoadEquipment	OffRoadEquipmentType		Cranes
tblOffRoadEquipment	OffRoadEquipmentType		Excavators
tblOffRoadEquipment	OffRoadEquipmentType		Pumps
tblOffRoadEquipment	OffRoadEquipmentType		Cement and Mortar Mixers
tblOffRoadEquipment	OffRoadEquipmentType		Tractors/Loaders/Backhoes
tblOffRoadEquipment	OffRoadEquipmentType		Air Compressors

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Winter

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	UsageHours	7.00	4.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	4,563.00	2,608.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.4760	28.8377	24.8460	0.0630	1.1051	1.0778	2.0080	0.2970	0.9915	1.2371	0.0000	6,099.1628	6,099.1628	1.0074	0.0000	6,120.3180
2020	45.7450	28.9316	34.4717	0.0628	1.4516	1.5606	3.0123	0.3889	1.4566	1.8454	0.0000	5,672.8908	5,672.8908	1.1664	0.0000	5,697.3844
Total	48.2210	57.7692	59.3177	0.1258	2.5567	2.6384	5.0203	0.6858	2.4481	3.0825	0.0000	11,772.0536	11,772.0536	2.1738	0.0000	11,817.7024

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	2.4760	28.8377	24.8460	0.0630	1.1051	1.0778	1.9693	0.2970	0.9915	1.2312	0.0000	6,099.1628	6,099.1628	1.0074	0.0000	6,120.3180
2020	45.7450	28.9316	34.4717	0.0628	1.4516	1.5606	3.0123	0.3889	1.4566	1.8454	0.0000	5,672.8908	5,672.8908	1.1664	0.0000	5,697.3844
Total	48.2210	57.7692	59.3177	0.1258	2.5567	2.6384	4.9815	0.6858	2.4481	3.0766	0.0000	11,772.0536	11,772.0536	2.1738	0.0000	11,817.7024

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.00	0.00	0.19	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Foundation	Site Preparation	6/1/2019	8/30/2019	5	65	
2	Concrete Pour (Podium)	Paving	8/31/2019	10/30/2019	5	43	
3	Building Construction	Building Construction	10/31/2019	11/30/2020	5	283	
4	Paving	Paving	8/1/2020	11/30/2020	5	86	
5	Finishes	Architectural Coating	8/1/2020	11/30/2020	5	86	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 235,887; Non-Residential Outdoor: 78,629 (Architectural Coating –

OffRoad Equipment

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Finishes	Air Compressors	1	6.00	78	0.48
Concrete Pour (Podium)	Pavers	0	8.00	125	0.42
Concrete Pour (Podium)	Paving Equipment	0	8.00	130	0.36
Concrete Pour (Podium)	Rollers	0	8.00	80	0.38
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Paving	Pavers	2	8.00	125	0.42
Paving	Rollers	2	8.00	80	0.38
Building Foundation	Bore/Drill Rigs	1	8.00	205	0.50
Building Foundation	Cranes	1	8.00	226	0.29
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Foundation	Excavators	2	8.00	162	0.38
Concrete Pour (Podium)	Pumps	4		84	0.74
Paving	Paving Equipment	2	8.00	130	0.36
Building Foundation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Foundation	Rubber Tired Dozers	0	8.00	255	0.40
Concrete Pour (Podium)	Cement and Mortar Mixers	4		9	0.56
Building Construction	Welders	0	8.00	46	0.45
Concrete Pour (Podium)	Tractors/Loaders/Backhoes	1		97	0.37
Building Construction	Air Compressors	1	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class	
Finishes		1	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Foundation		6	15.00	0.00	2,608.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Concrete Pour (Pondium)		9	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction		6	81.00	32.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving		6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area
Clean Paved Roads

3.2 Building Foundation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0635	0.0000	0.0635	9.6200e-003	0.0000	9.6200e-003			0.0000			0.0000
Off-Road	1.7533	19.4819	15.4861	0.0312		0.9237	0.9237		0.8498	0.8498		3,088.0693	3,088.0693	0.9770		3,108.5869
Total	1.7533	19.4819	15.4861	0.0312	0.0635	0.9237	0.9872	9.6200e-003	0.8498	0.8594		3,088.0693	3,088.0693	0.9770		3,108.5869

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Winter

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.6713	9.2857	8.6297	0.0297	0.6991	0.1526	0.8517	0.1914	0.1404	0.3318		2,856.0863	2,856.0863	0.0223		2,856.5547
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0514	0.0702	0.7303	2.0500e-003	0.1677	1.4300e-003	0.1691	0.0445	1.3300e-003	0.0458		155.0073	155.0073	8.0500e-003		155.1764
Total	0.7227	9.3558	9.3600	0.0318	0.8667	0.1540	1.0208	0.2359	0.1417	0.3776		3,011.0936	3,011.0936	0.0304		3,011.7310

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0248	0.0000	0.0248	3.7500e-003	0.0000	3.7500e-003			0.0000			0.0000
Off-Road	1.7533	19.4819	15.4861	0.0312		0.9237	0.9237		0.8498	0.8498	0.0000	3,088.0693	3,088.0693	0.9770		3,108.5869
Total	1.7533	19.4819	15.4861	0.0312	0.0248	0.9237	0.9485	3.7500e-003	0.8498	0.8536	0.0000	3,088.0693	3,088.0693	0.9770		3,108.5869

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.6713	9.2857	8.6297	0.0297	0.6991	0.1526	0.8517	0.1914	0.1404	0.3318		2,856.0863	2,856.0863	0.0223		2,856.5547
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0514	0.0702	0.7303	2.0500e-003	0.1677	1.4300e-003	0.1691	0.0445	1.3300e-003	0.0458		155.0073	155.0073	8.0500e-003		155.1764
Total	0.7227	9.3558	9.3600	0.0318	0.8667	0.1540	1.0208	0.2359	0.1417	0.3776		3,011.0936	3,011.0936	0.0304		3,011.7310

3.3 Concrete Pour (Podium) - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Paving	0.0518					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.0518	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0788	0.1076	1.1198	3.1400e-003	0.2571	2.2000e-003	0.2593	0.0682	2.0400e-003	0.0702		237.6778	237.6778	0.0124		237.9371
Total	0.0788	0.1076	1.1198	3.1400e-003	0.2571	2.2000e-003	0.2593	0.0682	2.0400e-003	0.0702		237.6778	237.6778	0.0124		237.9371

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Winter

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Paving	0.0518					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.0518	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0788	0.1076	1.1198	3.1400e-003	0.2571	2.2000e-003	0.2593	0.0682	2.0400e-003	0.0702		237.6778	237.6778	0.0124		237.9371
Total	0.0788	0.1076	1.1198	3.1400e-003	0.2571	2.2000e-003	0.2593	0.0682	2.0400e-003	0.0702		237.6778	237.6778	0.0124		237.9371

3.4 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261		1,496.7518	1,496.7518	0.3865		1,504.8687
Total	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261		1,496.7518	1,496.7518	0.3865		1,504.8687

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Winter

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2407	2.2164	3.4985	6.9300e-003	0.1997	0.0353	0.2350	0.0568	0.0324	0.0893		662.4116	662.4116	5.0300e-003		662.5171
Worker	0.2776	0.3789	3.9437	0.0111	0.9054	7.7500e-003	0.9131	0.2401	7.1800e-003	0.2473		837.0393	837.0393	0.0435		837.9524
Total	0.5183	2.5953	7.4422	0.0180	1.1051	0.0430	1.1481	0.2970	0.0396	0.3366		1,499.4509	1,499.4509	0.0485		1,500.4695

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261	0.0000	1,496.7518	1,496.7518	0.3865		1,504.8687
Total	1.3074	12.2029	9.9735	0.0153		0.7743	0.7743		0.7261	0.7261	0.0000	1,496.7518	1,496.7518	0.3865		1,504.8687

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2407	2.2164	3.4985	6.9300e-003	0.1997	0.0353	0.2350	0.0568	0.0324	0.0893		662.4116	662.4116	5.0300e-003		662.5171
Worker	0.2776	0.3789	3.9437	0.0111	0.9054	7.7500e-003	0.9131	0.2401	7.1800e-003	0.2473		837.0393	837.0393	0.0435		837.9524
Total	0.5183	2.5953	7.4422	0.0180	1.1051	0.0430	1.1481	0.2970	0.0396	0.3366		1,499.4509	1,499.4509	0.0485		1,500.4695

3.4 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1797	11.0391	9.8065	0.0153		0.6679	0.6679		0.6263	0.6263		1,472.1946	1,472.1946	0.3838		1,480.2549
Total	1.1797	11.0391	9.8065	0.0153		0.6679	0.6679		0.6263	0.6263		1,472.1946	1,472.1946	0.3838		1,480.2549

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2300	1.9386	3.4081	6.9300e-003	0.1998	0.0322	0.2319	0.0569	0.0296	0.0865		647.6456	647.6456	4.9300e-003		647.7491
Worker	0.2602	0.3512	3.6691	0.0111	0.9054	7.6700e-003	0.9131	0.2401	7.1100e-003	0.2472		803.3793	803.3793	0.0412		804.2448
Total	0.4902	2.2897	7.0772	0.0180	1.1051	0.0399	1.1450	0.2970	0.0367	0.3337		1,451.0249	1,451.0249	0.0461		1,451.9939

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1797	11.0391	9.8065	0.0153		0.6679	0.6679		0.6263	0.6263	0.0000	1,472.1946	1,472.1946	0.3838		1,480.2549
Total	1.1797	11.0391	9.8065	0.0153		0.6679	0.6679		0.6263	0.6263	0.0000	1,472.1946	1,472.1946	0.3838		1,480.2549

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Winter

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.2300	1.9386	3.4081	6.9300e-003	0.1998	0.0322	0.2319	0.0569	0.0296	0.0865		647.6456	647.6456	4.9300e-003		647.7491
Worker	0.2602	0.3512	3.6691	0.0111	0.9054	7.6700e-003	0.9131	0.2401	7.1100e-003	0.2472		803.3793	803.3793	0.0412		804.2448
Total	0.4902	2.2897	7.0772	0.0180	1.1051	0.0399	1.1450	0.2970	0.0367	0.3337		1,451.0249	1,451.0249	0.0461		1,451.9939

3.5 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799		2,160.7571	2,160.7571	0.6988		2,175.4326
Paving	0.0259					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3560	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799		2,160.7571	2,160.7571	0.6988		2,175.4326

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Winter

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0482	0.0650	0.6795	2.0500e-003	0.1677	1.4200e-003	0.1691	0.0445	1.3200e-003	0.0458		148.7739	148.7739	7.6300e-003		148.9342
Total	0.0482	0.0650	0.6795	2.0500e-003	0.1677	1.4200e-003	0.1691	0.0445	1.3200e-003	0.0458		148.7739	148.7739	7.6300e-003		148.9342

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799	0.0000	2,160.7571	2,160.7571	0.6988		2,175.4326
Paving	0.0259					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3560	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799	0.0000	2,160.7571	2,160.7571	0.6988		2,175.4326

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Winter

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0482	0.0650	0.6795	2.0500e-003	0.1677	1.4200e-003	0.1691	0.0445	1.3200e-003	0.0458		148.7739	148.7739	7.6300e-003		148.9342
Total	0.0482	0.0650	0.6795	2.0500e-003	0.1677	1.4200e-003	0.1691	0.0445	1.3200e-003	0.0458		148.7739	148.7739	7.6300e-003		148.9342

3.6 Finishes - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	42.3774					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9057
Total	42.6196	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9057

Rowland Heights Mixed Use Construction Phase II CalEEMod Output- Winter

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0514	0.0694	0.7248	2.1800e-003	0.1788	1.5100e-003	0.1804	0.0474	1.4000e-003	0.0488		158.6922	158.6922	8.1400e-003		158.8632
Total	0.0514	0.0694	0.7248	2.1800e-003	0.1788	1.5100e-003	0.1804	0.0474	1.4000e-003	0.0488		158.6922	158.6922	8.1400e-003		158.8632

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	42.3774					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9057
Total	42.6196	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9057

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0514	0.0694	0.7248	2.1800e-003	0.1788	1.5100e-003	0.1804	0.0474	1.4000e-003	0.0488		158.6922	158.6922	8.1400e-003		158.8632
Total	0.0514	0.0694	0.7248	2.1800e-003	0.1788	1.5100e-003	0.1804	0.0474	1.4000e-003	0.0488		158.6922	158.6922	8.1400e-003		158.8632

Appendix B-3
SCAQMD Rule 403

(Adopted May 7, 1976) (Amended November 6, 1992)
(Amended July 9, 1993) (Amended February 14, 1997)
(Amended December 11, 1998)(Amended April 2, 2004)
(Amended June 3, 2005)

RULE 403. FUGITIVE DUST

(a) Purpose

The purpose of this Rule is to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic (man-made) fugitive dust sources by requiring actions to prevent, reduce or mitigate fugitive dust emissions.

(b) Applicability

The provisions of this Rule shall apply to any activity or man-made condition capable of generating fugitive dust.

(c) Definitions

- (1) ACTIVE OPERATIONS means any source capable of generating fugitive dust, including, but not limited to, earth-moving activities, construction/demolition activities, disturbed surface area, or heavy- and light-duty vehicular movement.
- (2) AGGREGATE-RELATED PLANTS are defined as facilities that produce and / or mix sand and gravel and crushed stone.
- (3) AGRICULTURAL HANDBOOK means the region-specific guidance document that has been approved by the Governing Board or hereafter approved by the Executive Officer and the U.S. EPA. For the South Coast Air Basin, the Board-approved region-specific guidance document is the Rule 403 Agricultural Handbook dated December 1998. For the Coachella Valley, the Board-approved region-specific guidance document is the Rule 403 Coachella Valley Agricultural Handbook dated April 2, 2004.
- (4) ANEMOMETERS are devices used to measure wind speed and direction in accordance with the performance standards, and maintenance and calibration criteria as contained in the most recent Rule 403 Implementation Handbook.
- (5) BEST AVAILABLE CONTROL MEASURES means fugitive dust control actions that are set forth in Table 1 of this Rule.

- (6) BULK MATERIAL is sand, gravel, soil, aggregate material less than two inches in length or diameter, and other organic or inorganic particulate matter.
- (7) CEMENT MANUFACTURING FACILITY is any facility that has a cement kiln at the facility.
- (8) CHEMICAL STABILIZERS are any non-toxic chemical dust suppressant which must not be used if prohibited for use by the Regional Water Quality Control Boards, the California Air Resources Board, the U.S. Environmental Protection Agency (U.S. EPA), or any applicable law, rule or regulation. The chemical stabilizers shall meet any specifications, criteria, or tests required by any federal, state, or local water agency. Unless otherwise indicated, the use of a non-toxic chemical stabilizer shall be of sufficient concentration and application frequency to maintain a stabilized surface.
- (9) COMMERCIAL POULTRY RANCH means any building, structure, enclosure, or premises where more than 100 fowl are kept or maintained for the primary purpose of producing eggs or meat for sale or other distribution.
- (10) CONFINED ANIMAL FACILITY means a source or group of sources of air pollution at an agricultural source for the raising of 3,360 or more fowl or 50 or more animals, including but not limited to, any structure, building, installation, farm, corral, coop, feed storage area, milking parlor, or system for the collection, storage, or distribution of solid and liquid manure; if domesticated animals, including horses, sheep, goats, swine, beef cattle, rabbits, chickens, turkeys, or ducks are corralled, penned, or otherwise caused to remain in restricted areas for commercial agricultural purposes and feeding is by means other than grazing.
- (11) CONSTRUCTION/DEMOLITION ACTIVITIES means any on-site mechanical activities conducted in preparation of, or related to, the building, alteration, rehabilitation, demolition or improvement of property, including, but not limited to the following activities: grading, excavation, loading, crushing, cutting, planing, shaping or ground breaking.
- (12) CONTRACTOR means any person who has a contractual arrangement to conduct an active operation for another person.
- (13) DAIRY FARM is an operation on a property, or set of properties that are contiguous or separated only by a public right-of-way, that raises cows or

produces milk from cows for the purpose of making a profit or for a livelihood. Heifer and calf farms are dairy farms.

- (14) **DISTURBED SURFACE AREA** means a portion of the earth's surface which has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural soil condition, thereby increasing the potential for emission of fugitive dust. This definition excludes those areas which have:
 - (A) been restored to a natural state, such that the vegetative ground cover and soil characteristics are similar to adjacent or nearby natural conditions;
 - (B) been paved or otherwise covered by a permanent structure; or
 - (C) sustained a vegetative ground cover of at least 70 percent of the native cover for a particular area for at least 30 days.
- (15) **DUST SUPPRESSANTS** are water, hygroscopic materials, or non-toxic chemical stabilizers used as a treatment material to reduce fugitive dust emissions.
- (16) **EARTH-MOVING ACTIVITIES** means the use of any equipment for any activity where soil is being moved or uncovered, and shall include, but not be limited to the following: grading, earth cutting and filling operations, loading or unloading of dirt or bulk materials, adding to or removing from open storage piles of bulk materials, landfill operations, weed abatement through disking, and soil mulching.
- (17) **DUST CONTROL SUPERVISOR** means a person with the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all Rule 403 requirements at an active operation.
- (18) **FUGITIVE DUST** means any solid particulate matter that becomes airborne, other than that emitted from an exhaust stack, directly or indirectly as a result of the activities of any person.
- (19) **HIGH WIND CONDITIONS** means that instantaneous wind speeds exceed 25 miles per hour.
- (20) **INACTIVE DISTURBED SURFACE AREA** means any disturbed surface area upon which active operations have not occurred or are not expected to occur for a period of 20 consecutive days.
- (21) **LARGE OPERATIONS** means any active operations on property which contains 50 or more acres of disturbed surface area; or any earth-moving operation with a daily earth-moving or throughput volume of 3,850 cubic

meters (5,000 cubic yards) or more three times during the most recent 365-day period.

- (22) OPEN STORAGE PILE is any accumulation of bulk material, which is not fully enclosed, covered or chemically stabilized, and which attains a height of three feet or more and a total surface area of 150 or more square feet.
- (23) PARTICULATE MATTER means any material, except uncombined water, which exists in a finely divided form as a liquid or solid at standard conditions.
- (24) PAVED ROAD means a public or private improved street, highway, alley, public way, or easement that is covered by typical roadway materials, but excluding access roadways that connect a facility with a public paved roadway and are not open to through traffic. Public paved roads are those open to public access and that are owned by any federal, state, county, municipal or any other governmental or quasi-governmental agencies. Private paved roads are any paved roads not defined as public.
- (25) PM₁₀ means particulate matter with an aerodynamic diameter smaller than or equal to 10 microns as measured by the applicable State and Federal reference test methods.
- (26) PROPERTY LINE means the boundaries of an area in which either a person causing the emission or a person allowing the emission has the legal use or possession of the property. Where such property is divided into one or more sub-tenancies, the property line(s) shall refer to the boundaries dividing the areas of all sub-tenancies.
- (27) RULE 403 IMPLEMENTATION HANDBOOK means a guidance document that has been approved by the Governing Board on April 2, 2004 or hereafter approved by the Executive Officer and the U.S. EPA.
- (28) SERVICE ROADS are paved or unpaved roads that are used by one or more public agencies for inspection or maintenance of infrastructure and which are not typically used for construction-related activity.
- (29) SIMULTANEOUS SAMPLING means the operation of two PM₁₀ samplers in such a manner that one sampler is started within five minutes of the other, and each sampler is operated for a consecutive period which must be not less than 290 minutes and not more than 310 minutes.
- (30) SOUTH COAST AIR BASIN means the non-desert portions of Los Angeles, Riverside, and San Bernardino counties and all of Orange

County as defined in California Code of Regulations, Title 17, Section 60104. The area is bounded on the west by the Pacific Ocean, on the north and east by the San Gabriel, San Bernardino, and San Jacinto Mountains, and on the south by the San Diego county line.

- (31) **STABILIZED SURFACE** means any previously disturbed surface area or open storage pile which, through the application of dust suppressants, shows visual or other evidence of surface crusting and is resistant to wind-driven fugitive dust and is demonstrated to be stabilized. Stabilization can be demonstrated by one or more of the applicable test methods contained in the Rule 403 Implementation Handbook.
 - (32) **TRACK-OUT** means any bulk material that adheres to and agglomerates on the exterior surface of motor vehicles, haul trucks, and equipment (including tires) that have been released onto a paved road and can be removed by a vacuum sweeper or a broom sweeper under normal operating conditions.
 - (33) **TYPICAL ROADWAY MATERIALS** means concrete, asphaltic concrete, recycled asphalt, asphalt, or any other material of equivalent performance as determined by the Executive Officer, and the U.S. EPA.
 - (34) **UNPAVED ROADS** means any unsealed or unpaved roads, equipment paths, or travel ways that are not covered by typical roadway materials. Public unpaved roads are any unpaved roadway owned by federal, state, county, municipal or other governmental or quasi-governmental agencies. Private unpaved roads are all other unpaved roadways not defined as public.
 - (35) **VISIBLE ROADWAY DUST** means any sand, soil, dirt, or other solid particulate matter which is visible upon paved road surfaces and which can be removed by a vacuum sweeper or a broom sweeper under normal operating conditions.
 - (36) **WIND-DRIVEN FUGITIVE DUST** means visible emissions from any disturbed surface area which is generated by wind action alone.
 - (37) **WIND GUST** is the maximum instantaneous wind speed as measured by an anemometer.
- (d) Requirements
- (1) No person shall cause or allow the emissions of fugitive dust from any active operation, open storage pile, or disturbed surface area such that:

- (A) the dust remains visible in the atmosphere beyond the property line of the emission source; or
 - (B) the dust emission exceeds 20 percent opacity (as determined by the appropriate test method included in the Rule 403 Implementation Handbook), if the dust emission is the result of movement of a motorized vehicle.
- (2) No person shall conduct active operations without utilizing the applicable best available control measures included in Table 1 of this Rule to minimize fugitive dust emissions from each fugitive dust source type within the active operation.
- (3) No person shall cause or allow PM₁₀ levels to exceed 50 micrograms per cubic meter when determined, by simultaneous sampling, as the difference between upwind and downwind samples collected on high-volume particulate matter samplers or other U.S. EPA-approved equivalent method for PM₁₀ monitoring. If sampling is conducted, samplers shall be:
- (A) Operated, maintained, and calibrated in accordance with 40 Code of Federal Regulations (CFR), Part 50, Appendix J, or appropriate U.S. EPA-published documents for U.S. EPA-approved equivalent method(s) for PM₁₀.
 - (B) Reasonably placed upwind and downwind of key activity areas and as close to the property line as feasible, such that other sources of fugitive dust between the sampler and the property line are minimized.
- (4) No person shall allow track-out to extend 25 feet or more in cumulative length from the point of origin from an active operation. Notwithstanding the preceding, all track-out from an active operation shall be removed at the conclusion of each workday or evening shift.
- (5) No person shall conduct an active operation with a disturbed surface area of five or more acres, or with a daily import or export of 100 cubic yards or more of bulk material without utilizing at least one of the measures listed in subparagraphs (d)(5)(A) through (d)(5)(E) at each vehicle egress from the site to a paved public road.
- (A) Install a pad consisting of washed gravel (minimum-size: one inch) maintained in a clean condition to a depth of at least six inches and extending at least 30 feet wide and at least 50 feet long.

- (B) Pave the surface extending at least 100 feet and at least 20 feet wide.
 - (C) Utilize a wheel shaker/wheel spreading device consisting of raised dividers (rails, pipe, or grates) at least 24 feet long and 10 feet wide to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.
 - (D) Install and utilize a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the site.
 - (E) Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the actions specified in subparagraphs (d)(5)(A) through (d)(5)(D).
- (6) Beginning January 1, 2006, any person who operates or authorizes the operation of a confined animal facility subject to this Rule shall implement the applicable conservation management practices specified in Table 4 of this Rule.
- (e) Additional Requirements for Large Operations
- (1) Any person who conducts or authorizes the conducting of a large operation subject to this Rule shall implement the applicable actions specified in Table 2 of this Rule at all times and shall implement the applicable actions specified in Table 3 of this Rule when the applicable performance standards can not be met through use of Table 2 actions; and shall:
 - (A) submit a fully executed Large Operation Notification (Form 403 N) to the Executive Officer within 7 days of qualifying as a large operation;
 - (B) include, as part of the notification, the name(s), address(es), and phone number(s) of the person(s) responsible for the submittal, and a description of the operation(s), including a map depicting the location of the site;
 - (C) maintain daily records to document the specific dust control actions taken, maintain such records for a period of not less than three years; and make such records available to the Executive Officer upon request;

- (D) install and maintain project signage with project contact signage that meets the minimum standards of the Rule 403 Implementation Handbook, prior to initiating any earthmoving activities;
 - (E) identify a dust control supervisor that:
 - (i) is employed by or contracted with the property owner or developer;
 - (ii) is on the site or available on-site within 30 minutes during working hours;
 - (iii) has the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all Rule requirements;
 - (iv) has completed the AQMD Fugitive Dust Control Class and has been issued a valid Certificate of Completion for the class; and
 - (F) notify the Executive Officer in writing within 30 days after the site no longer qualifies as a large operation as defined by paragraph (c)(18).
- (2) Any Large Operation Notification submitted to the Executive Officer or AQMD-approved dust control plan shall be valid for a period of one year from the date of written acceptance by the Executive Officer. Any Large Operation Notification accepted pursuant to paragraph (e)(1), excluding those submitted by aggregate-related plants and cement manufacturing facilities must be resubmitted annually by the person who conducts or authorizes the conducting of a large operation, at least 30 days prior to the expiration date, or the submittal shall no longer be valid as of the expiration date. If all fugitive dust sources and corresponding control measures or special circumstances remain identical to those identified in the previously accepted submittal or in an AQMD-approved dust control plan, the resubmittal may be a simple statement of no-change (Form 403NC).
- (f) **Compliance Schedule**
The newly amended provisions of this Rule shall become effective upon adoption. Pursuant to subdivision (e), any existing site that qualifies as a large operation will have 60 days from the date of Rule adoption to comply with the notification and recordkeeping requirements for large operations. Any Large Operation

Notification or AQMD-approved dust control plan which has been accepted prior to the date of adoption of these amendments shall remain in effect and the Large Operation Notification or AQMD-approved dust control plan annual resubmittal date shall be one year from adoption of this Rule amendment.

(g) Exemptions

(1) The provisions of this Rule shall not apply to:

- (A) Dairy farms.
- (B) Confined animal facilities provided that the combined disturbed surface area within one continuous property line is one acre or less.
- (C) Agricultural vegetative crop operations provided that the combined disturbed surface area within one continuous property line and not separated by a paved public road is 10 acres or less.
- (D) Agricultural vegetative crop operations within the South Coast Air Basin, whose combined disturbed surface area includes more than 10 acres provided that the person responsible for such operations:
 - (i) voluntarily implements the conservation management practices contained in the Rule 403 Agricultural Handbook;
 - (ii) completes and maintains the self-monitoring form documenting sufficient conservation management practices, as described in the Rule 403 Agricultural Handbook; and
 - (iii) makes the completed self-monitoring form available to the Executive Officer upon request.
- (E) Agricultural vegetative crop operations outside the South Coast Air Basin whose combined disturbed surface area includes more than 10 acres provided that the person responsible for such operations:
 - (i) voluntarily implements the conservation management practices contained in the Rule 403 Coachella Valley Agricultural Handbook; and
 - (ii) completes and maintains the self-monitoring form documenting sufficient conservation management practices, as described in the Rule 403 Coachella Valley Agricultural Handbook; and
 - (iii) makes the completed self-monitoring form available to the Executive Officer upon request.

- (F) Active operations conducted during emergency life-threatening situations, or in conjunction with any officially declared disaster or state of emergency.
 - (G) Active operations conducted by essential service utilities to provide electricity, natural gas, telephone, water and sewer during periods of service outages and emergency disruptions.
 - (H) Any contractor subsequent to the time the contract ends, provided that such contractor implemented the required control measures during the contractual period.
 - (I) Any grading contractor, for a phase of active operations, subsequent to the contractual completion of that phase of earth-moving activities, provided that the required control measures have been implemented during the entire phase of earth-moving activities, through and including five days after the final grading inspection.
 - (J) Weed abatement operations ordered by a county agricultural commissioner or any state, county, or municipal fire department, provided that:
 - (i) mowing, cutting or other similar process is used which maintains weed stubble at least three inches above the soil; and
 - (ii) any discing or similar operation which cuts into and disturbs the soil, where watering is used prior to initiation of these activities, and a determination is made by the agency issuing the weed abatement order that, due to fire hazard conditions, rocks, or other physical obstructions, it is not practical to meet the conditions specified in clause (g)(1)(H)(i). The provisions this clause shall not exempt the owner of any property from stabilizing, in accordance with paragraph (d)(2), disturbed surface areas which have been created as a result of the weed abatement actions.
 - (K) sandblasting operations.
- (2) The provisions of paragraphs (d)(1) and (d)(3) shall not apply:
- (A) When wind gusts exceed 25 miles per hour, provided that:

- (i) The required Table 3 contingency measures in this Rule are implemented for each applicable fugitive dust source type, and;
 - (ii) records are maintained in accordance with subparagraph (e)(1)(C).
 - (B) To unpaved roads, provided such roads:
 - (i) are used solely for the maintenance of wind-generating equipment; or
 - (ii) are unpaved public alleys as defined in Rule 1186; or
 - (iii) are service roads that meet all of the following criteria:
 - (a) are less than 50 feet in width at all points along the road;
 - (b) are within 25 feet of the property line; and
 - (c) have a traffic volume less than 20 vehicle-trips per day.
 - (C) To any active operation, open storage pile, or disturbed surface area for which necessary fugitive dust preventive or mitigative actions are in conflict with the federal Endangered Species Act, as determined in writing by the State or federal agency responsible for making such determinations.
- (3) The provisions of (d)(2) shall not apply to any aggregate-related plant or cement manufacturing facility that implements the applicable actions specified in Table 2 of this Rule at all times and shall implement the applicable actions specified in Table 3 of this Rule when the applicable performance standards of paragraphs (d)(1) and (d)(3) can not be met through use of Table 2 actions.
 - (4) The provisions of paragraphs (d)(1), (d)(2), and (d)(3) shall not apply to:
 - (A) Blasting operations which have been permitted by the California Division of Industrial Safety; and
 - (B) Motion picture, television, and video production activities when dust emissions are required for visual effects. In order to obtain this exemption, the Executive Officer must receive notification in writing at least 72 hours in advance of any such activity and no nuisance results from such activity.
 - (5) The provisions of paragraph (d)(3) shall not apply if the dust control actions, as specified in Table 2, are implemented on a routine basis for

each applicable fugitive dust source type. To qualify for this exemption, a person must maintain records in accordance with subparagraph (e)(1)(C).

- (6) The provisions of paragraph (d)(4) shall not apply to earth coverings of public paved roadways where such coverings are approved by a local government agency for the protection of the roadway, and where such coverings are used as roadway crossings for haul vehicles provided that such roadway is closed to through traffic and visible roadway dust is removed within one day following the cessation of activities.
- (7) The provisions of subdivision (e) shall not apply to:
 - (A) officially-designated public parks and recreational areas, including national parks, national monuments, national forests, state parks, state recreational areas, and county regional parks.
 - (B) any large operation which is required to submit a dust control plan to any city or county government which has adopted a District-approved dust control ordinance.
 - (C) any large operation subject to Rule 1158, which has an approved dust control plan pursuant to Rule 1158, provided that all sources of fugitive dust are included in the Rule 1158 plan.
- (8) The provisions of subparagraph (e)(1)(A) through (e)(1)(C) shall not apply to any large operation with an AQMD-approved fugitive dust control plan provided that there is no change to the sources and controls as identified in the AQMD-approved fugitive dust control plan.

(h) Fees

Any person conducting active operations for which the Executive Officer conducts upwind/downwind monitoring for PM₁₀ pursuant to paragraph (d)(3) shall be assessed applicable Ambient Air Analysis Fees pursuant to Rule 304.1. Applicable fees shall be waived for any facility which is exempted from paragraph (d)(3) or meets the requirements of paragraph (d)(3).

TABLE 1
BEST AVAILABLE CONTROL MEASURES
(Applicable to All Construction Activity Sources)

Source Category	Control Measure	Guidance
Backfilling	01-1 Stabilize backfill material when not actively handling; and 01-2 Stabilize backfill material during handling; and 01-3 Stabilize soil at completion of activity.	<ul style="list-style-type: none"> ✓ Mix backfill soil with water prior to moving ✓ Dedicate water truck or high capacity hose to backfilling equipment ✓ Empty loader bucket slowly so that no dust plumes are generated ✓ Minimize drop height from loader bucket
Clearing and grubbing	02-1 Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and 02-2 Stabilize soil during clearing and grubbing activities; and 02-3 Stabilize soil immediately after clearing and grubbing activities.	<ul style="list-style-type: none"> ✓ Maintain live perennial vegetation where possible ✓ Apply water in sufficient quantity to prevent generation of dust plumes
Clearing forms	03-1 Use water spray to clear forms; or 03-2 Use sweeping and water spray to clear forms; or 03-3 Use vacuum system to clear forms.	<ul style="list-style-type: none"> ✓ Use of high pressure air to clear forms may cause exceedance of Rule requirements
Crushing	04-1 Stabilize surface soils prior to operation of support equipment; and 04-2 Stabilize material after crushing.	<ul style="list-style-type: none"> ✓ Follow permit conditions for crushing equipment ✓ Pre-water material prior to loading into crusher ✓ Monitor crusher emissions opacity ✓ Apply water to crushed material to prevent dust plumes

TABLE 1
BEST AVAILABLE CONTROL MEASURES
(Applicable to All Construction Activity Sources)

Source Category	Control Measure	Guidance
Cut and fill	05-1 Pre-water soils prior to cut and fill activities; and 05-2 Stabilize soil during and after cut and fill activities.	✓ For large sites, pre-water with sprinklers or water trucks and allow time for penetration ✓ Use water trucks/pulls to water soils to depth of cut prior to subsequent cuts
Demolition – mechanical/manual	06-1 Stabilize wind erodible surfaces to reduce dust; and 06-2 Stabilize surface soil where support equipment and vehicles will operate; and 06-3 Stabilize loose soil and demolition debris; and 06-4 Comply with AQMD Rule 1403.	✓ Apply water in sufficient quantities to prevent the generation of visible dust plumes
Disturbed soil	07-1 Stabilize disturbed soil throughout the construction site; and 07-2 Stabilize disturbed soil between structures	✓ Limit vehicular traffic and disturbances on soils where possible ✓ If interior block walls are planned, install as early as possible ✓ Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes
Earth-moving activities	08-1 Pre-apply water to depth of proposed cuts; and 08-2 Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction; and 08-3 Stabilize soils once earth-moving activities are complete.	✓ Grade each project phase separately, timed to coincide with construction phase ✓ Upwind fencing can prevent material movement on site ✓ Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes

TABLE 1
BEST AVAILABLE CONTROL MEASURES
(Applicable to All Construction Activity Sources)

Source Category	Control Measure	Guidance
Importing/exporting of bulk materials	09-1 Stabilize material while loading to reduce fugitive dust emissions; and 09-2 Maintain at least six inches of freeboard on haul vehicles; and 09-3 Stabilize material while transporting to reduce fugitive dust emissions; and 09-4 Stabilize material while unloading to reduce fugitive dust emissions; and 09-5 Comply with Vehicle Code Section 23114.	<ul style="list-style-type: none"> ✓ Use tarps or other suitable enclosures on haul trucks ✓ Check belly-dump truck seals regularly and remove any trapped rocks to prevent spillage ✓ Comply with track-out prevention/mitigation requirements ✓ Provide water while loading and unloading to reduce visible dust plumes
Landscaping	10-1 Stabilize soils, materials, slopes	<ul style="list-style-type: none"> ✓ Apply water to materials to stabilize ✓ Maintain materials in a crusted condition ✓ Maintain effective cover over materials ✓ Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes ✓ Hydroseed prior to rain season
Road shoulder maintenance	11-1 Apply water to unpaved shoulders prior to clearing; and 11-2 Apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.	<ul style="list-style-type: none"> ✓ Installation of curbing and/or paving of road shoulders can reduce recurring maintenance costs ✓ Use of chemical dust suppressants can inhibit vegetation growth and reduce future road shoulder maintenance costs

TABLE 1
BEST AVAILABLE CONTROL MEASURES
(Applicable to All Construction Activity Sources)

Source Category	Control Measure	Guidance
Screening	12-1 Pre-water material prior to screening; and 12-2 Limit fugitive dust emissions to opacity and plume length standards; and 12-3 Stabilize material immediately after screening.	<ul style="list-style-type: none"> ✓ Dedicate water truck or high capacity hose to screening operation ✓ Drop material through the screen slowly and minimize drop height ✓ Install wind barrier with a porosity of no more than 50% upwind of screen to the height of the drop point
Staging areas	13-1 Stabilize staging areas during use; and 13-2 Stabilize staging area soils at project completion.	<ul style="list-style-type: none"> ✓ Limit size of staging area ✓ Limit vehicle speeds to 15 miles per hour ✓ Limit number and size of staging area entrances/exists
Stockpiles/ Bulk Material Handling	14-1 Stabilize stockpiled materials. 14-2 Stockpiles within 100 yards of off-site occupied buildings must not be greater than eight feet in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.	<ul style="list-style-type: none"> ✓ Add or remove material from the downwind portion of the storage pile ✓ Maintain storage piles to avoid steep sides or faces

TABLE 1
BEST AVAILABLE CONTROL MEASURES
 (Applicable to All Construction Activity Sources)

Source Category	Control Measure	Guidance
Traffic areas for construction activities	15-1 Stabilize all off-road traffic and parking areas; and 15-2 Stabilize all haul routes; and 15-3 Direct construction traffic over established haul routes.	<ul style="list-style-type: none"> ✓ Apply gravel/paving to all haul routes as soon as possible to all future roadway areas ✓ Barriers can be used to ensure vehicles are only used on established parking areas/haul routes
Trenching	16-1 Stabilize surface soils where trencher or excavator and support equipment will operate; and 16-2 Stabilize soils at the completion of trenching activities.	<ul style="list-style-type: none"> ✓ Pre-watering of soils prior to trenching is an effective preventive measure. For deep trenching activities, pre-trench to 18 inches soak soils via the pre-trench and resuming trenching ✓ Washing mud and soils from equipment at the conclusion of trenching activities can prevent crusting and drying of soil on equipment
Truck loading	17-1 Pre-water material prior to loading; and 17-2 Ensure that freeboard exceeds six inches (CVC 23114)	<ul style="list-style-type: none"> ✓ Empty loader bucket such that no visible dust plumes are created ✓ Ensure that the loader bucket is close to the truck to minimize drop height while loading
Turf Overseeding	18-1 Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plume length standards; and 18-2 Cover haul vehicles prior to exiting the site.	<ul style="list-style-type: none"> ✓ Haul waste material immediately off-site

TABLE 1
BEST AVAILABLE CONTROL MEASURES
 (Applicable to All Construction Activity Sources)

Source Category	Control Measure	Guidance
Unpaved roads/parking lots	19-1 Stabilize soils to meet the applicable performance standards; and 19-2 Limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots.	✓ Restricting vehicular access to established unpaved travel paths and parking lots can reduce stabilization requirements
Vacant land	20-1 In instances where vacant lots are 0.10 acre or larger and have a cumulative area of 500 square feet or more that are driven over and/or used by motor vehicles and/or off-road vehicles, prevent motor vehicle and/or off-road vehicle trespassing, parking and/or access by installing barriers, curbs, fences, gates, posts, signs, shrubs, trees or other effective control measures.	

**Table 2
DUST CONTROL MEASURES FOR LARGE OPERATIONS**

FUGITIVE DUST SOURCE CATEGORY	CONTROL ACTIONS
Earth-moving (except construction cutting and filling areas, and mining operations)	<p>(1a) Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. EPA. Two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations each subsequent four-hour period of active operations; OR</p> <p>(1a-1) For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.</p>
Earth-moving: Construction fill areas:	<p>(1b) Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. EPA. For areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM Method 1557 or other equivalent method approved by the Executive Officer and the California Air Resources Board and the U.S. EPA, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content. Two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four-hour period of active operations.</p>

Table 2 (Continued)

FUGITIVE DUST SOURCE CATEGORY	CONTROL ACTIONS
Earth-moving: Construction cut areas and mining operations:	(1c) Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut or mining area unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors.
Disturbed surface areas (except completed grading areas)	(2a/b) Apply dust suppression in sufficient quantity and frequency to maintain a stabilized surface. Any areas which cannot be stabilized, as evidenced by wind driven fugitive dust must have an application of water at least twice per day to at least 80 percent of the unstabilized area.
Disturbed surface areas: Completed grading areas	(2c) Apply chemical stabilizers within five working days of grading completion; OR (2d) Take actions (3a) or (3c) specified for inactive disturbed surface areas.
Inactive disturbed surface areas	(3a) Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible to watering vehicles due to excessive slope or other safety conditions; OR (3b) Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR (3c) Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; OR (3d) Utilize any combination of control actions (3a), (3b), and (3c) such that, in total, these actions apply to all inactive disturbed surface areas.

Table 2 (Continued)

FUGITIVE DUST SOURCE CATEGORY	CONTROL ACTIONS
Unpaved Roads	(4a) Water all roads used for any vehicular traffic at least once per every two hours of active operations [3 times per normal 8 hour work day]; OR (4b) Water all roads used for any vehicular traffic once daily and restrict vehicle speeds to 15 miles per hour; OR (4c) Apply a chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.
Open storage piles	(5a) Apply chemical stabilizers; OR (5b) Apply water to at least 80 percent of the surface area of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; OR (5c) Install temporary coverings; OR (5d) Install a three-sided enclosure with walls with no more than 50 percent porosity which extend, at a minimum, to the top of the pile. This option may only be used at aggregate-related plants or at cement manufacturing facilities.
All Categories	(6a) Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified in Table 2 may be used.

TABLE 3
CONTINGENCY CONTROL MEASURES FOR LARGE OPERATIONS

FUGITIVE DUST SOURCE CATEGORY	CONTROL MEASURES
Earth-moving	(1A) Cease all active operations; OR (2A) Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas	(0B) On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months; OR (1B) Apply chemical stabilizers prior to wind event; OR (2B) Apply water to all unstabilized disturbed areas 3 times per day. If there is any evidence of wind driven fugitive dust, watering frequency is increased to a minimum of four times per day; OR (3B) Take the actions specified in Table 2, Item (3c); OR (4B) Utilize any combination of control actions (1B), (2B), and (3B) such that, in total, these actions apply to all disturbed surface areas.
Unpaved roads	(1C) Apply chemical stabilizers prior to wind event; OR (2C) Apply water twice per hour during active operation; OR (3C) Stop all vehicular traffic.
Open storage piles	(1D) Apply water twice per hour; OR (2D) Install temporary coverings.
Paved road track-out	(1E) Cover all haul vehicles; OR (2E) Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for both public and private roads.
All Categories	(1F) Any other control measures approved by the Executive Officer and the U.S. EPA as equivalent to the methods specified in Table 3 may be used.

Table 4
(Conservation Management Practices for Confined Animal Facilities)

SOURCE CATEGORY	CONSERVATION MANAGEMENT PRACTICES
Manure Handling (Only applicable to Commercial Poultry Ranches)	(1a) Cover manure prior to removing material off-site; AND (1b) Spread the manure before 11:00 AM and when wind conditions are less than 25 miles per hour; AND (1c) Utilize coning and drying manure management by removing manure at laying hen houses at least twice per year and maintain a base of no less than 6 inches of dry manure after clean out; or in lieu of complying with conservation management practice (1c), comply with conservation management practice (1d). (1d) Utilize frequent manure removal by removing the manure from laying hen houses at least every seven days and immediately thin bed dry the material.
Feedstock Handling	(2a) Utilize a sock or boot on the feed truck auger when filling feed storage bins.
Disturbed Surfaces	(3a) Maintain at least 70 percent vegetative cover on vacant portions of the facility; OR (3b) Utilize conservation tillage practices to manage the amount, orientation and distribution of crop and other plant residues on the soil surface year-round, while growing crops (if applicable) in narrow slots or tilled strips; OR (3c) Apply dust suppressants in sufficient concentrations and frequencies to maintain a stabilized surface.
Unpaved Roads	(4a) Restrict access to private unpaved roads either through signage or physical access restrictions and control vehicular speeds to no more than 15 miles per hour through worker notifications, signage, or any other necessary means; OR (4b) Cover frequently traveled unpaved roads with low silt content material (i.e., asphalt, concrete, recycled road base, or gravel to a minimum depth of four inches); OR (4c) Treat unpaved roads with water, mulch, chemical dust suppressants or other cover to maintain a stabilized surface.
Equipment Parking Areas	(5a) Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; OR (5b) Apply material with low silt content (i.e., asphalt, concrete, recycled road base, or gravel to a depth of four inches).

Appendix B-4

Operational Emissions – Interim

- Summer
- Winter

**Rowland Heights Mixed Use (Operations)- Interim
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	2.00	1000sqft	0.05	2,000.00	0
Enclosed Parking with Elevator	306.00	Space	2.75	122,400.00	0
Parking Lot	698.00	Space	6.28	279,200.00	0
High Turnover (Sit Down Restaurant)	20.06	1000sqft	0.46	20,056.00	0
Hotel	275.00	Room	9.17	399,300.00	0
Quality Restaurant	20.06	1000sqft	0.46	20,057.00	0
Strip Mall	83.71	1000sqft	1.92	83,707.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	630.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use - See Construction Model Inputs.
Vehicle Trips - See Traffic Analysis

Rowland Heights Mixed Use Operation Interim CalEEMod Output- Summer

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	20,060.00	20,056.00
tblLandUse	LandUseSquareFeet	20,060.00	20,057.00
tblLandUse	LandUseSquareFeet	83,710.00	83,707.00
tblProjectCharacteristics	OperationalYear	2014	2019
tblVehicleTrips	ST_TR	158.37	142.50
tblVehicleTrips	ST_TR	8.19	9.45
tblVehicleTrips	ST_TR	1.64	0.50
tblVehicleTrips	ST_TR	94.36	84.96
tblVehicleTrips	ST_TR	42.04	44.72
tblVehicleTrips	SU_TR	131.84	118.67
tblVehicleTrips	SU_TR	5.95	7.63
tblVehicleTrips	SU_TR	0.76	0.50
tblVehicleTrips	SU_TR	72.16	64.91
tblVehicleTrips	SU_TR	20.43	22.59
tblVehicleTrips	WD_TR	127.15	114.43
tblVehicleTrips	WD_TR	8.17	8.03
tblVehicleTrips	WD_TR	11.42	3.00
tblVehicleTrips	WD_TR	89.95	80.97
tblVehicleTrips	WD_TR	44.32	38.43

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Area	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004		0.3075	0.3075	8.3000e-004			0.3250
Energy	0.5762	5.2377	4.3997	0.0314		0.3981	0.3981		0.3981	0.3981		6,285.2854	6,285.2854	0.1205	0.1152		6,323.5366
Mobile	28.5876	60.8309	255.8824	0.6505	41.7728	0.9184	42.6912	11.1711	0.8469	12.0180		52,256.9389	52,256.9389	1.9953			52,298.8399
Total	51.6910	66.0700	260.4270	0.6820	41.7728	1.3170	43.0898	11.1711	1.2455	12.4165		58,542.5317	58,542.5317	2.1166	0.1152		58,622.7015

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Area	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004		0.3075	0.3075	8.3000e-004			0.3250
Energy	0.5000	4.5458	3.8184	0.0273		0.3455	0.3455		0.3455	0.3455		5,454.8967	5,454.8967	0.1046	0.1000		5,488.0943
Mobile	28.5876	60.8309	255.8824	0.6505	41.7728	0.9184	42.6912	11.1711	0.8469	12.0180		52,256.9389	52,256.9389	1.9953			52,298.8399
Total	51.6149	65.3780	259.8457	0.6778	41.7728	1.2644	43.0372	11.1711	1.1929	12.3640		57,712.1430	57,712.1430	2.1007	0.1000		57,787.2591

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.15	1.05	0.22	0.61	0.00	3.99	0.12	0.00	4.22	0.42	0.00	1.42	1.42	0.75	13.21	1.43

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	28.5876	60.8309	255.8824	0.6505	41.7728	0.9184	42.6912	11.1711	0.8469	12.0180		52,256.9389	52,256.9389	1.9953		52,298.8399
Unmitigated	28.5876	60.8309	255.8824	0.6505	41.7728	0.9184	42.6912	11.1711	0.8469	12.0180		52,256.9389	52,256.9389	1.9953		52,298.8399

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	2,295.47	2,858.55	2380.52	3,254,517	3,254,517
Hotel	2,208.25	2,598.75	2098.25	5,364,880	5,364,880
Office Park	6.00	1.00	1.00	15,445	15,445
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	1,624.26	1,704.30	1302.09	2,263,103	2,263,103
Strip Mall	3,216.98	3,743.51	1891.01	5,903,317	5,903,317
Total	9,350.95	10,906.11	7,672.87	16,801,262	16,801,262

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

Rowland Heights Mixed Use Operation Interim CalEEMod Output- Summer

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.530902	0.057841	0.178699	0.124790	0.039063	0.006298	0.016951	0.033908	0.002496	0.003149	0.003689	0.000536	0.001678

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.5000	4.5458	3.8184	0.0273		0.3455	0.3455		0.3455	0.3455		5,454.8967	5,454.8967	0.1046	0.1000	5,488.0943
NaturalGas Unmitigated	0.5762	5.2377	4.3997	0.0314		0.3981	0.3981		0.3981	0.3981		6,285.2854	6,285.2854	0.1205	0.1152	6,323.5364

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	12803.4	0.1381	1.2552	1.0544	7.5300e-003		0.0954	0.0954		0.0954	0.0954		1,506.2848	1,506.2848	0.0289	0.0276	1,515.4518
Hotel	27371.2	0.2952	2.6835	2.2541	0.0161		0.2039	0.2039		0.2039	0.2039		3,220.1405	3,220.1405	0.0617	0.0590	3,239.7378
Office Park	56.3836	6.1000e-004	5.5300e-003	4.6400e-003	3.0000e-005		4.2000e-004	4.2000e-004		4.2000e-004	4.2000e-004		6.6334	6.6334	1.3000e-004	1.2000e-004	6.6737
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	12804.1	0.1381	1.2553	1.0545	7.5300e-003		0.0954	0.0954		0.0954	0.0954		1,506.3599	1,506.3599	0.0289	0.0276	1,515.5274
Strip Mall	389.868	4.2000e-003	0.0382	0.0321	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003		45.8669	45.8669	8.8000e-004	8.4000e-004	46.1460
Total		0.5762	5.2377	4.3997	0.0314		0.3981	0.3981		0.3981	0.3981		6,285.2854	6,285.2854	0.1205	0.1152	6,323.5366

Rowland Heights Mixed Use Operation Interim CalEEMod Output- Summer

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
High Turnover (Sit Down Restaurant)	12.1821	0.1314	1.1943	1.0032	7.1700e-003		0.0908	0.0908		0.0908	0.0908		1,433.1879	1,433.1879	0.0275	0.0263	1,441.9100
Hotel	21.6388	0.2334	2.1215	1.7820	0.0127		0.1612	0.1612		0.1612	0.1612		2,545.7386	2,545.7386	0.0488	0.0467	2,561.2315
Office Park	0.0425479	4.6000e-004	4.1700e-003	3.5000e-003	3.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004		5.0056	5.0056	1.0000e-004	9.0000e-005	5.0361
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	12.1827	0.1314	1.1944	1.0033	7.1700e-003		0.0908	0.0908		0.0908	0.0908		1,433.2593	1,433.2593	0.0275	0.0263	1,441.9819
Strip Mall	0.320495	3.4600e-003	0.0314	0.0264	1.9000e-004		2.3900e-003	2.3900e-003		2.3900e-003	2.3900e-003		37.7053	37.7053	7.2000e-004	6.9000e-004	37.9347
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.5000	4.5457	3.8184	0.0273		0.3455	0.3455		0.3455	0.3455		5,454.8967	5,454.8967	0.1046	0.1000	5,488.0943

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004		0.3075	0.3075	8.3000e-004		0.3250
Unmitigated	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004		0.3075	0.3075	8.3000e-004		0.3250

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.1645					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	18.3491					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0137	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004			0.3075	0.3075	8.3000e-004	0.3250
Total	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004			0.3075	0.3075	8.3000e-004	0.3250

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.1645					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	18.3491					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0137	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004			0.3075	0.3075	8.3000e-004	0.3250
Total	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004			0.3075	0.3075	8.3000e-004	0.3250

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

**Rowland Heights Mixed Use (Operations)- Interim
Los Angeles-South Coast County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	2.00	1000sqft	0.05	2,000.00	0
Enclosed Parking with Elevator	306.00	Space	2.75	122,400.00	0
Parking Lot	698.00	Space	6.28	279,200.00	0
High Turnover (Sit Down Restaurant)	20.06	1000sqft	0.46	20,056.00	0
Hotel	275.00	Room	9.17	399,300.00	0
Quality Restaurant	20.06	1000sqft	0.46	20,057.00	0
Strip Mall	83.71	1000sqft	1.92	83,707.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	630.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - See Construction Model Inputs.

Vehicle Trips - See Traffic Analysis

Rowland Heights Mixed Use Operation Interim CalEEMod Output- Winter

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	20,060.00	20,056.00
tblLandUse	LandUseSquareFeet	20,060.00	20,057.00
tblLandUse	LandUseSquareFeet	83,710.00	83,707.00
tblProjectCharacteristics	OperationalYear	2014	2019
tblVehicleTrips	ST_TR	158.37	142.50
tblVehicleTrips	ST_TR	8.19	9.45
tblVehicleTrips	ST_TR	1.64	0.50
tblVehicleTrips	ST_TR	94.36	84.96
tblVehicleTrips	ST_TR	42.04	44.72
tblVehicleTrips	SU_TR	131.84	118.67
tblVehicleTrips	SU_TR	5.95	7.63
tblVehicleTrips	SU_TR	0.76	0.50
tblVehicleTrips	SU_TR	72.16	64.91
tblVehicleTrips	SU_TR	20.43	22.59
tblVehicleTrips	WD_TR	127.15	114.43
tblVehicleTrips	WD_TR	8.17	8.03
tblVehicleTrips	WD_TR	11.42	3.00
tblVehicleTrips	WD_TR	89.95	80.97
tblVehicleTrips	WD_TR	44.32	38.43

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Area	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004		0.3075	0.3075	8.3000e-004			0.3250
Energy	0.5762	5.2377	4.3997	0.0314		0.3981	0.3981		0.3981	0.3981		6,285.2854	6,285.2854	0.1205	0.1152		6,323.5366
Mobile	30.2975	63.7427	269.0420	0.6214	41.7728	0.9240	42.6968	11.1711	0.8521	12.0231		50,010.9715	50,010.9715	1.9987			50,052.9441
Total	53.4009	68.9818	273.5866	0.6529	41.7728	1.3226	43.0954	11.1711	1.2506	12.4217		56,296.5643	56,296.5643	2.1200	0.1152		56,376.8057

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Area	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004		0.3075	0.3075	8.3000e-004			0.3250
Energy	0.5000	4.5458	3.8184	0.0273		0.3455	0.3455		0.3455	0.3455		5,454.8967	5,454.8967	0.1046	0.1000		5,488.0943
Mobile	30.2975	63.7427	269.0420	0.6214	41.7728	0.9240	42.6968	11.1711	0.8521	12.0231		50,010.9715	50,010.9715	1.9987			50,052.9441
Total	53.3248	68.2898	273.0053	0.6487	41.7728	1.2700	43.0428	11.1711	1.1981	12.3691		55,466.1756	55,466.1756	2.1041	0.1000		55,541.3633

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.14	1.00	0.21	0.64	0.00	3.98	0.12	0.00	4.21	0.42	0.00	1.48	1.48	0.75	13.21	1.48

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.2975	63.7427	269.0420	0.6214	41.7728	0.9240	42.6968	11.1711	0.8521	12.0231		50,010.9715	50,010.9715	1.9987		50,052.9441
Unmitigated	30.2975	63.7427	269.0420	0.6214	41.7728	0.9240	42.6968	11.1711	0.8521	12.0231		50,010.9715	50,010.9715	1.9987		50,052.9441

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	2,295.47	2,858.55	2380.52	3,254,517	3,254,517
Hotel	2,208.25	2,598.75	2098.25	5,364,880	5,364,880
Office Park	6.00	1.00	1.00	15,445	15,445
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	1,624.26	1,704.30	1302.09	2,263,103	2,263,103
Strip Mall	3,216.98	3,743.51	1891.01	5,903,317	5,903,317
Total	9,350.95	10,906.11	7,672.87	16,801,262	16,801,262

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

Rowland Heights Mixed Use Operation Interim CalEEMod Output- Winter

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.530902	0.057841	0.178699	0.124790	0.039063	0.006298	0.016951	0.033908	0.002496	0.003149	0.003689	0.000536	0.001678

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.5000	4.5458	3.8184	0.0273		0.3455	0.3455		0.3455	0.3455		5,454.8967	5,454.8967	0.1046	0.1000	5,488.0943
NaturalGas Unmitigated	0.5762	5.2377	4.3997	0.0314		0.3981	0.3981		0.3981	0.3981		6,285.2854	6,285.2854	0.1205	0.1152	6,323.5364

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	12803.4	0.1381	1.2552	1.0544	7.5300e-003		0.0954	0.0954		0.0954	0.0954		1,506.2848	1,506.2848	0.0289	0.0276	1,515.4518
Hotel	27371.2	0.2952	2.6835	2.2541	0.0161		0.2039	0.2039		0.2039	0.2039		3,220.1405	3,220.1405	0.0617	0.0590	3,239.7378
Office Park	56.3836	6.1000e-004	5.5300e-003	4.6400e-003	3.0000e-005		4.2000e-004	4.2000e-004		4.2000e-004	4.2000e-004		6.6334	6.6334	1.3000e-004	1.2000e-004	6.6737
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	12804.1	0.1381	1.2553	1.0545	7.5300e-003		0.0954	0.0954		0.0954	0.0954		1,506.3599	1,506.3599	0.0289	0.0276	1,515.5274
Strip Mall	389.868	4.2000e-003	0.0382	0.0321	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003		45.8669	45.8669	8.8000e-004	8.4000e-004	46.1460
Total		0.5762	5.2377	4.3997	0.0314		0.3981	0.3981		0.3981	0.3981		6,285.2854	6,285.2854	0.1205	0.1152	6,323.5366

Rowland Heights Mixed Use Operation Interim CalEEMod Output- Winter

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	lb/day										lb/day						
High Turnover (Sit Down Restaurant)	12.1821	0.1314	1.1943	1.0032	7.1700e-003		0.0908	0.0908		0.0908	0.0908			1,433.1879	1,433.1879	0.0275	0.0263	1,441.9100
Hotel	21.6388	0.2334	2.1215	1.7820	0.0127		0.1612	0.1612		0.1612	0.1612			2,545.7386	2,545.7386	0.0488	0.0467	2,561.2315
Office Park	0.0425479	4.6000e-004	4.1700e-003	3.5000e-003	3.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004			5.0056	5.0056	1.0000e-004	9.0000e-005	5.0361
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	12.1827	0.1314	1.1944	1.0033	7.1700e-003		0.0908	0.0908		0.0908	0.0908			1,433.2593	1,433.2593	0.0275	0.0263	1,441.9819
Strip Mall	0.320495	3.4600e-003	0.0314	0.0264	1.9000e-004		2.3900e-003	2.3900e-003		2.3900e-003	2.3900e-003			37.7053	37.7053	7.2000e-004	6.9000e-004	37.9347
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.5000	4.5457	3.8184	0.0273		0.3455	0.3455		0.3455	0.3455			5,454.8967	5,454.8967	0.1046	0.1000	5,488.0943

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004			0.3075	0.3075	8.3000e-004	0.3250
Unmitigated	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004			0.3075	0.3075	8.3000e-004	0.3250

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.1645					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	18.3491					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0137	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004			0.3075	0.3075	8.3000e-004	0.3250
Total	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004			0.3075	0.3075	8.3000e-004	0.3250

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	4.1645					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	18.3491					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0137	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004			0.3075	0.3075	8.3000e-004	0.3250
Total	22.5273	1.3500e-003	0.1448	1.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004			0.3075	0.3075	8.3000e-004	0.3250

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

Appendix B-5

Operational Emissions – Full Build-Out

- Summer
- Winter

**Rowland Heights Mixed Use (Operations)- Full Buildout
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	2.00	1000sqft	0.05	2,000.00	0
Enclosed Parking with Elevator	369.00	Space	3.32	147,600.00	0
Parking Lot	792.00	Space	7.13	316,800.00	0
High Turnover (Sit Down Restaurant)	20.06	1000sqft	0.46	20,056.00	0
Hotel	477.00	Room	15.90	320,880.00	0
Quality Restaurant	20.06	1000sqft	0.46	20,057.00	0
Strip Mall	83.71	1000sqft	1.92	83,707.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	630.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - See Construction Model Inputs.
- Vehicle Trips - See Traffic Analysis
- Area Mitigation -

Rowland Heights Mixed Use Operation Full Build-Out CalEEMod Output- Summer

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	692,604.00	320,880.00
tblProjectCharacteristics	OperationalYear	2014	2020
tblVehicleTrips	ST_TR	158.37	142.50
tblVehicleTrips	ST_TR	8.19	9.45
tblVehicleTrips	ST_TR	1.64	0.50
tblVehicleTrips	ST_TR	94.36	84.96
tblVehicleTrips	ST_TR	42.04	44.72
tblVehicleTrips	SU_TR	131.84	118.67
tblVehicleTrips	SU_TR	5.95	7.63
tblVehicleTrips	SU_TR	0.76	0.50
tblVehicleTrips	SU_TR	72.16	64.91
tblVehicleTrips	SU_TR	20.43	22.59
tblVehicleTrips	WD_TR	127.15	114.43
tblVehicleTrips	WD_TR	8.17	8.03
tblVehicleTrips	WD_TR	11.42	3.00
tblVehicleTrips	WD_TR	89.95	80.97
tblVehicleTrips	WD_TR	44.32	38.43

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078
Energy	0.5182	4.7107	3.9570	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.8702	5,652.8702	0.1084	0.1036	5,687.2726
Mobile	32.3551	67.9789	293.3155	0.8006	51.4507	1.0980	52.5486	13.7596	1.0128	14.7724		62,088.8636	62,088.8636	2.3144		62,137.4662
Total	54.7639	72.6913	297.4538	0.8288	51.4507	1.4567	52.9073	13.7596	1.3714	15.1310		67,742.1198	67,742.1198	2.4238	0.1036	67,825.1465

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078
Energy	0.4542	4.1291	3.4685	0.0248		0.3138	0.3138		0.3138	0.3138		4,954.9297	4,954.9297	0.0950	0.0908	4,985.0846
Mobile	32.3551	67.9789	293.3155	0.8006	51.4507	1.0980	52.5486	13.7596	1.0128	14.7724		62,088.8636	62,088.8636	2.3144		62,137.4662
Total	54.6999	72.1097	296.9652	0.8253	51.4507	1.4125	52.8631	13.7596	1.3272	15.0868		67,044.1793	67,044.1793	2.4104	0.0908	67,122.9585

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.12	0.80	0.16	0.42	0.00	3.04	0.08	0.00	3.22	0.29	0.00	1.03	1.03	0.55	12.35	1.04

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	32.3551	67.9789	293.3155	0.8006	51.4507	1.0980	52.5486	13.7596	1.0128	14.7724		62,088.8636	62,088.8636	2.3144		62,137.4662
Unmitigated	32.3551	67.9789	293.3155	0.8006	51.4507	1.0980	52.5486	13.7596	1.0128	14.7724		62,088.8636	62,088.8636	2.3144		62,137.4662

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	2,295.01	2,857.98	2380.05	3,253,868	3,253,868
Hotel	3,830.31	4,507.65	3639.51	9,305,627	9,305,627
Office Park	6.00	1.00	1.00	15,445	15,445
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	1,624.02	1,704.04	1301.90	2,262,764	2,262,764
Strip Mall	3,216.86	3,743.38	1890.94	5,903,106	5,903,106
Total	10,972.19	12,814.05	9,213.40	20,740,811	20,740,811

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

Rowland Heights Mixed Use Operation Full Build-Out CalEEMod Output- Summer

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.530094	0.057664	0.178835	0.124843	0.039181	0.006319	0.017052	0.034445	0.002509	0.003148	0.003693	0.000531	0.001685

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4542	4.1291	3.4685	0.0248		0.3138	0.3138		0.3138	0.3138		4,954.9297	4,954.9297	0.0950	0.0908	4,985.0846
NaturalGas Unmitigated	0.5182	4.7107	3.9570	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.8702	5,652.8702	0.1084	0.1036	5,687.2726

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	21995.7	0.2372	2.1564	1.8114	0.0129		0.1639	0.1639		0.1639	0.1639		2,587.7253	2,587.7253	0.0496	0.0474	2,603.4737
Office Park	56.3836	6.1000e-004	5.5300e-003	4.6400e-003	3.0000e-005		4.2000e-004	4.2000e-004		4.2000e-004	4.2000e-004		6.6334	6.6334	1.3000e-004	1.2000e-004	6.6737
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	12804.1	0.1381	1.2553	1.0545	7.5300e-003		0.0954	0.0954		0.0954	0.0954		1,506.3599	1,506.3599	0.0289	0.0276	1,515.5274
Strip Mall	389.868	4.2000e-003	0.0382	0.0321	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003		45.8669	45.8669	8.8000e-004	8.4000e-004	46.1460
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	12803.4	0.1381	1.2552	1.0544	7.5300e-003		0.0954	0.0954		0.0954	0.0954		1,506.2848	1,506.2848	0.0289	0.0276	1,515.4518
Total		0.5182	4.7107	3.9570	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.8701	5,652.8701	0.1084	0.1036	5,687.2726

Rowland Heights Mixed Use Operation Full Build-Out CalEEMod Output- Summer

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	17.3891	0.1875	1.7048	1.4320	0.0102		0.1296	0.1296		0.1296	0.1296		2,045.7716	2,045.7716	0.0392	0.0375	2,058.2218
Office Park	0.0425479	4.6000e-004	4.1700e-003	3.5000e-003	3.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004		5.0056	5.0056	1.0000e-004	9.0000e-005	5.0361
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	12.1827	0.1314	1.1944	1.0033	7.1700e-003		0.0908	0.0908		0.0908	0.0908		1,433.2593	1,433.2593	0.0275	0.0263	1,441.9819
Strip Mall	0.320495	3.4600e-003	0.0314	0.0264	1.9000e-004		2.3900e-003	2.3900e-003		2.3900e-003	2.3900e-003		37.7053	37.7053	7.2000e-004	6.9000e-004	37.9347
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	12.1821	0.1314	1.1943	1.0032	7.1700e-003		0.0908	0.0908		0.0908	0.0908		1,433.1879	1,433.1879	0.0275	0.0263	1,441.9100
Total		0.4542	4.1291	3.4684	0.0248		0.3138	0.3138		0.3138	0.3138		4,954.9297	4,954.9297	0.0950	0.0909	4,985.0846

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078
Unmitigated	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.8337					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	18.0398					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0171	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078
Total	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.8337					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	18.0398					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0171	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078
Total	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

**Rowland Heights Mixed Use (Operations)- Full Buildout
Los Angeles-South Coast County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	2.00	1000sqft	0.05	2,000.00	0
Enclosed Parking with Elevator	369.00	Space	3.32	147,600.00	0
Parking Lot	792.00	Space	7.13	316,800.00	0
High Turnover (Sit Down Restaurant)	20.06	1000sqft	0.46	20,056.00	0
Hotel	477.00	Room	15.90	320,880.00	0
Quality Restaurant	20.06	1000sqft	0.46	20,057.00	0
Strip Mall	83.71	1000sqft	1.92	83,707.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	630.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
 Land Use - See Construction Model Inputs.
 Vehicle Trips - See Traffic Analysis

Rowland Heights Mixed Use Operation Full Build-Out CalEEMod Output- Winter

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	692,604.00	320,880.00
tblProjectCharacteristics	OperationalYear	2014	2020
tblVehicleTrips	ST_TR	158.37	142.50
tblVehicleTrips	ST_TR	8.19	9.45
tblVehicleTrips	ST_TR	1.64	0.50
tblVehicleTrips	ST_TR	94.36	84.96
tblVehicleTrips	ST_TR	42.04	44.72
tblVehicleTrips	SU_TR	131.84	118.67
tblVehicleTrips	SU_TR	5.95	7.63
tblVehicleTrips	SU_TR	0.76	0.50
tblVehicleTrips	SU_TR	72.16	64.91
tblVehicleTrips	SU_TR	20.43	22.59
tblVehicleTrips	WD_TR	127.15	114.43
tblVehicleTrips	WD_TR	8.17	8.03
tblVehicleTrips	WD_TR	11.42	3.00
tblVehicleTrips	WD_TR	89.95	80.97
tblVehicleTrips	WD_TR	44.32	38.43

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078
Energy	0.5182	4.7107	3.9570	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.8702	5,652.8702	0.1084	0.1036	5,687.2726
Mobile	34.2373	71.2646	307.8361	0.7648	51.4507	1.1039	52.5545	13.7596	1.0182	14.7778		59,433.8517	59,433.8517	2.3186		59,482.5423
Total	56.6460	75.9770	311.9744	0.7931	51.4507	1.4625	52.9132	13.7596	1.3768	15.1364		65,087.1079	65,087.1079	2.4280	0.1036	65,170.2226

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078
Energy	0.4542	4.1291	3.4685	0.0248		0.3138	0.3138		0.3138	0.3138		4,954.9297	4,954.9297	0.0950	0.0908	4,985.0846
Mobile	34.2373	71.2646	307.8361	0.7648	51.4507	1.1039	52.5545	13.7596	1.0182	14.7778		59,433.8517	59,433.8517	2.3186		59,482.5423
Total	56.5821	75.3953	311.4858	0.7896	51.4507	1.4183	52.8690	13.7596	1.3326	15.0922		64,389.1674	64,389.1674	2.4146	0.0908	64,468.0346

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.11	0.77	0.16	0.44	0.00	3.02	0.08	0.00	3.21	0.29	0.00	1.07	1.07	0.55	12.35	1.08

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	34.2373	71.2646	307.8361	0.7648	51.4507	1.1039	52.5545	13.7596	1.0182	14.7778		59,433.8517	59,433.8517	2.3186		59,482.5423
Unmitigated	34.2373	71.2646	307.8361	0.7648	51.4507	1.1039	52.5545	13.7596	1.0182	14.7778		59,433.8517	59,433.8517	2.3186		59,482.5423

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	2,295.01	2,857.98	2380.05	3,253,868	3,253,868
Hotel	3,830.31	4,507.65	3639.51	9,305,627	9,305,627
Office Park	6.00	1.00	1.00	15,445	15,445
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	1,624.02	1,704.04	1301.90	2,262,764	2,262,764
Strip Mall	3,216.86	3,743.38	1890.94	5,903,106	5,903,106
Total	10,972.19	12,814.05	9,213.40	20,740,811	20,740,811

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

Rowland Heights Mixed Use Operation Full Build-Out CalEEMod Output- Winter

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.530094	0.057664	0.178835	0.124843	0.039181	0.006319	0.017052	0.034445	0.002509	0.003148	0.003693	0.000531	0.001685

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.4542	4.1291	3.4685	0.0248		0.3138	0.3138		0.3138	0.3138		4,954.9297	4,954.9297	0.0950	0.0908	4,985.0846
NaturalGas Unmitigated	0.5182	4.7107	3.9570	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.8702	5,652.8702	0.1084	0.1036	5,687.2726

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	21995.7	0.2372	2.1564	1.8114	0.0129		0.1639	0.1639		0.1639	0.1639		2,587.7253	2,587.7253	0.0496	0.0474	2,603.4737
Office Park	56.3836	6.1000e-004	5.5300e-003	4.6400e-003	3.0000e-005		4.2000e-004	4.2000e-004		4.2000e-004	4.2000e-004		6.6334	6.6334	1.3000e-004	1.2000e-004	6.6737
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	12804.1	0.1381	1.2553	1.0545	7.5300e-003		0.0954	0.0954		0.0954	0.0954		1,506.3599	1,506.3599	0.0289	0.0276	1,515.5274
Strip Mall	389.868	4.2000e-003	0.0382	0.0321	2.3000e-004		2.9000e-003	2.9000e-003		2.9000e-003	2.9000e-003		45.8669	45.8669	8.8000e-004	8.4000e-004	46.1460
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	12803.4	0.1381	1.2552	1.0544	7.5300e-003		0.0954	0.0954		0.0954	0.0954		1,506.2848	1,506.2848	0.0289	0.0276	1,515.4518
Total		0.5182	4.7107	3.9570	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.8701	5,652.8701	0.1084	0.1036	5,687.2726

Rowland Heights Mixed Use Operation Full Build-Out CalEEMod Output- Winter

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	17.3891	0.1875	1.7048	1.4320	0.0102		0.1296	0.1296		0.1296	0.1296		2,045.7716	2,045.7716	0.0392	0.0375	2,058.2218
Office Park	0.0425479	4.6000e-004	4.1700e-003	3.5000e-003	3.0000e-005		3.2000e-004	3.2000e-004		3.2000e-004	3.2000e-004		5.0056	5.0056	1.0000e-004	9.0000e-005	5.0361
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	12.1827	0.1314	1.1944	1.0033	7.1700e-003		0.0908	0.0908		0.0908	0.0908		1,433.2593	1,433.2593	0.0275	0.0263	1,441.9819
Strip Mail	0.320495	3.4600e-003	0.0314	0.0264	1.9000e-004		2.3900e-003	2.3900e-003		2.3900e-003	2.3900e-003		37.7053	37.7053	7.2000e-004	6.9000e-004	37.9347
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	12.1821	0.1314	1.1943	1.0032	7.1700e-003		0.0908	0.0908		0.0908	0.0908		1,433.1879	1,433.1879	0.0275	0.0263	1,441.9100
Total		0.4542	4.1291	3.4684	0.0248		0.3138	0.3138		0.3138	0.3138		4,954.9297	4,954.9297	0.0950	0.0909	4,985.0846

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078
Unmitigated	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.8337					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	18.0398					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0171	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078
Total	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	3.8337					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	18.0398					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0171	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078
Total	21.8906	1.6700e-003	0.1812	1.0000e-005		6.5000e-004	6.5000e-004		6.5000e-004	6.5000e-004		0.3860	0.3860	1.0400e-003		0.4078

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Vegetation

APPENDIX C

CULTURAL RESOURCES DOCUMENTATION

C-1: NATIVE AMERICAN CONSULTATION DOCUMENTATION

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., ROOM 100
West SACRAMENTO, CA 95691
(916) 373-3710
Fax (916) 373-5471



August 6, 2015

Fatima Clark
PCR Services Corporation
2121 Alton Parkway, Suite 100
Irvine, CA 92606

Email to: f.clark@pcrnet.com

RE: Rowland Heights Plaza and Hotel Project, Los Angeles County.

Dear Ms. Clark,

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 373-3712.

Sincerely,

A handwritten signature in black ink that reads "Katy Sanchez".

Katy Sanchez
Associate Government Program Analyst

**Native American Contact List
Los Angeles County
August 6, 2015**

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.

Gabrielino Tongva

tattnlaw@gmail.com
(310) 570-6567

Gabrielino-Tongva Tribe
Bernie Acuna, Co-Chairperson
1999 Avenue of the Stars, Suite 1100 Gabrielino
Los Angeles , CA 90067

(310) 428-5690 Cell

Gabrieleno/Tongva San Gabriel Band of Mission Indian
Anthony Morales, Chairperson

Gabrielino Tongva

P.O. Box 693
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 483-3564 Cell

(626) 286-1262 Fax

Gabrielino-Tongva Tribe
Linda Candelaria, Co-Chairperson
1999 Avenue of the Stars, Suite 1100 Gabrielino
Los Angeles , CA 90067

(626) 676-1184 Cell

Gabrielino /Tongva Nation
Sandonne Goad, Chairperson

Gabrielino Tongva

106 1/2 Judge John Aiso
Los Angeles , CA 90012
sgoad@gabrielino-tongva.com
(951) 807-0479

Gabrieleno Band of Mission Indians - Kizh Nation
Andrew Salas, Chairperson

P.O. Box 393 Gabrielino
Covina , CA 91723
gabrielenoindians@yahoo.

(626) 926-4131

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dorame, Tribal Chair/Cultural Resources

Gabrielino Tongva

P.O. Box 490
Bellflower , CA 90707
gtongva@verizon.net
(562) 761-6417 Voice/Fax

Gabrielino-Tongva Tribe
Conrad Acuna
1999 Avenue of the Stars, Suite 1100 Gabrielino
Los Angeles , CA 90067

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Rowland Heights Plaza and Hotel Project, Los Angeles County.

**Native American Contact List
Los Angeles County
August 6, 2015**

Gabrielino /Tongva Nation
Sam Dunlap, Cultural Resources Director
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net
(909) 262-9351

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed Rowland Heights Plaza and Hotel Project, Los Angeles County.

Fatima Clark

From: Fatima Clark
Sent: Tuesday, September 08, 2015 1:35 PM
To: 'Johntommy Rosas'
Cc: sdjones@planning.lacounty.gov; Kyle Garcia
Subject: RE: Native American Consultation for the Parallax Rowland Heights Project

Mr. Rosas

Please contact the lead agency directly regarding your comments/requests for tribal records search consultation.

Thank you.

Fatima

From: Johntommy Rosas [mailto:tattnlaw@gmail.com]
Sent: Tuesday, September 08, 2015 1:17 PM
To: Fatima Clark
Cc: sdjones@planning.lacounty.gov; Kyle Garcia
Subject: Re: Native American Consultation for the Parallax Rowland Heights Project

you skipped this part ///

we charge \$50- per hour for those services your requesting -tribal records search
consultation will be same price ytbtd -
estimated time is 4 hours =\$200-invoice total- tribal records search
please confirm approval or refusal to compensate in violation of ACHP guidance documents including
discrimination laws-
thanks jt

On Tue, Sep 8, 2015 at 10:00 AM, Fatima Clark <F.Clark@pcrnet.com> wrote:

Mr. Rosas

If I understand correctly you are requesting the County's contact. Correct? If so, it was provided in the earlier email. I have copied the contact info again to this email for your use. See below please. Thank you!

-Fatima

Steven Jones

Principal Regional Planning Assistant

County of Los Angeles Department of Regional Planning

Land Divisions Section

320 West Temple Street, Room 1382

Los Angeles, CA 90012

sdjones@planning.lacounty.gov

[\(213\) 974-6433](tel:(213)974-6433)

From: Johntommy Rosas [mailto:tattnlaw@gmail.com]

Sent: Monday, August 31, 2015 1:46 PM

To: Fatima Clark; sdjones@planning.lacounty.gov

Subject: Re: Native American Consultation for the Parallax Rowland Heights Project

thanks

yes I agree so can the county contact sd jones please

send contact phone # and we can get

all tribal consultation started and also send protocols

for sec 106 nhpa integration -

jt

On Mon, Aug 31, 2015 at 12:16 PM, Fatima Clark <F.Clark@pcrnet.com> wrote:

Dear Mr. Rosas

Thank you for providing your comments on the Parallax Rowland Heights Project.

The Project NOP and Initial Study indicate that entitlements anticipated to be required for the Project include a U.S. Army Corps of Engineers 404 Permit, California Department of Fish & Wildlife Section 1603 Permit and Streambed Alteration Agreement, and a Regional Water Quality Control Board 401 Permit.

The expected excavation depths range anywhere between 5 and 25 feet. Earthwork totals (estimated): 192,000 total cubic yards of soil with 48,300 cubic yards of export.

Please contact the County planner for any additional questions you may have regarding this project. All further communications should be with the County pursuant to AB 52. The contact information is provided below:

Steven Jones

Principal Regional Planning Assistant

County of Los Angeles Department of Regional Planning

Land Divisions Section

320 West Temple Street, Room 1382

Los Angeles, CA 90012

sdjones@planning.lacounty.gov

[\(213\) 974-6433](tel:(213)974-6433)

Please let me know if you have any further questions or comments. Thank you!

-Fatima

From: Johntommy Rosas [mailto:tattnlaw@gmail.com]

Sent: Wednesday, August 12, 2015 4:09 PM

To: Fatima Clark

Subject: Re: Native American Consultation for the Parallax Rowland Heights Project

thanks Fatima- [please expand email as sometimes message is clipped]

your letter doesnt express or contain any required sec 106 nhpa/ab52 /ajr 42 -undrip tribal consultation compliance language-please amend /correct -

we have significant land and water rights, preemptive/preexisting claims on that project area and beyond including sacred sites that are documented-

your letter also excludes the total amounts of estimated excavations [in cubic yards is fine]

so please send the construction/excavation/grading plans to us by email to me -

please provide lead agency contact or project manager so we can ask some direct questions that are confidential-

your letter doesn't disclose federal permits either or state permits-ie sec 404/408 and any RWQCB water board permits etc sec 401-

and if it's a mitigation/remediation /or by order so please explain the project's permits applications

we have some older arch/reports of that area that we can let you folks use from our database under strict conditional use /license-

we charge \$50- per hour for those services you're requesting -tribal records search

consultation will be same price ytd -

estimated time is 4 hours =\$200-invoice total- tribal records search

confirm approval or refusal to compensate in violation of ACHP guidance documents.

jt

On Wed, Aug 12, 2015 at 4:01 PM, Fatima Clark <F.Clark@pcrnet.com> wrote:

Dear Mr. Rosas

Attached is a Native American consultation letter & location map for the proposed Parallax Rowland Heights Project. If you have any comments regarding the project, please do not hesitate to contact me. Thank you

-Fatima

Fatima Clark

Archaeologist



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2121 Alton Parkway, Suite 100 | Irvine, California 92606 | T: [949.753.7001](tel:949.753.7001) | www.pcrnet.com

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--

JOHN TOMMY ROSAS
TRIBAL ADMINISTRATOR
TRIBAL LITIGATOR
TONGVA ANCESTRAL TERRITORIAL TRIBAL NATION

A TRIBAL SOVEREIGN NATION UNDER UNDRIP

AND AS A CALIFORNIA NATIVE AMERICAN TRIBE / SB18-AJ52-AJR 42

25 U.S. Code § 1679 - Public Law 85-671

August 18, 1958 | [H. R. 2824] 72 Stat. 619

Tribal sovereignty in the United States is the inherent authority of indigenous tribes to govern themselves within and outside the borders and waters of the United States of America .

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JOHN TOMMY ROSAS

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Fatima Clark

From: Fatima Clark
Sent: Tuesday, September 08, 2015 1:04 PM
To: 'Andy'
Cc: Gary Stickel; Matt Teutimez.Kizh Gabrieleno; Christina Swindall Martinez. Kizh Gabrieleno; Paul Sprizzeri; tim miguel
Subject: RE: Proposed Rowland Heights (Rowland Ranch) plaza and hotel project . Community of Rowland Heights , Los Angeles county California

Dear Mr. Salas

Thank you for providing your comments on the Parallax Rowland Heights Project. We will make a note on our EIR Section that you have recommended Native American monitoring during ground disturbing activities at the Project Site.

Please contact the County planner for any additional questions you may have regarding this project. All further communications should be with the County pursuant to AB 52. The contact information is provided below:

Steven Jones
Principal Regional Planning Assistant
County of Los Angeles Department of Regional Planning
Land Divisions Section
320 West Temple Street, Room 1382
Los Angeles, CA 90012
sdjones@planning.lacounty.gov
(213) 974-6433

Please let me know if you have any further questions or comments. Thank you
-Fatima

From: Andy [mailto:gabrielenoindians@yahoo.com]
Sent: Sunday, August 23, 2015 12:32 PM
To: Fatima Clark
Cc: Gary Stickel; Matt Teutimez.Kizh Gabrieleno; Christina Swindall Martinez. Kizh Gabrieleno; Paul Sprizzeri; tim miguel
Subject: Proposed Rowland Heights (Rowland Ranch) plaza and hotel project . Community of Rowland Heights , Los Angeles county California

Dear Fatima Clark

Archaeologist

This email is in regards to the above project location .

Pursuant to Public Resources Code 21080.3.1 (AB52), please find this email as a request for consultation in response to your letter about your upcoming project. The homeland of the Kizh (Kitc) Gabrieleño, probably the most influential Native American group in aboriginal Southern California (Bean and Smith 1978a:538), was

centered in the Los Angeles Basin. Our tribal territory extended eastward as far as the San Bernardino-Riverside area, southward as far as Aliso Creek in Orange County, northward as far as the San Gabriel mountains and westward as far as the coast extending out to the Channel Islands (see map below). Your proposed project lies within our traditional tribal territory in an area where tribal cultural resources are feared to be affected. The notes of historians, ethnographers, archaeologists and anthropologists (such as John Peabody Harrington, Lowell Bean, Bernice Johnston, and William McCawley) have provided us resources referencing these village/sacred sites dating back to the late prehistoric and protohistoric periods. The specifics of which we will gladly share with you while protect confidentiality (Public Resources Code 21082.3).

These villages were based on clan or lineage groups and their home-base sites are marked by midden deposits, often with bedrock mortars. During their seasonal rounds to exploit plant resources, small groups would migrate within their traditional territory in search of specific plants and animals. Their gathering strategies often left behind signs of special use sites such as grinding slicks on bedrock boulders. There have been countless sites throughout our territory where not only artifacts have been unearthed (i.e. monos, metates, bone or rock tools, shell jewelry, cogstones, soapstone jewelry, or soapstone effigies to name a few) but also, unfortunately the human remains of our ancestors.

The Native American Heritage Commission refers lead agencies to the respective Native American Tribe because they are not the experts on each tribe's cultural resources, nor do they have complete history (both written and/or oral) regarding the sensitivity and location of historic villages, trade routes, cemeteries and sacred/religious sites on any given tribe. The recently implementation of AB52 dictates that lead agencies consult with Native American Tribes who can prove and document traditional and cultural affiliation with the area of said project in order to protect cultural resources. Our priorities are to avoid and protect without delay or conflicts – to consult with you to hopefully avoid unnecessary destruction of resources, but also to protect what resources exist at this project site or those that we have concern may be unearthed and disturbed.

Pursuant to Public Resources Code 21080.3.1(e), the consultation process is expected to begin within 30 days of your receipt of this letter. Therefore, in order to protect our cultural resources, we are requesting one of our experienced, trained, and certified Native American monitors to be on site during any ground disturbing activities. Our Tribe, a non-profit 501(c)3 organization, provides this service as an independent contractor. Some of our monitors have HAZWOPER certification if necessary. In addition, liability insurance certification can be provided. I am available to speak with you directly regarding the specifics of this project, my concerns about cultural resources and the arrangements necessary to provide monitoring at your project. In addition, my Tribal Secretary will handle any paperwork, contracts, quotes, insurance and billing information. Our contact information is below. We look forward to hearing from you.

Sincerely,

Andrew Salas, Chairman
Gabrieleño Band of Mission Indians – Kizh Nation
PO Box 393
[Covina, CA 91723](#)
cell [\(626\)926-4131](#)
email: gabrielenoindians@yahoo.com
website: www.gabrielenoindians.org

Dr. Christina Swindall Martinez, Secretary
cell [\(818\)406-1392](tel:8184061392)
email: christinaswindall@yahoo.com



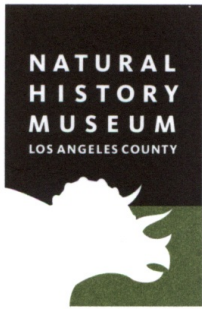


Sent from my iPhone

C-2: PALEONTOLOGICAL RECORDS SEARCH RESULTS

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org



Vertebrate Paleontology Section
Telephone: (213) 763-3325
Fax: (213) 746-7431
e-mail: smcleod@nhm.org

17 July 2015

Planning Consultants Research
2121 Alton Parkway, Suite 100
Irvine, CA 92606

Attn: Fatima Clark, Archaeologist

re: Paleontological Records Check for the proposed Rowland Heights Plaza and Hotel Project, in the community of Rowland Heights, Los Angeles County, project area

Dear Fatima:

I have conducted a thorough search of our Vertebrate Paleontology records for the proposed Rowland Heights Plaza and Hotel Project, in the community of Rowland Heights, Los Angeles County, project area as outlined on the portion of the La Habra USGS topographic quadrangle map that Kyle Garcia sent to me via e-mail on 15 July 2015. We do not have any vertebrate fossil localities that lie directly within the proposed project area boundaries, but we do have localities nearby from the same sedimentary deposits that occur in the proposed project area.

Surficial deposits in the lower lying portions of the proposed project area, around the margins, consist of younger Quaternary Alluvium. These younger Quaternary deposits typically do not contain significant vertebrate fossils, at least in the uppermost layers, and we have no vertebrate fossil localities nearby from such deposits. The remainder of the proposed project area, the elevated portions, has exposures of the marine late Miocene Puente Formation (also referred to as the Monterey Formation in this area).

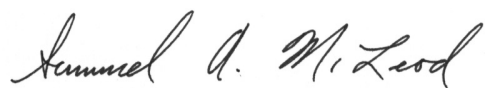
Our closest vertebrate fossil localities in the Puente Formation, LACM 5837, 6170, 6907-6908, and 7046, are situated in a semicircle around the proposed project area with locality LACM 5837 to the northeast between Valley Boulevard and La Puente Road east of Nogales

Street, then westward for LACM 6170 and 7907-6908, and with locality LACM 7046 to the southwest of the proposed project area south of Fifth Avenue and east of Fullerton Road. These localities have produced a rich suite of fossil marine vertebrates including bonito shark, *Isurus oxyrinchus*, top smelts, *Atherinops barkeri* and *Atherinopsis*, sauries, Scomberesocidae, herrings, *Etringus scintillans* and *Ganolytes cameo*, cod, *Eclipes*, anglerfish, *Acentrophryne longidens*, lanternfish, Myctophidae, jack, *Decapterus*, snake mackerel, *Thyrsoles kriegeri*, croakers, *Seriphus lavenbergi* and *Lompoquia*, sanddab, Pleuronectiformes, deep sea smelt, Bathylagidae, viperfish, *Chauliodus eximius*, bristlemouth, *Cyclothone*, pipefish, *Syngnathus emeritus*, and whale, Cetacea. Specimens of the fossil pipefish, *Syngnathus emeritus*, from locality LACM 7046 were published in the scientific literature by R. A. Fritzsche (1980. Revision of the eastern Pacific Syngnathidae (Pisces: Syngnathiformes), including both Recent and fossil forms. Proceedings of the California Academy of Science, 42(6):181-227). Specimens of the fossil anglerfish, *Acentrophryne longidens*, from locality LACM 6908 was figured in the scientific literature by T. W. Pietsch and R. J. Lavenberg (1980. A fossil ceratoid anglerfish from the Late Miocene of California. Copeia, 1980(4):906-908). The fossil croaker, *Seriphus lavenbergi*, from locality LACM 6907 is a holotype (specimen that is used to describe a species new to science) described by R. W. Huddleston and G. T. Takeuchi (2006. A New Late Miocene Species of Sciaenid Fish, Based Primarily on an *in situ* Otolith from California. Bulletin of the Southern California Academy of Sciences, 105(1):30-42).

Shallow excavations in the younger Quaternary Alluvium in the lower lying portions of the proposed project area are unlikely to encounter significant vertebrate fossils. Deeper excavations in that portion of the proposed project area that extend down into the bedrock marine deposits of the late Miocene Puente Formation, as well as any excavations in the Puente Formation exposures found in the elevated portions of the proposed project area, may well uncover significant fossil vertebrate remains. Any substantial excavations in the proposed project area, therefore, should be closely monitored to quickly and professionally collect any vertebrate fossil remains without impeding development. Also, sediment samples should be collected and processed to determine the small fossil potential in the proposed project area. Any fossils recovered during mitigation should be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.


This records search covers only the vertebrate paleontology records of the Natural History Museum of Los Angeles County. It is not intended to be a thorough paleontological survey of the proposed project area covering other institutional records, a literature survey, or any potential on-site survey.

Sincerely,



Samuel A. McLeod, Ph.D.
Vertebrate Paleontology

enclosure: invoice



COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
LAND DIVISIONS SECTION
320 West Temple Street
Los Angeles, California 90012